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1. Introduction

1.1. About this document

Through the Ministry of Housing, Communities and Local Government (formerly Department for Communities and Local Government), AECOM was commissioned to provide Design and Design Coding support to the steering group preparing the Caterham, Chaldon and Whyteleafe Neighbourhood Plan.

The Design Guidelines, which are intended to be appended to the Neighbourhood Plan, have been produced to ensure that any new development in the area is carefully designed to contribute to the unique character that makes Caterham, Chaldon and Whyteleafe wards special places to live and visit.

Working alongside volunteers from the neighbourhood plan steering group, and closely informed by the community engagement that the Forum has undertaken in preparing the Neighbourhood Plan, this document has been prepared by AECOM specialists in landscape appraisal, urban design, architecture, heritage and town planning.

The document has been prepared via the following steps:

- Initial meetings and site visits with the steering group and AECOM;
- Review of baseline work and previous studies, including, but not limited to, outputs of community engagement exercises, the steering group’s detailed analysis work on local character as well as other topics and site assessments, Harestone Valley Design Guidance Supplementary Planning Document (Tandridge District Council, 2011) and the evidence base documents for Tandridge District Council’s emerging Local Plan;
- Further studies;
- Preparation of draft Design Guidelines for comment by the steering group; and
- Preparation of final Design Guidelines.

This Design Guidance is divided into four chapters:

- Chapter 1 is this introductory text;
- Chapter 2 presents the character assessment work that sets the context for new development;
- Chapter 3 contains the design guidelines, both for the area as a whole and for individual Character Areas; and
- Chapter 4 summarises how the Design Guidelines will be implemented.

1.2. Link with the Neighbourhood Plan

These Design Guidelines are appended to the Caterham, Chaldon and Whyteleafe Neighbourhood Plan, providing some of the detail behind the policies promoting good urban design and conservation. As such, this document
has significant weight in the planning system and planning applications will need to demonstrate how they have responded to the Design Guidelines.

1.3. Link with strategic policy

Nationally, the National Planning Policy Framework sets out that a key objective of the planning system is “to contribute to the achievement of sustainable development”, which will be achieved through three overarching objectives including “an environmental objective- to contribute to protecting and enhancing our natural, built and historic environment…” (Ministry of Housing, Communities and Local Government, 2018).

Part 12, Achieving well-designed places, states that “Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development”. Part 12 goes on to state: “policy and decisions should ensure that developments... are visually attractive... (and) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). An understanding of history and heritage is therefore important in developing neighbourhood plans to explain how this should inform future development.

Part 16, Conserving and enhancing the historic environment, states that “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment... (taking) into account: ... the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of place”.

Locally, at the time of writing, the Tandridge Borough Council’s Local Plan 2033 is still emerging. The local planning context in the meantime is provided by the Tandridge District Core Strategy (2008).

There are a number of Tandridge District Council Supplementary Planning Guidance documents. Of particular relevance to this area are:

- Harestone Character Assessment;
- Harestone Design Guidance;
- Marie Curie Urban Design Concept Statement; and
- Caterham Masterplan SPD.

This document does not supersede any of the above, which offer more detail, and needs to be read as complementary.
Character assessment
2. Character assessment

2.1. Introduction

This chapter presents a summary of the history and character of Caterham, Chaldon and Whyteleafe parishes which are located within the Tandridge District of Surrey. It is based on a detailed appraisal of the area carried out through desk study and fieldwork.

Landscape is a broad, collective term that encompasses natural, rural, urban and peri-urban areas. It is defined by the European Landscape Convention as "... an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors." Landscape character assessment is used to describe and articulate what is special and distinctive about a particular place. The principles of landscape character assessment apply to all types of landscape, including urban townscape. It is used to identify recognisable patterns of elements or characteristics that make one place different from another. This report is focused on the character of the urban townscape and its rural landscape context and the interrelationship between them.

The information generated through the process of characterisation can be used as evidence to support the planning and design process. This approach is supported by the National Planning Policy Framework (NPPF), which states that neighbourhood plans should develop robust and comprehensive policies based on an understanding and evaluation of its defining characteristics (DCLG, 2012). In doing so, policies can ensure that development responds to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

Approach

The approach of this study follows well-established character assessment techniques. The detailed desk study and fieldwork carried out to inform this assessment underpins the classification and description of character areas and broadly follows the process set out in the "Approach to Landscape Character Assessment" (Natural England, 2014). This approach has been tailored to meet the specific needs of the neighbourhood planning process and draws on further best practice guidance including:

- Townscape Character Assessment, TIN 05/17 (Landscape Institute, 2017);
- Historic Environment: Good Practice in Planning Note 3 (Historic England, 2017);
- Shaping Neighbourhoods: Character and Context (Great London Assembly 2014);
- Character and identity Townscape and heritage appraisals in housing market renewal areas (Historic England and CABE 2008); and Understanding Place Historic Area Assessments: Principles and Practice (Historic England 2010);
- Understanding Place Historic Area Assessments: Principles and Practice (Historic England 2010); and
- Using Historic Landscape Characterisation (Historic England 2004).

Historic England, previously English Heritage, has issued a number of guidance and best practice notes covering a range of issues in relation to the conservation and management of historic places and heritage assets all of which are available on the Historic England website (https://historicengland.org.uk/advice/planning/).

This study builds upon previous work carried out by the neighbourhood plan steering group including:

- Caterham, Chaldon and Whyteleafe Neighbourhood Plan (2016) – Appendices with particular reference to:
  - Appendix 1 – Character Appraisals:
    - Chaldon Ward
    - Harestone Ward
    - Portley Ward
    - Valley Ward
    - Westway Ward
    - Whyteleafe Ward
  - Appendix 2 – Character Zones
  - Appendix 3 – Valuable Habitats & Sites of Nature Conservation Vale
  - Appendix 4 – Possible Heritage Sites
  - Appendix 5 – Built Heritage Audit
  - Appendix 6 – Survey of Heritage Assets
Figure 1: Location and context

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN and the GIS User Community. Contains Ordnance Survey Data © Crown Copyright and database right 2018
2.2. Engagement

Members of the neighbourhood plan steering group were invited to share their knowledge and experience of the history and character of the area at a consultation meeting on 18th December 2017. This was followed by a guided walk around the area, led by members of the Forum on 17 January 2018. The observations made have been used to inform the study.

A number of key considerations emerged from the consultation which has informed the preparation of the study. These are summarised below:

- Visual coalescence of towns as a result of inappropriate development;
- Infill development to individual building plots increasing density;
- Physical coalescence between towns as a result of poorly planned developments;
- Incremental development eroding quality and character of existing open spaces;
- Incremental development eroding the overall impact of green corridors and wooded ridgelines;
- Importance of far reaching views providing visual connectivity to the surrounding landscape; and
- Loss of buildings of merit or loss of those with special characteristics.

2.3. Context

This section of the report describes the location and context of the Caterham, Chaldon and Whyteleafe parishes and summarises current planning policies which are relevant to the study.

Location

Caterham, Chaldon and Whyteleafe parishes are located in the north west of the Tandridge District in Surrey.

The parishes are situated in the North Downs, a chalk ridge between Farnham, Surrey and Dover, Kent, north of the M25 within 2km north of junctions six and seven. 10km north of the area is Croydon with central London 15km further north. Guildford is 35km to the west and Gatwick 15km to the south west of the study area.

In the 2011 census, Whyteleafe had a recorded population of 3,900 in an area of 217 hectares, Chaldon had 1,735 in 472 hectares, Caterham on the Hill had 12,742 in 353 hectares, and Caterham Valley 8,348 in 588 hectares. Cumulatively the parishes have nearly 27,000 residents in an area of 1630 hectares.

Major transport infrastructure passes through or in close proximity to the study area. Two Southern Rail lines in the area provide multiple stations in Caterham and Whyteleafe which connect the area north to central London and south to Redhill, East Grinstead and more. The line that terminates in Caterham is a branch of the London, Brighton and South Coast Railway and the line which services Upper Warlingham is the Oxted Line.

London's outer ring road, the M25 motorway, passes south of the study area connecting it directly to Britain's major road network. The A22/ Caterham Bypass, east of Caterham, runs north to south leading to Junction six of the M25.

There are also several social nodes of the various residential settlements focused around streets with retail and services; Caterham Hill centre, Caterham Valley centre by Caterham train station, and Whyteleafe centre. Smaller social nodes within the villages of the study area are focused around churches, schools and other features such as Chaldon Village Hall.

There are a large number of long distance trails in the area. The network of long distance trails include the North Downs Way, Tandridge Boarder Path and the Downslands Circular Walk which connect to other trails including the London Loop and Happy Valley trail.

Natural factors

Geology and soils

The underlying geology of an area is often largely hidden from view but has a strong influence on its character, having been shaped by natural processes including erosion and sedimentation over millions of years. These processes help to define the landform, soils, vegetation, drainage and building materials which are common in an area.

The area is comprised of rounded, undulating, sedimentary soft chalk hills, in an environment previously covered in shallow seas. The majority of the study area sits on top of Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation formed 72-94 million years ago. To the south of the study area and in the valleys such as Caterham Valley an older series of chalk formations, formed approximately 90-100 million years ago, have been exposed by extinct watercourses: Holywell Nodular Chalk Formation and New Pit Chalk Formation.

Soil in the study area for the most part is slightly acidic loam and clay with impeded drainage and high soil
Figure 2: Street plan

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fertility. Within the valleys, however, to the east and south of Caterham and the end of the Happy Valley by the Surrey National Golf Club the soil is shallow over chalk, lime-rich with moderate fertility and is free draining.

Land use and vegetation that distinguishes the separate areas of Caterham, Whyteleafe and Chaldon are largely a result of the underlying geology. This determined where was habitable, fertile and resulted in development land uses suitable to the geology.

Much of the study area’s clay soils contain flint which features headily in the local vernacular material palette used in buildings, boundary walls and surface treatments.

**Topography and hydrology**

Topography has a large impact on the character of the area. The area is part of the North Downs which is a large chalk ridge that runs between Surrey and the Kent coast. Topography in the area takes the form of steep, rounded hills and valleys.

The difference between the high point and low point of the study area is approximately 140m. The highest point of the study area is at 238m above ordnance datum (AOD) at the Pilgrim/ Fosterdown Fort in the south of Caterham Valley Parish along a ridge of the North Downs. The lowest point is 92m AOD at the northernmost point of the study area in the valley north of Whyteleafe.

With such dramatic changes in level it creates an open character in hillside locations and an enclosed character within the valleys. This also affords expansive and panoramic views. There are impressive view points and vistas over the landscapes to the south.

Due to the permeable soil and bedrock geology in the valleys there is an absence of surface watercourses in the area and the few existing water bodies are artificial.
Figure 4: Topology and Hydrology

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Heritage assets

Listed Buildings

Historic England, the government’s statutory advisor on the historic environment, undertakes listing. Listing is the act of identifying the nationally important parts of heritage so they can be protected by law.

The list of protected buildings or sites is known as The National Heritage List (officially the National Heritage List for England held by Historic England, the government's statutory advisor). Article 4 directions applied to individual properties on the historic environment, undertakes listing. Listing is the act of identifying the nationally important parts of heritage so they can be protected by law. More information can be found at: https://historicengland.org.uk/advice/hpg/historic-environment/article4directions/.

Locally Listed Buildings

A locally listed building is a building, structure or designed space which is deemed to be of local architectural or historic interest and is included on a list drawn up by the local planning authority. It is a local designation that provides no additional planning controls and is separate from national listing which is undertaken by Historic England. Locally listed buildings are often also referred to as non-designated heritage assets.

Conservation Areas

Local Planning Authorities (LPA) have the power to designate as conservation areas, “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”, which will then receive protection as a statutory designated asset. It provides the basis for the policies designed to preserve or enhance the character or appearance that define an area’s special interest.

Designation gives the Council control over the certain property alterations, works to trees and demolition of buildings. It is advisable to contact the Council before starting any work within a conservation area.

Supplementary information on the conservation areas of Tandridge District Council can be found at:


Locally Listed Buildings

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Tandridge District Council has prepared information and guidance on listed buildings which can be found on the Council’s website: https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Conservation%20and%20trees/Conservation%20areas/Listed-Building-Owners-Guide.pdf

Caterham, Chaldon and Whyteleafe Neighbourhood Plan

In 1975 an IRA bomb exploded in the Caterham Arms public house injuring 10 off-duty soldiers and 23 civilians. The pub was popular with the Welsh Guards, who had returned to Caterham Barracks after serving in Northern Ireland in 1975.

Contemporary celebrities associated with Caterham include the television presenter Angus Deayton who grew up in Caterham, actors Bill Nighy and Jon Finch who were born in Caterham and David Gold chairman of West Ham United Football Club and Gold Group International incorporating Ann Summers who have their headquarters in the area.

Caterham Cars, a British manufacturer of lightweight cars, was established on Caterham Hill in 1959. The company’s production was moved to Dartford in 1987 but the headquarters remained in Caterham until 2013. Caterham Cars remain one of the most famous exports of the town.
Landscape designations

Statutory and non-statutory landscape designations have been reviewed to determine the levels of protection currently given to the landscape within the study area.

AONB Surrey Hills – “Areas of Outstanding Natural Beauty are designated by the Government for the purpose of ensuring that the special qualities of the finest landscapes in England...” (Surrey Hills Board, 2014)

- The AONB skirts the southern edge of Chaldon and Caterham Valley parishes and includes the Winders Hill east of the Caterham Bypass (A22).

- The Surrey Hills AONB statement of significance: “The Surrey Hills AONB is one of England’s finest landscapes, equivalent in beauty to a National Park and designated an Area of Outstanding Natural Beauty in 1958. Its landscape mosaic of farmland, woodland, heaths, downs and commons has inspired some of the country’s greatest artists, writers and architects over the centuries. The Surrey Hills attract millions of visitors every year who contribute to the economy of the area in sectors as diverse as wine production and wood fuel. The Hills are protected as part of London’s Metropolitan Green Belt and provide an outstanding natural resource for London and Surrey residents to enjoy outdoor pursuits, taste local food and explore market towns and picture postcard perfect villages.” (Surrey Hills Board, 2014).

AGLV

- The AGLV has “acted as a buffer to the AONB but they also have their own inherent landscape quality and are significant in conserving the landscape setting of some towns. Although AGLV land is not a national designation, previous Surrey Hills AONB Management Plans recognised the importance of AGLV land in protecting the integrity of the Surrey Hills AONB landscape, particularly views to and from the AONB. The application of the Management Plan policies and actions to AGLV land has been instrumental in helping to conserve and enhance the Surrey Hills.” (Surrey Hills Board, 2014)

Green Belt – The majority of Chaldon and the south of Caterham Valley and the southern part of Whyteleafe are within green belt, stretching between Caterham on The Hill and Caterham Valley.

Quarry Hangers SSSI and Nature Reserve on the southern border of the study area:

- Species-rich chalk grass lowland, grazed by sheep and cattle, located on the slopes of the North Downs;

Sites of Nature Conservation Importance including areas of broadleaved semi-natural woodland and scrub and areas of ancient woodland (locations that have been wooded since 1600AD):

- Tupwood Scrubs and Ten Acre Shaw, 14ha ancient and plantation mixed woodland; and

- Home Wood, 2ha semi-natural ancient woodland.
Figure 5: Conservation Areas
Existing character assessments

Existing character assessments have been reviewed to provide some context to this more detailed assessment.

National Character Areas

The study area falls within National Character Area (NCA) 119 North Downs, as defined by Natural England (Natural England, 2013). This NCA is broad but provides high level characteristics applicable to the study area. The key characteristics of this area which are of particular relevance to this assessment are:

- A chain of chalk hills.
- The settlement pattern is characterised by traditional small, nucleated villages, scattered farms and large houses with timber framing, flint walls and Wealden brick detailing;
- The Surrey Hills Areas of Outstanding Natural Beauty designation is a testament to the scenic qualities and natural beauty of the area;
- Agriculture is an important component of the landscape, with variations in soils supporting mixed farming practices where arable, livestock and horticulture have co-existed for centuries. The woodlands, many of which are ancient, are a prominent feature of the landscape;
- The chalk aquifer of the North Downs is important for supplying water within Kent and to London;
- Development pressures and agricultural practices continue to be forces for change throughout the NCA; high-quality and well managed green infrastructure both within and surrounding the NCA could help to service the demands of a growing population, a changing climate and increased pressures on natural resources, including the chalk aquifer, critical for water provision;
- A distinctive chalk downland ridge rises up from the surrounding land, with a steep scarp slope to the south providing extensive views across Kent, Surrey and Sussex;
- Chalk soils are predominant across the NCA but the upper part of the dip slope is capped by extensive clay-with-flint deposits. Patches of clay and sandy soils also occur with coombe deposits common in dry valleys;
- Woodland is found primarily on the steeper slopes of the scarp, valley sides and areas of the dip slope capped with clay-with-flints. Well wooded hedgerows and shaws are an important component of the field boundaries, contributing to a strongly wooded character;
- Tracts of species-rich chalk grassland and patches of chalk heath are important downland habitats; and
- Ancient paths, drove roads and trackways, often sunken, cross the landscape and are a distinctive feature of the dip slope. Defensive structures such as castles, hill forts and Second World War installations, and historic parks, buildings and monuments are found throughout.

Regional Character Assessments

In 2015 Surrey County Council commissioned a county wide landscape character assessment. Of the numerous character areas of the Surrey Landscape Character Assessment, five character areas fall within the study area.

CD4 Chaldon Chalk Down with Woodland

This character area occupies a large part of Chaldon and the south western undeveloped part of Caterham on the Hill, including the Surrey Hills Golf Course.

Key Characteristics:

- Consists predominantly of medium and small scale pastoral fields, enclosed to a varying degree by hedges and trees. Fields are interspersed with woodland blocks, which are often recorded as ancient woodland;
- Comprehensive network of public rights of way including The North Downs Way;
- Tree cover encloses the majority of the area and restricts long distance views; and
- Surrounded by wooded areas or residential developments.

Box Hill to Tatsfield Chalk Ridge

A small proportion of this character area falls within the study area, covering the southernmost parts of Chaldon and Caterham Valley parishes.
Key Characteristics:

- Consists predominantly of large scale arable fields;
- Fosterdown (or Pilgrim) Fort, is a scheduled monument constructed during the 1890s;
- Running along the top of the ridge is a steep chalk scarp slope to the south of the elevated North Downs to the north; and
- The aspect of the slope is generally south facing.

**CF5 Hooley to Chaldon Open Chalk Farmland**

This character area is partly located within the study area and covers the open fields west of Chaldon Church.

Key Characteristics:

- Underlying geology is a combination of chalk formations causing an undulating landform with local ridges;
- Arable fields are predominantly of medium-scale;
- Long distance views are possible across the character area;
- Settlement within the character area is limited to a secluded group of dwellings and farm buildings; and
- A predominantly rural landscape, with some tranquil and remote areas.

**CW8 South Caterham Wooded North Down**

This character area is located to the south of Caterham’s built edge.

Key Characteristics:

- Consists predominantly of large scale arable fields;
- Long distance views are possible, particularly from high ground to the south, and north-south along the contours of the dry valleys and ridge lines; and
- The A22 (Caterham Bypass) runs through the western side of the character area.

**CF6 Caterham to Woldingham Open Chalk Farmland**

This character area is located between the eastern built edge of Caterham and the eastern boundary of Caterham Valley, with the western part falling within the study area.

Key Characteristics:

- Undulating complex landform, generally falling northwards and including a series of dry valley features oriented roughly north to south;
- Forms a relatively small area of woodland within wider North Downs. The Surrey Hills AONB extends north of the chalk scarp to include the south east corner of the character area;
- Comprises woodland blocks, including ancient woodland and occasional pockets of small scale fields, including school playing fields towards the north of the character area;
- Woodland cover provides enclosure and restricts long distance views from the majority of the character area;
- Settlement includes large houses, school buildings and a small group of dwellings, but urban influence is limited overall due to enclosed and wooded nature of the character area;
- Lanes and public rights of way cross the character area through the woodland. The North Downs Way National Trail runs along the top of the chalk scarp and connects with public rights of way at the southern edge of the character area;
- Far reaching, expansive views from scarp viewpoints across Greensand Hills and Weald (eg. Gravelley Hill);
- Major road corridors (eg. M25, A22), but also network of narrow, winding, enclosed lanes;
- Field patterns from large-scale arable (east) to small scale pasture with boundaries of woodland, shaws and hedgerows (west); and
- Recreational access via tracks and drove ways (eg. North Downs Way).
Green Infrastructure Overview

As set out in the national and regional character area studies the green infrastructure elements of the area are defining key characteristics, predominantly the open arable fields, the woodland setting and tree cover enclosing views.

Figure 6 demonstrates the CCW Neighbourhood Plan area and surrounding context as sitting within a larger area of green belt and array of agricultural land which forms a wide network of GI including Sites of Special Scientific Interest (SSSI) areas.

Legend
- CCW Neighbourhood Area
- Area of Outstanding Natural Beauty
- Site of Special Scientific Interest (SSSI)
- Green Belt
- Green Corridor

Agricultural Land Classification
- Grade 3
- Grade 4
- Non Agricultural


Figure 6: Green infrastructure context plan
Figure 7 shows that the green corridors frame and separate the urban developments of the study area and how the greenspace woodland and ancient woodland are integrated into the belts of green corridor. The areas which have been separated are Caterham-on-the-Hill and Caterham Valley and Caterham-on-the-Hill and Whyteleafe; resultingy the areas have verdant backdrops and differ in character.
2.4. Character assessment

Character Area profiles

The results of the desk study and fieldwork have been analysed and seven distinct character areas have been identified, as shown in Figure 8. These have been informed by the following:

- Historical development - including street pattern, land use, conservation areas and heritage assets;
- Movement - including physical boundaries such as railway lines, roads, rivers and gateways, nodes and linkages;
- Urban structure and built development - including density and building height, enclosure, architectural style and detailing;
- Land use and levels of activity;
- Green space and public realm - including those with planning policy and statutory protection, and how this relates to buildings and spaces; and
- Views and their contribution to an understanding of character, including the identification of landmarks.

The seven character areas are discussed in more detail in the following sections.
Character Area 01: Rural Fringe

Key characteristics

Natural England defines key characteristics as “those combinations of elements which help to give an area its distinctive sense of place” that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor change. The key characteristics of LCA 01: Rural Fringe are as follows:

- Nucleated settlements nestled within a vegetated setting including neighbourhood character areas: in Chaldon, Dome Hill and Weald Way and War Coppice Garden Village;
- Scattered isolated farmsteads or clustered low density housing with large plots within the valleys with visually permeable, vegetated or low walled boundaries;
- A mixture of pastoral land and horse paddocks, swathes of woodland, and woodland belts with isolated developments enveloped within;
- Several areas include designations for highly valued landscape character or habitats resulting in SSSI/ AONB/ AGLV designation;
- A range of topographic features including hilltops, steep valley sides and gently meandering valley bottoms;
- The area is dissected by Caterham Bypass (A22) which otherwise has a relatively sparse network of minor roads and lanes generally without pavements, including ancient roads sunken into the landform;
- The area includes communication infrastructure such as radio or phone masts which are notable features on the skyline;
- Historic heritage assets scattered throughout i.e. Pilgrim Fort, Tower Farm.
- Recreational assets including a network of long distance walking trails and Surrey Hills Golf Club; and
- Frequent far reaching views along or across the various valleys including views toward central London and south over the M25 from the ridge of the North Downs.

As set out above, the character of the landscape is the result of the action and interaction of a range of natural and / or human factors. These are considered starting on page 26.
Figure 11: Rural Fringe

Legend
- 01: Rural Fringe

Listed Building
- Grade I
- Grade II*
- Grade II
- Record of Scheduled Monument

- Woodland
- Public Open Space
- Green Space
- Chaldon Conservation Area

Natural factors

Topography and hydrology

Topography of this character area is generally made up of a series of hills and valleys. Typically within the valleys there is a sense of enclosure, particularly those with wooded land cover. From the hills there is a varied sense of openness or enclosure, for instance Caterham Valley which provides a sense of openness due to the width of the valley and limited tree cover; whereas the valley north of Gravelly Hill is narrower and more winding with wooded land cover therefore providing a sense of enclosure.

The land in the west of the character area including the settlement of Chaldon is gently undulating with localised ridges. The distinctive North Downs chalk ridge lies at approximately 200m AOD south of Chaldon and the land falls gradually to approximately 160m AOD to the north of Chaldon.

Happy Valley is located in the northern part of the character area which lies at approximately 180m AOD at its highest point, and runs north west gradually reaching 145m AOD by the north western boundary of the study area.

In the southern part of the character area Gravelly Hill lies at approximately 235m AOD. North of Gravelly Hill the landform is undulating landform with narrow localised ridges and valleys. Topography in the eastern part of the area falls from Gravelly Hill north east eventually forming the bottom of Caterham Valley. The boundary of the study area is defined by a rounded ridgeline which is approximately 235m AOD at its highest point.

The character area has dry valleys and there is very little presence of surface water with the exception of ponds in private spaces and an artificial lake within the golf course.

Cultural and social factors

Movement and connectivity

LCA 01 has a number of public rights of way, including footpaths, cycle routes and bridleways that provide connectivity across the area. Long distance trails include the North Downs Way, Downlands Circular Walk, London Loop and the Tandridge Border Path. The public rights of way are typically well signed, unmade surface routes that often follow the elevated landform. A cycleway follows Weald Way and War Coppice Road before leaving the LCA toward a crossing point on the M25 on Whitehill Lane.

Figure 12: View from the Surrey National Golf Club

Figure 13: Examples of the numerous footpaths, bridleways and cycle routes

Figure 14: Examples of the numerous footpaths, bridleways and cycle routes
There is a sparse network of minor roads including ancient roads sunken into the land and lanes crossing the character area leading to and from the urban centre of Caterham. These minor roads are typically narrow two lane roads, lined by hedgerows intersected infrequently by driveways. Surfaces of some lanes, such as Hilltop Lane, are in poor state of repair and the Forum noted that there are many potholes and there is an increased amount of traffic on these roads.

Caterham Bypass (A22) is a dual carriageway that runs north to south along the valley bottom in the eastern part of the area. It links Junction six of the M25 motorway to Caterham and is often busy particularly at Godstone Road, the exit from the bypass to Caterham. There is narrow footpath along its western side. Public transport is very limited in the area. The 540 bus is an infrequent bus service which can be accessed in Chaldon, operates between Woldingham, Caterham and Redhill. This service runs from Monday to Friday.

**Land use**

This character area is comprised of arable and pastoral agricultural land farming with occasional paddocks and associated equestrian buildings. In addition to agricultural land are blocks of woodland, typically enclosing fields, and large woodland areas to the south of Caterham. The culmination of these land uses creates a well wooded, rural character.

Residential land is typically organised along lanes and in small settlements and is low density; the largest settlement in the area being the village of Chaldon. Chaldon includes a historic core around Chaldon Church and Glebe House care home. A village hall and a larger number of dwellings are located at the crossroads to the south of the historic core. To the peripheries of the village is the Surrey National Golf Club golf course and the recreation ground, Six Brothers Field, which is used by a cricket club and local Scout Group.
There are a number of schools in the area including Caterham School and Caterham Preparatory School with associated sports centre, pitches, courts, fields and rugby ground that sit within a rural wooded backdrop. As well as St Peter and St Paul Church of England Infant School, a pre-school nursery within Chaldon Village Hall and Oakhyrst Grange School.

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There are a number of infrastructure elements in the area; namely the transport corridor of Caterham Bypass (A22) and radio and phone masts located in several locations on elevated land.

A number of recreation facilities exist across the LCA including numerous footpaths and bridleways, a golf course and a number of sports facilities.

**Landscape structure and built form**

The character area is largely agricultural land which is intersected by lanes with low density housing and farmsteads. Larger clusters of residential properties in Chaldon along Hilltop Lane, Rook Lane, Leazes Avenue and on the lanes stemming from Caterham valley bottom such as Dome Hill and Markfield Road. Housing in the area is generally large detached family homes and bungalows. Developments along War Coppice road, Weald Way and Woodland Way include houses built in Arts and Crafts architectural style with characteristic black and white detailing. Development is generally nestled within the wooded landscape on the hillsides creating a sense of remoteness and providing a rural setting and character.

The village of Chaldon lies within the Metropolitan Green Belt and contains Sites of Nature Conservation Interest (SNCI). Chaldon's historic village core is a seven hectare conservation area; centred on the church and Chaldon Court Houses. Along the more isolated rural lanes houses are set back further from the road behind large, well vegetated front gardens with a mixture of hedges, brick walls or fences. Density development is lower and these houses have larger well vegetated back gardens often surrounded by hedgerows or woodland.

Infrastructure elements follow topographic features with the Caterham Bypass (A22) corridor following the valley bottom, most B-roads and lanes follow ridgelines or contours and the communication masts located in elevated locations as is the historical Fosterdown Fort (or Pilgrim Fort) on Gravelly Hill.
Agricultural fields vary in size and shape; typically arable fields located in the west and the east of the LCA are larger than those between Hilltop Lane and Weald Way. To the south of the area the concentration and size of woodland cover increases.

Within the character area is Dome Hill and War Coppice Garden Village Neighbourhood Character Area which can be seen as a distinct area informed by architectural style, which has been identified and described by the neighbourhood plan group.
**Heritage assets**

A total of 15 designated heritage assets are located in the area, including two scheduled monuments, 12 listed buildings and a conservation area.

**Scheduled Monuments**

Two scheduled monuments are located in the LCA, the first of these comprises a large multivallate hillfort (NHLE 1008498) dated to the Iron Age. The second scheduled monument comprises Fosterdown or Pilgrim Fort; a London Mobilisation Fort (NHLE 1019288) which formed part of a scheme known as the London Defence Positions and it was developed from 1888 to protect the city in the event of outbreak of enemy invasion.

**Listed buildings**

12 listed buildings are located within the LCA, of which five are located inside the Chaldon Conservation Area. Of these listed buildings, there is one of exceptional interest, the grade I listed Church of St Peter and St Paul (NHLE 1029813). Its origins lie in the 11th century. There are two grade II listed chest tombs (NHLE 1029814, 1377606) that are associated with the Church and are located in the churchyard.

There is also a listed building that is considered to be more than special interest, this is the grade II* listed Chaldon Court (NHLE 1029812); a 14th century timber framed manor house. Associated with Chaldon Court is a grade II listed granary dated to the 18th century (NHLE 1377605). The building is constructed of a timber frame and is sat on saddle stones.

The remaining seven grade II listed structures located outside of the Chaldon Conservation Area comprise vernacular farm buildings and cottages, mostly of a domestic character, typical of the rural location of the LCA.

**Conservation Areas**

The Chaldon Conservation Area covers the medieval village of Chaldon. This includes the Church of St Peter and St Paul, Chaldon Court, Glebe House and surrounding farms and fields. The medieval character of the manorial settlement is readily legible. More recent development in the village has been focused away from the designated area to the east and south. The area is defined by open green spaces around the church, village green and pond; un-metalled roads; and the enclosure provided by wooded field boundaries.

**Locally listed buildings**

A number of additional buildings have also been identified within this report that are considered to be of local interest and contribute positively to the character and appearance of the area. These are:

- Glebe House in Chaldon, formerly the Rectory of St Peter and St Pauls Church, with a rendered 18th century façade and possibly earlier sub-structure;
- Chaldon Village Hall was built in the mid-20th century as a memorial to the two World Wars. The building comprises a timber hall, painted white with mock timber frame details, and a felt roof. A clock is located at the north gable end;
- Little Willey, 95 Hilltop Lane, comprises a brown brick farmhouse with tile clad upper story, constructed in the 19th century in a vernacular style;
- The building of Oakhyst Grange School comprises the former house of Frederick J Cullingford, built in 1892 in a grand domestic revival style. Oakhysrt Lodge, now a separate house, is also included;
- Caterham School, built c.1884 in the domestic revival style for the Congregational School of Lewisham; and
- The Harrow Public House comprises a mid-19th century public house, white rendered with a hipped slate covered roof.

**Green space and public realm**

A large amount of the character area is comprised of open agricultural land and woodland and is designated as an Area of Great Landscape Value (AGLV) and green belt.

There are public green spaces within the small residential settlements in this area. Publicly accessible land includes Whiteknobs Park Recreational Ground and Six Brothers Field all of which provide recreation opportunities. Other sports facilities and open spaces surround the schools within the character area.

Access to the countryside is good due to the network of footpaths and bridleways. Located along the North Downs Way there is a small green space associated with Caterham Viewpoint which takes advantage of the elevated landform and long distance views. Public rights of way are well signposted and pass through woodland, open agricultural land often bound by hedgerows and settlements. They range from paved roads and footpaths through to unmade tracks.

A broad network of green infrastructure crosses the area, providing a variety of habitats. These typically comprise hedgerows surrounding agricultural fields and gardens, chalk grassland and areas of woodland which stretch to the southern edge Caterham Valley from the ridge of the North Downs with the vast majority of the land falling within green belt. The south of the area overlaps with the Quarry Hangers SSSI area of chalk grasslands which is a rare habitat.
A mixture of woodland, ancient woodland and belts of trees create a rural backdrop and green infrastructure corridors to the surrounding residential character areas.

**Views**

Views from the southern edge of the LCA can be far reaching as a result of the elevated position in locations with openings in the dense woodland. Caterham Viewpoint is an example of one such viewpoint which is accessible and far reaching. It offers panoramic views which look south toward the South Downs over agricultural land and the M25 to Tilburstow Hill.

Views over the comparatively flat agricultural land to the west of Chaldon, for instance from Chaldon Church, are mid-range, limited by the hedgerows along field boundaries. Long range views are also possible to the north from public rights of way toward central London over the open farmland. Part of Surrey’s Area of Outstanding Natural Beauty (AONB) falls within the character area although views to it are primarily from the opposite side of the valley, for instance glimpsed from Tupwood Lane and Caterham Bypass (A22).

Long distance views of central London’s built skyline are also possible from the north of the character area.
Neighbourhood Character Area (NCA): Dome Hill and War Coppice Garden Village

War Coppice Road and all properties in Weald Way, Woodland Way, Dome Hill, Dome Hill Peak and Aldercombe Lane. This area contains some of the best examples of 20th century residential housing in the area. It complements the adjacent Harestone Valley Area of Special Residential Character. The first phase of development (in Gravelly Hill, War Coppice Road, Weald Way and Woodland Way) was War Coppice Garden Village (also Woodland Village), as shown on the 1896 and 1912 OS maps. This phase consisted of Arts and Crafts architectural style houses in a characteristic black and white detailing, which were built up until the 1920’s. The second predominant style, seen mainly in Dome Hill, Dome Hill Peak and Aldercombe Lane is the 1930’s rusticated cottage architectural style. These have individuality and build standard well above that of the repetitive streetscapes from volume builders typical of the period. A study has highlighted that the architect Leo Williams designed with a remarkable variation in detail and a high degree of authenticity using quality materials such as hand-made clay tiles, old bricks and oak framing. The study concluded that as a result, these streets form a unified and extremely attractive area of perhaps the finest 1930’s mock-Tudor architectural style dwellings to be seen anywhere (The Houses of Caterham Valley, Peter Saaler, 1982). Many buildings retain these original features with alterations mostly in keeping, so that despite the gradual addition of more recent houses the area retains a strong historic presence. Visual amenity is aided by a sense of spaciousness, and by mature gardens with specimen trees.

A defining quality of the NCA is that the context within the green infrastructure of the valley creating limited views of other developments and a sense of enclosure and separation from urban areas of Caterham. It forms part of the green corridors connecting the rural areas to Caterham-on-the-Hill and Caterham Valley.
Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the well-wooded rural character with low density, isolated settlements surrounding and providing green buffers for the urban areas of Caterham Valley and Caterham-on-the-Hill.

- Located within the character area are parts of Surrey’s AONB, SNCI, part of the Quarry Hangers SSSI and AGLV designated for their landscape or ecological importance;
- Noteworthy heritage features including historic core to Chaldon within a Conservation Area, Dome Hill, War Coppice Village and Pilgrim Fort;
- Numerous far reaching views over AONB and AGLV land;
- Extensive network of footpaths, bridleways and cycleways including long distance trails;
- Well connected to the national road network;
- Settlements generally surrounded by vegetation and have well vegetated boundaries which creates the impression of isolated rural character, providing verdant views;
- Numerous publicly accessible green spaces providing recreation opportunities;
- A broad network of green infrastructure; and
- The area has retained its historic character of dispersed hamlets and villages, which is readily legible while travelling through the area.

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the proximity to urban areas and features within an area of predominantly rural character:

- Communication masts located in elevated locations are prominent features on the skyline;
- Loss of woodland and trees surrounding settlements and located on ridges creating distinctive wooded skylines;
- Loss of well vegetated plot boundaries;
- New built development conflicting with local vernacular architectural style and material pallet.

Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate to the rural land uses and character that is sensitive to contrasting urban elements:

- Development pressures on woodland and wooded ridgelines;
- Expansion of higher density developments into rural areas of Chaldon;
- Development of gardens is eroding the low density, rural character;
- Development fronting directly onto rural lanes eroding the remote, enclosed character of the wooded lanes;
- Distinct local vernacular architectural style and material pallet;
- Development adjacent to Surrey Hills AONB would reduce the sense of openness and rural character, and would be contrary to the purpose to conserve and enhance natural beauty;
- Ribbon development along key routes through the area could cause the coalescence of historic settlements if not carefully managed; and
- Modern development, which is not responsive to the scale and density of development in the area, risks eroding the rural character of the LCA.

Character management principles

- Proposals for new developments should be in keeping with the existing size, scale, height of the existing dwellings of the village settlement in Chaldon;
- Development shall reflect the palette of materials found locally;
- New development should reflect the well vegetated character of the area and defined within a strong planted boundary treatment;
- To protect and enhance the peaceful and rural character of Chaldon; and
- The conservation and enhancement of distinctive architectural features in the Dome Hill and War Coppice Garden Village for example, should be encouraged so that (for example) replacement roofs and modern extensions are sympathetic in size, scale, use of materials, and infill development is not too large, dense or visually intrusive.
Character Area 02: Queen’s Park & Chaldon

Key characteristics

The key characteristics of Queen’s Park and Chaldon are as follows:

- Predominantly residential area with a range of development densities from low density detached developments to high density terraced houses;
- Wide streets typically have green verges and footpaths, house plots with generous front gardens and vegetated boundaries whereas narrower streets typically are car-lined, house plots with short front gardens and mixed boundary treatments; overall with a leafy aesthetic to the streets;
- Generally the topography gently undulates from the west to the east with a minor valley in line with Roffes Lane creating mid-range views westward toward Chaldon;
- The area includes recreational spaces; allotments and Queen’s Park is a recreational greenspace with surrounding high quality built form orientated around it;
- Mature trees in streets, green spaces and gardens throughout the area providing vegetated backdrop to residential streets; and
- The area is influenced by rural land uses and by blocks of woodland to the west and urban residential land uses to the east.

As set out above, the character of the landscape is the result of the action and interaction of a range of natural and / or human factors. These are considered in turn below:

Natural factors

Topography and hydrology

The character area slopes from approximately 195m AOD in the east to the lowest point of approximately 175m AOD to the south west at the junction of Roffes Lane and Rook Lane. The level changes have little influence in the west of the character area since the well vegetated street scene has a greater impact upon the views and horizon. The topographic changes are most perceptible along Rook Lane which cuts across the localised ridge, descending and returning to 185m AOD from 175m AOD within 330m. The houses within proximity to this are staggered up the hill and have views over the rooflines of the adjacent, lower buildings opposite for example on Sunny Rise.

The topography by St Mary’s Mount is part of the ridge of the valley to the east. The land falls away from 190m AOD by the church to 175m AOD at the eastern edge of the character area.

Due to the underlying permeable geology there are no surface water features.

Cultural and social factors

Movement and connectivity

The primary road which runs along the northern edge of the character area is Chaldon Road / Rook Lane (B2031). This road connects Chaldon and Caterham-on-the-Hill and links with Church Road (B2030) which connects to Caterham town centre. Chaldon Road (B2031) is a wide two lane road with on street parking, defined by built form adjacent to the higher density residential areas, with limited street tree planting. In contrast, Rook Lane is lined by vegetation and in parts enclosed totally by continuous street tree canopies. There are pavements on both sides of the road and it is illuminated by street lamps. The narrow residential streets in this area are often lined with street trees and by parked cars and a tight grain of built form which enclose the road.

Internal secondary streets within the residential area such as Chaldon Common Road are straight, unmarked lanes which intersect other lanes at perpendicular angles. They are lined by green verges and enclosed hedges and soft boundary treatments.

Church Road (B2030) passes through the east of the character area between Queen’s Park and Caterham Dene Hospital. The road is a wide two lane road which includes a traffic island, bus stop, narrow footpaths on both sides.
It is enclosed with fences, shrubs and mature trees which form a canopy over the road.

Footpath 17a running east to west from Queen’s Park along The Heath and Birchwood Lane provides a connection to the surrounding rural landscape. Footpath 67 running north to south connects Queen’s Park and Westway Common runs between property boundaries enclosed by wooden panel fences. Footpath 72 also runs between property boundaries and connects Queen’s Park and High Street near to the Caterham Cedar Tree.

Bridleway 10 runs along Willey Farm Lane on the southern boundary of the area and connects to the North Downs Way starting at the junction with Chaldon Common Road.

Land use

The area primarily consists of low density residential development which increases in density to the north of the character area closer to Caterham-on-the-Hill urban centre. Queen’s Park is recreational green space with Queen’s Park Pavilion. Another large green space behind back gardens of plots on Heath Road is a series of allotments for local residents.

Another community asset is the Caterham Dene Hospital developments have created cul-de-sacs such as Fryern Wood, Birchcroft Close, High Standing and Lavender Close which are narrow, meandering streets, often with verges, large front gardens and street trees.

Urban structure and built form

West of Roffes Lane the development density is low with a rural village character. These residential properties are set back from the street behind large hedges or low brick walls. The properties are a mixture of bungalows and two storey, red brick and red hung tiled homes. The roads and properties are generally arranged in a linear format and the houses have single or double gable ends, bay windows with portions of the houses stepped back which give the properties a layered texture and add rhythm to the street scene. Most properties have paved private driveways and well vegetated front and back gardens giving a leafy street scene and backdrop. Roffes Lane winds around the edge of the character area with trees and hedgerows on the eastern side and large spaced out plots set back behind large hedges and deep front gardens. Some infill developments have created cul-de-sacs such as Fryern Wood, Birchcroft Close, High Standing and Lavender Close which are narrow, meandering streets, often with verges, large front gardens and street trees.

East of Roffes Lane the development density is higher and includes detached, semi-detached and a small number of terraced farm cottage style houses in a range of architectural styles and periods. The residential streets vary in width from the wide Court Road with narrow green verges to the narrow Homestead Road. The streets have a mixture of on street parking and small driveways which often replace front gardens, defined by hedges or low red brick walls. Contributing to the leafy character of the
area are moderately vegetated front gardens and street tree planting with a variety of species differing from road to road including some street specific planting i.e. Birch Avenue has birch trees.

Large, two to three storey detached, Edwardian houses with large gable ends with varying architectural details including ornate bargeboards, bay windows, white render, red bricks and decorative red tiles are located along Queen’s Park Road. The houses overlook Queen’s Park and are situated behind hedges or low brick walls with gates to private, paved driveways and front gardens.

Within the character area is Queen’s Park Neighbourhood Character Area which can be seen as a distinct area informed by architectural style, which has been identified and described by the neighbourhood plan steering group.

Figure 33: St Mary’s Church a local landmark

Figure 34: Low density development behind large, well vegetated front gardens on Chaldon Common Road

Figure 35: Terraced houses, small front gardens and parked cars along Homestead Road

Figure 36: Large Victorian plots opposite Queen’s Park
Neighbourhood Character Area: Queen’s Park

This area includes the park and all properties on the north side of Queen’s Park Road. The park was set out in 1900 to commemorate Queen Victoria’s Diamond Jubilee. It has a connection to the military history of Caterham via memorials to the Boer war, which was then a recent conflict. The area is characterised by the Edwardian layout and setting which includes vistas to and from the park. It includes distinctive features, such as the White Memorial Drinking Fountain (1899), Boer Memorial Ambulance Station (1902), Wilson Memorial Clock Tower (1954), original iron railings to Church Road and the south corner, WWII air raid shelters; and the generous Edwardian villas that were built to face the new park. The park landscape and planting, including now mature avenue and boundary trees are also notable features.

Queen’s Park and the well vegetated front and large rear gardens in the NCA form part of the green corridor linking into the urban centre of Caterham-on-the-Hill.

Heritage assets

There are no heritage assets (scheduled monuments, listed buildings, conservation areas or locally listed buildings) located in the LCA.

Locally listed buildings

A number of additional buildings have been identified within this report are considered to be of local interest and contribute positively to the character and appearance of the area. In this character area, these are:

- Church Cottage, 44 Manor Avenue is a single storey cottage, constructed of flint with red brick dressings. Buildings of similar vernacular style and materials are dispersed within the town.

- Clock Tower in Queens’ Park, the plaque at the base of the tower mentions: ‘Presented to the people of Caterham by Mrs E M Wilson 5th May 1954’.

- Two gate posts at the eastern end of the Manor Avenue, demarcating a former entrance to the no longer surviving Caterham Court.

Green space and public realm

Queen’s Park is the largest green space in the character area. It has an Edwardian style and character and is lined by Queen’s Park Road to the north with large villas facing and overlooking the park and Church Road to the east which is largely screened by vegetation. The southern and western boundaries of the park are largely surrounded by back gardens which provide a largely treed skyline. The park has a play area, a pavilion, numerous pitches, greens and courts for various sports, some enclosed by neat hedges and a wall including locally made bricks.

An allotment site is located between the back gardens of the properties on Sunny Rise and Heath Road with the primary access point between houses on Heath Road.

Street trees form an important element of green infrastructure across the area and provide identity to the streets particularly along streets with higher development density with smaller front gardens such as Birch Avenue and Homestead Road.

Adjoining back gardens with large mature trees, particularly in the village style development in the west of the character area, form green fingers that provide a green backdrop to the properties and form visual connections to wooded areas to the west. In the east of the character area the vegetation in back gardens have fewer mature trees therefore providing an intermittent green setting to the houses.

Queen’s Park links the Character Area to the green corridor from the rural area to the south and to the belt of woodland between Caterham-on-the-Hill and Caterham Valley.
Views

Within the character area many views are down long residential streets; for instance Chaldon Common Road with vegetated streets and deep front gardens with houses within a verdant setting. Views along roads heading west to east such as Heathway feature the local landmark, St Mary’s Church.

Views down residential streets with higher density or terraced houses, such Homestead Road, are short enclosed by the tight grain of built form, parked cars and street trees. Views have a more orderly character with more houses in view, set back along a relatively uniform development line.

Views along Queen’s Park Road are verdant with large low density plots with well vegetated front gardens, often with mature trees and enclosed by hedges. There are intermittent long distance views across Queen’s Park limited by hedges, a row of trees along the park’s boundary, houses and mature trees beyond.

Long distance views north from Rook Lane (B2031) are possible across the open golf course with a woodland backdrop.

There are intermittent long distance views between mature trees towards open countryside with a wooded backdrop from St Mary’s churchyard. Long distance views are glimpsed through mature vegetation from the top of Church Hill and housing on St. Mary’s Mount to the well wooded hilltops of the AONB and the landmark spire of Caterham United Reformed Church. The spire of St Mary’s Church is visible from many locations including the AONB, creating a local landmark.

Managing change

The character of Queen’s Park & Chaldon described above is the result of a range of interactions between natural and human processes. This evolution is supported by the section on historical development, which describes how the structure and character of the area has changed over time. Together this provides a baseline against which change can be monitored and managed.

The evolution of the landscape will continue and therefore the management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. This section therefore considers various factors which may influence change and inform the policies set out in the Caterham, Chaldon and Whyteleafe Neighbourhood Plan.
Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the residential area with a rural setting, influence from open green space and mature street trees.

- “Village style” layout to the western side of the area – low density with large green verges and vegetated plot boundaries, vegetated front gardens and large back gardens with trees forming a leafy backdrop;
- Queens’ Park, a historic park that makes a positive contribution to the area and reinforces the general openness and suburban character;
- Well connected to Chaldon and Caterham-on-the-Hill;
- Large Edwardian houses exhibiting high quality architectural details overlooking Queen's Park;
- The distinctive Edwardian character, layout and setting of Queen’s Park with mature tree planting;
- Community, recreational, planted and heritage features of Queen’s Park;
- The edge of the area is defined by blocks of woodland to the west;
- Roads lined and often enclosed by trees in streets and gardens;
- Front and back garden planting and trees connecting to wider green infrastructure beyond the LCA;
- Street trees defining individual character of residential streets in the east of the LCA, for example, pollarded trees along Homestead Road, or birch trees along Birch Avenue;
- Accessible public green space with sports facilities and allotments;
- Glimpsed long distance views from the hill around St Mary’s churchyard visually connecting to the surrounding countryside; and
- Views of St Mary’s Church spire from across the character area and beyond.
- Despite the modern character of much of the area, a number of historic buildings are located in the character area and in particular on Church Road.
- Boundary treatments reflecting the local vernacular, using materials such as flint with red brick dressings.

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the loss of green infrastructure and green space within the residential streets.

- The conversion of front gardens to driveways on the streets without off street parking, erodes any contribution that private green space makes to the residential streets through the area;
- Maturing trees in streets, green spaces and within gardens, without strategy for replacement; and
- Narrow residential streets are often lined by parked cars causing a cluttered, enclosed street scene.
- Dead end streets and cul-de-sacs are common in the western part of this character area. Extensive use of this type of street layout can be detrimental to the permeable character of the LCA;
Sensitivity to change

There are also some elements which are partially sensitive to change. These relate to the medium density residential area increasing in density and losing its physical and visual interaction with surrounding green infrastructure.

- The relatively open character resulting from the existing low rise buildings would be sensitive to the introduction of tall new development that does not have regard for the height of adjacent buildings;
- Loss of tree lined streets with green verges;
- Views across the area over houses stepped down the slopes along Sunny Rise and Roffes Lane;
- Extensions reducing views of the leafy backdrop; and
- Loss of street tree species or tree forms that are specific to individual streets.
- Open spaces between buildings including large rear gardens contribute to the suburban character of the area and are susceptible to infill development;
- Green boundary treatments such as trees and front gardens that are typical of inter war development, are susceptible to alteration or loss;
- Views over or between houses on the steeply sloping area of the LCA should be preserved;
- Future developments should provide or retain green verges, front gardens with trees and soft boundary treatments;
- Proposed built form should be sympathetic to the existing Edwardian style of built form north of Queen’s Park through the scale, height and materials palette; and
- Create a tree strategy to provide a short, medium and long terms plan to maintain the tree stock across the area, including replacement planting, tree maintenance and pruning regimes and maintain species of street trees that are a key characteristic.

Character management principles

- The distinctive Edwardian character, layout and setting of Queen’s Park Neighbourhood Character Area (including vistas to and from the park) should be conserved and enhanced;
- The distinctive Edwardian character, layout and setting of Queen’s Park Neighbourhood Character Area (including vistas to and from the park) should be conserved and enhanced;
Character Area 03: Caterham-on-the-Hill West

Key characteristics

The key characteristics of Caterham-on-the-Hill West are as follows:

- Includes part of the historic core of Caterham-on-the-Hill, including Caterham Cedar Tree, with a number of commercial and heritage assets with traditional materials and vernacular such as The King and Queen public house;
- Primarily a high density residential area with an urban characteristic containing a mixture of developments;
- Developments with a range of architectural styles and materials, linear; narrow, car-lined streets with small front gardens, low wall boundary treatments and very limited green space;
- Modern village style developments in cul-de-sac arrangement which are relatively self-contained, consist of a minimal variety of architectural styles and materials, generally two to three floor buildings with occasional town houses up to four floors;
- Very managed landscapes and natural elements including open green spaces scattered throughout the developments with heavy emphasis on roads and private parking;
- The barracks complex is a well-structured self-contained development including community features such as a pre-school. They are large scale, well-proportioned developments employing high quality materials which are well maintained and have regimented three to four storey flats which are in keeping in style and form;
- The residential development on the edge of the RAF Kenley Aerodrome consists of small scale two storey houses without the community elements;
- The residential development along Milton Road at the lowest point.

Natural factors

Topography and hydrology

The LCA gently undulates between 150m AOD at the lowest point in the north of the area to 190m AOD in the south forming a slope that gently rises from the north to the south. The level changes are most apparent from Cromwell Road and Campbell Road down to Milton Road which creates a sense of openness from Cromwell Road at the top of the slope and a heightened sense of enclosure along Milton Road at the lowest point.

Due to the underlying permeable geology there is little permanent surface water.

As set out above, the character of the landscape is the result of the action and interaction of a range of natural and / or human factors. These are considered in turn below:

Figure 42: Milton Road enclosed by the topography
Legend

- 03: West Caterham-on-the-Hill

Listed Building
- Grade I
- Grade II*
- Grade II

- Car Parks
- Play Area
- Woodland
- Community Hubs
- Allotments
- Public Open Space
- Caterham Barracks Conservation Area
- Green Space

Figure 43: Caterham-on-the-Hill West

Cultural and social factors

Movement and connectivity

The Coulsdon Road/ Banstead Road (B2030) leads north to Coulsdon and south to Caterham urban centre in the valley bottom. It is a wide road lined by residential properties and occasional commercial properties. It has two lanes that are typically paved on both sides with some on street parking, street lights, and bus stops along its length and at the junction with Coulsdon Road is a set of traffic lights.

Coulsdon Road is a wide road with two lanes that are paved on both sides with intermittent on-street parking, street lights and bus stops which are lined by residential developments with small front gardens or commercial plots with minimal or no green infrastructure creating an enclosed, urban character.

Streets within Caterham Barracks are narrow two lane roads with on-street parking located in tree-lined central avenues or rear parking courtyards. The hierarchy of roads are marked by changes of surfaces from tarmac to block paving marking private streets. The streets have a private residential character with slow moving traffic. The roads are enclosed by the surrounding built structure or green spaces.

Post-war residential developments, west of Coulsdon Road and south of the barracks, tend to have a central loop road lined by pavements with cul-de-sacs or closes stemming from the central loop. There is a mixture of tarmac and block paving marking degrees of privacy. The streets are exclusively residential and defined by a variety of boundary treatments and built form. This road arrangement reduces pedestrian permeability. The prevalence of on-street parking is impacting on the overall character of the area and leads to an increased sense of enclosure on many of the streets.

There are a number of designated footpaths and bridleways within the area. Footpaths 65 and 69 are located within or run alongside Westway Common. Footpath 67 connects to Queen's Park to the south of the area. Bridleway 76 runs along Green Lane which links to Bridleway 77 and Footpath 75, both of which run through Surrey National Gold Club. Footpath 63 runs perpendicular to the streets and passes between residential back gardens and connects to Coulsdon and Kenley Common to the west and Buxton Lane to the east of the area.
Land use

Land uses within the character area are largely segregated with residential land uses of generally high densities occupying the majority of the character area. The largest exception is the integration of residential, commercial and services land uses within the Caterham Barracks which was intended to be self-contained. The Barracks redevelopment includes a care home, a day care centre and pre-school, fitness clubs, veterinary services, a pharmacy and self-employed residents running small companies operating from homes within the barracks.

There is a lack of activity and diversity east of Coulsdon Road which is a primarily residential area.

Clusters of commercial or service land uses are located along Coulsdon Road such as a large supermarket, convenience stores, pubs, takeaways and restaurants. A high concentration of commercial ventures exist in Caterham-on-the-Hill’s urban centre along the Chaldon Road (B2031), Banstead Road/ Couldson Road (B2030) and Westway road which forms a high street with shops, Caterham Community Association, a village hall, Caterham Hill Library, Clifton Hill School, Hillcroft Primary School and a recycling centre, providing activity and focus to the area.

There are a variety of green spaces in the area which provide recreational opportunities from allotments, to a large public open space, sports pitch, pockets of green space and linear green spaces that are closely associated with the immediate residential spaces. Other recreational facilities such as the Skaterham indoor skateboarding park are private.

Urban structure and built form

Generally the character area has a high density of residential development with differing structure and layout which can be broadly defined by Caterham Barracks, the post-war developments and streets east of Coulsdon Road.

Caterham Barracks is a designated Conservation Area as a result of the buildings and historic character. Streets within Caterham Barracks have a very formal character with regular tree planting such as on Brigade Place. There is a mixture of architectural designs all of which employ similar materials, geometric layout and gable roof of two to three storey detached, semi-detached or large two to four storey blocks of flats. Although there are several sympathetic types of built block, much of the yellow and red brick detailing is repeated throughout, creating coherent and legible architectural style. The built form is often focused around private parking courtyards or green squares. The area is well maintained with uniform planting with grids of trees, small areas of shrub planting in front of buildings and occasional small hedges with...
adjacent parking spaces. Modern developments within the barracks have referenced the existing architectural style, form and quality and are in keeping with the original Barracks architecture.

The recent development south of the aerodrome is uniform in design, detailing and material palette with red brick buildings with gabled ends and a mixture of detached, semi-detached and terraced houses. The development is arranged with buildings in a tight linear pattern, with small scale front and back gardens.

Post-war developments are typically comprised of two storey detached buildings with a number of regular, uniform designs consistent throughout each development. There is a consistent palette of building materials often employed by street, typically red or yellow brick with brick detailing and occasional decorative red hung-tile or cream colour rendered façades, or brindle bricks with brick panels in detailed herringbone patterns with timber detailing. There are small planted front and back gardens with some semi-mature trees. Private driveways are common sometimes behind or beside planting, small grass verges or low brick walls. Boundary treatments to back gardens are typically wooden fence panels or brick walls.

Residential developments east of Coulsdon Road are dense linear developments of two storey detached or semi-detached buildings with occasional bungalows which are set back at regular distances from the streets creating a strong line of development with small front gardens, often converted to paved driveways. These roads are enclosed by the built form and parked vehicles. There is a mixture of architectural styles, features, materials and ages however there is a consistency of height and scale, with some grouping of similar developments built in the same period such as Maurice Avenue. The long straight streets north of Banstead Road/ Coulsdon Road (B2030) run roughly north to south with houses facing onto the streets and back gardens between, forming narrow green fingers. The changes in topography north of Milton Road results in the houses on the higher slope being elevated which emphasises the sense of enclosure.

Buildings along Coulsdon Road are set back from the road with intermittent green verges and front gardens which provides an open character. The clusters of commercial uses along Coulsdon Road front directly onto the pavement some of which rectilinear facades which are not in keeping with the typical architectural styles found along this road.

The centre of Caterham-on-the-Hill is centred on the High Street (B2030) in the south of the LCA which has a mixture of two to three storey residential buildings with
Figure 52: Caterham Barracks’ uniform, high quality design with formal planting

Figure 53: Caterham Barracks’ uniform, high quality design with formal planting

Figure 54: Uniform development south of RAF Kenley Aerodrome

Figure 55: Two storey uniform post-war developments with private driveways surrounding a shared surface cul-de-sac
commercial properties at street level with flats above and wide pavements. There is a mixture of architectural styles and materials including Victorian buildings with red tiles, flint and red brick detailing. There are a number of 1960’s and 1980’s buildings which differ from the traditional buildings in materials and form, such as the Post office building which is a simple rectangular form with a grey brick façade.

Within the character area is Caterham Hill Centre Neighbourhood Character Area which can be seen as a distinct area informed by historical development of the area, which has been as identified and described by the neighbourhood plan steering group.

Figure 56: Two to three storey residential buildings and commercial properties with flats above on High Street

Figure 57: The mixture of architectural styles in Caterham-on-the-Hill urban centre

Neighbourhood Character Area: Caterham Hill Centre

This area covers part of Manor Avenue and all properties both sides of Church Road, Park Road, High Street and Town End. It is an area of distinctive local character that represents the historical evolution of Caterham from a small settlement focused around a medieval church, manor and farm into a village and the present town. Although there have been several 1960s and 1980s developments that are incongruous in architectural style and building materials, many of the original buildings remain to retain a strong sense of character and place. The nationally and locally designated heritage assets can therefore make a significant contribution to regeneration, particularly along the High Street. Part of it is designated as an SCC Area of High Archaeological Potential.
Heritage assets

A total of ten designated heritage assets are located in the LCA, these include a conservation area and nine listed buildings.

Listed Buildings

Nine listed buildings are located in the LCA, and all are considered to be of special interest and are grade II listed.

Two of these comprise Coal Tax Posts, of which there are seven in total across the Neighbourhood Plan Area. These marked the boundary of the Corporation of London’s area in which duties were imposed on coal, which were imposed nowhere else in the country. Although the duty had existed since the medieval period, posts were erected at roads, rivers, canals and railways from the 1860s to account for changes in transportation methods during the period. These were short lived, serving only until the abolition of the duties in 1889, although most posts survive today.

Another notable example is the Chapel of St Michael the Archangel (NHLE 1377634), discussed within the Caterham Barracks Conservation Area below.

A further four listed buildings are located on the High Street, and reflect the historic development of the core of the village as a small rural settlement which was successively rebuilt during the post-mediaeval period. These comprise: the timber framed King and Queen Public House (NHLE 1029819), whose origins lie in the 17th century; a timber framed and white washed brick clad house at no.84 (NHLE 1377609), dated to the early 17th century; a roughcast brick house at no.33 (NHLE 1188063) dated to the 18th century; and farmhouse of brick laced flint at no.57 (NHLE 1377633), dated to c.1640.

Conservation Areas

Caterham Barracks Conservation Area covers the former barracks of the Guard’s Depot, home at one time to Her Majesty’s Foot Guards and the largest army depot of the Victorian period. Constructed from the 1877, the barracks form the heart of the conservation area. Their character is defined by their institutional style, stock brick construction, and grid pattern of small streets in which they are laid out. Much of the conservation area comprises modern infill development. In the land that surrounds the barracks, this housing development has reflected the style and palette of materials used within the barracks. It also incorporates an orderly street pattern with open green spaces which have historically defined the area.

Two grade II listed buildings are located within the conservation area. The Chapel of St Michael the Archangel (NHLE 1377634), built 1885-86 for the Brigade of Guards in the gothic revival style. The churchyard walls and gate piers are separately listed (NHLE 1375587).

Kenley Aerodrome Conservation Area is partially within the study area and partly in Croydon. It was converted from common land after a result of the Defence of the Realm Act under wartime emergency measures. Within the study area is the surroundings of the former Institute building (the NAAFI) and workshop building. This area comprises open ground, part of which formed the former parade ground. The Institute building is also Listed as Grade II. The Officers’ Mess is a Grade II listed building and stands in a prominent position in relation to the flying field immediately to the west. The area also includes the single storey Portcullis Club building (building 22) which has been used by the Royal Air Force Association and contains airfield memorabilia of interest.

Locally listed buildings

A number of additional buildings have also been identified by this report that are considered to be of local interest and contribute positively to the character and appearance of the area. These are:

- Le Personne Homes is a retirement home opened in 1952 by The Mrs Henrietta Frances Le Personne Benevolent Trust for Old Womenfolk. It is constructed of red/brown brick in a neo-Georgian style with arched windows, brackets under the eaves and a central pediment on the south elevation of the northern range.

- Nos. 41-53 Chaldon Road comprise a row of early 20th century house, of stock brick, with pargetted upper storeys.

- A number of buildings have been identified on the High Street that date between the 19th and 20th centuries. These include: 11-13; 15-17; 26-28; 36; 41 High Street; Cedar House, 91 High Street; and 32, 34 and 34a Townend have also been identified as of local interest.

Green space and public realm

There is a limited amount of green space within this residential character area but it is bounded on two sides by Surrey National Golf Club, the wooded Cousdon Common and the open space of RAF Kenley Aerodrome.

There is little green infrastructure other than infrequent front garden planting so the roads are enclosed by the built form and parked vehicles on both sides. To the east of Cousdon Road there is a lack of public open space with minimal grass verges, infrequent trees and front gardens are often paved. The primary source of green infrastructure is located in back gardens which form narrow green fingers.
Within Caterham Barracks there are formal green squares or crescents and a cricket ground. The green spaces are lined by tree planting, framed and overlooked by residential properties. The streets and parking areas have large, evenly spaced, formally planted trees.

Green spaces within the post-war developments are small, incidental spaces, spread evenly throughout. In the development off Hambledon Road there are fewer incidental green spaces and larger linear green spaces located on the northern and western boundaries, creating separation between adjacent residential areas and the golf course. In the Westway Ward there are relatively few green spaces with the exception of Westway Common. The layout of dwellings and back gardens results in small pockets of green infrastructure which are not well connected.

Westway Common is the LCA’s largest green space which is an informal, largely open area of grassland with scattered trees within the western part of the common and rows of mature trees and occasional hedgerows to the southern and northern boundaries.

North of Westway and the common there is an allotment site surrounded by hedges. Street tree planting is common to all the main roads through the area and the mature trees contribute to the green feel to the area, softening the hard urban streetscapes. To the south of Caterham-on-the-Hill centre, on the High Street (B2030) is the mature Caterham Cedar Tree which is a distinctive landmark and dominates the skyline of the localised area.

The main green corridors shown in Figure 7 do not pass through the LCA.

**Views**

As the area is largely built up, views are generally limited by built form, however there are a small number of medium to long distance views.

Views from within the barracks are short, across the courtyards and green squares, enclosed by tall buildings and trees. Mid-range views are possible along the avenues and across the cricket grounds. From the northern boundary of the RAF Kenley Aerodrome development, there are views with large skies over the open expanse of Kenley Aerodrome.

Views within the post-war developments are generally short range and the skyline is defined by the built form laid out around the winding roads, which limit views. From the western edge and along Green Lane long distance views are possible over the golf course and undulating rural landscape.

Views east of Coulsdon Road vary depending on the topography. Most views are along streets where they are framed by houses and cars parked on the street. This is emphasised along roads such as Milton Road which are situated in a depression in the landform and the
surrounding houses are further elevated from the street; these views are only interrupted by occasional street trees or trees in front gardens and conclude with the wooded Coulsdon Common in the background. However, from elevated positions, views across the undulating character area show the urban rooftscape, for example views from the southern end of Addison Road looking south, from Addison Close looking west, or views along St Michael’s Road which has a vantage point above the area which provides long distance views over the red tiled rooftcape with a wooded skyline of the adjacent area to the east.

Westway Common offers a break in the built form and provides mid-range views as a result of the uninterrupted relatively flat green space. In contrast views in Caterham-on-the-Hill’s urban centre with minimal green infrastructure are very urban and limited by the dense built form.
Figure 64: Glimpsed views of the surrounding open space from the western edge of the development

Figure 65: Caterham Cedar Tree

Figure 66: View south over the urban rooftops from Addison Road

Figure 67: A formal row of trees in an internal courtyard in Caterham Barracks
Managing change

The character of Caterham-on-the-Hill West described above is the result of a range of interactions between natural and human processes. This evolution is supported by the section on historical development, which describes how the structure and character of the area has changed over time. Together this provides a baseline against which change can be monitored and managed.

The evolution of the landscape will continue and therefore the management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. This section therefore considers various factors which may influence change and informs the policies set out in the Caterham, Chaldon and Whyteleafe Neighbourhood Plan.

Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the number of residential typologies with similar development densities but differing layout, materials and styles interspersed with commercial elements.

- A sense of openness and mid-range views created by changes in topography for instance on Cromwell Road;
- Green verges and front gardens along Coulsdon Road which soften the urban area;
- West of Coulsdon Road the modern developments have wide streets with space to accommodate on-street vehicles without dominating the street;
- Inclusion of green spaces in developments west of Coulsdon Road;
- Active local centres with a range of facilities and shops;
- Public transport such as the 466 Bus from Croydon to Westway Common via Purley and the link to Caterham Station;
- Nationally and locally designated heritage assets as well as the Caterham Barracks Conservation Area and part of Kenley Aerodrome Conservation Area;
- Caterham Barracks with a strong sense of cohesion through architectural detailing and use of vernacular building materials maintained to give a neat and tidy appearance;
- Allotments and open green space of Westway Common;
- Surrounded by open or rural landscapes: Coulsdon Common; Surrey National Golf Course; and RAF Kenley Aerodrome.
- Despite extensive modern development in the area, historic green spaces such as Westway Common have been conserved.
- The historic development of the village is still legible on the High Street, where a diversity of well conserved historic buildings are located.
- A diversity of building types, including timber framed post-medieval, brick laced flint 19th century and post-war modernist, survive in the area and add to the visual interest and texture of the townscape.
- Historic buildings in the area represent a diversity of vernacular building materials which survive across the LCA. These include buildings of flint, timber framed, stock brick, and mixed material construction. These buildings reflect a peak of development during the 19th century, with few earlier examples surviving.
- A sense of enclosure is created by the tight grain of development and properties built along the pavement edge on High Street and surrounding streets. The loose plan form of the surrounding suburban areas reinforces the strong sense of place within the historic core of the village.
- Buildings in the village are typically two storeys in height, the lower building heights allow for Caterham’s churches to be prominent within the village and allow for views out of the village to the surrounding hills and countryside.

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the disparate residential areas which don’t interact with their surroundings and have limited green infrastructure.

- Kenley development is inward looking and bears no reference to its surroundings, in particular RAF Kenley Aerodrome;
- East of Coulsdon Road has a lack of green infrastructure;
- Narrower frontages along residential streets west of Coulsdon Road results in on street parking or the paving over of front gardens which detracts from visual amenity;
- Some commercial buildings and frontages are not in keeping with the surrounding area;
- Within the dense residential streets green space and tree planting is limited resulting in a skyline defined by largely uninterrupted rooflines;
- Post-war and modern village developments are self-contained and do not link well with surrounding spaces; and
The prevalence of on-street parking is impacting on the overall character of the area and leads to an increased sense of enclosure on many of the streets.

**Sensitivity to change**

There are also some elements which are particularly sensitive to change. These relate to the loss of green infrastructure or heritage assets in the area.

- Loss of front gardens east of Coulsdon Road in favour of parking spaces further reducing contribution of green space to streets;
- The façades of shopping promenades along Coulsdon Road could deteriorate further due to lack of maintenance and detract from the character of the area;
- The well-established scale, size, rhythm and material pallet of consistent housing typologies would be easily disrupted by development which is not in keeping in scale, height and use of materials;
- The historic core of Caterham-on-the-Hill with traditional materials and vernacular is sensitive to unsympathetic development; and
- Areas of historic open land are sensitive to incremental changes to flanking properties such as unsympathetic boundary treatments, which may be of detriment to the character and appearance of these areas.

**Character management principles**

- Proposals which demonstrate that mid-range views are maintained by proposed built form, height and scale relating to the surrounding existing built form are more likely to be acceptable;
- Development should protect and enhance pockets of green space and continue the green verges along streets by maintaining the line of boundaries;
- Development should maintain the development line with dwellings set back from the road at a regular distance;
- Proposed development in proximity to heritage assets and Conservation Areas shall preserve and respect the setting;
- Developments should preserve existing trees where possible and shall include street tree planting and tree planting in front and back gardens;
- Developments should preserve front gardens along Coulsdon Road and residential streets and provide boundary treatments typically found in the area;
- Proposals should employ a sympathetic materials palette in proximity to the historic urban centre of Caterham-on-the-Hill;
- New development should seek to conserve and, if possible, enhance the distinctive character of Caterham. This would include shop fronts in the historic core of the village; the size, shape, colour, style of lettering and materials should be sympathetic to the building and the area, and should consider the relationship between neighbouring buildings. Timber shopfronts, painted timber fascias and limited illumination of signage are considered to be more sympathetic to the historic character and appearance of the area;
- New residential development in the area, which takes a considered and appropriate approach to design, in a contemporary style, is more sympathetic to the historic fabric and landscape of the village than poorly executed historically referenced designs. Therefore new builds which employ the imitation of historic architectural styles, using cheaper modern materials and a lack of consideration to proportion and massing of local historic buildings, should be considered less appropriate in these instances;
- While Caterham’s historic Core and High Street may not meet the criteria for designation as a conservation area, some LPAs identify such areas as Area of Special Local Character. This could be an appropriate measure to manage change in an area which has been recognised as locally important;
- It is noted that there are few recent listings by Historic England. This could indicate that Caterham would benefit from being reviewed by Historic England to establish if there are any buildings or structures considered to be of special architectural or historic interest at a national level. Local groups and members of the public can also apply for a building of interest to be designated as a listed building; more information can be found at: https://historicengland.org.uk/listing/apply-for-listing/;
- More permeable and inclusive street patterns should be favoured by new development over dead end streets. Designing in road side verges and trees, as well as curvilinear street alignments in new developments will provide a sense of enclosure and privacy and is more typical of post-war development in the area; and
- New development in close proximity to historic open green spaces should be responsive to their scale and density.
Character Area 04: 
Caterham-on-the-Hill East

Key characteristics

The key characteristics of Caterham-on-the-Hill East are as follows:

- Low to medium density development comprising detached homes with a diversity of architectural periods and styles including a number of large Victorian villas and blocks;
- Houses are typically set back from the road, occupying generous curtilages including driveways, mature vegetated front and back gardens and substantial vegetated boundary treatments;
- Avenues of mature trees line the streets resulting in channelled views along the road corridors and creating a soft verdant character;
- Primary vehicular routes are linear and orientated north to south with smaller connecting roads running perpendicular. Infill developments have created smaller cul-de-sacs between the streets;
- The area is relatively flat and therefore views are limited by built form and vegetation;
- Educational campuses in the area of green space including well vegetated boundaries; and
- Green spaces in the north and south of the area provide a village green character.

As set out above, the character of the landscape is the result of the action and interaction of a range of natural and / or human factors. These are considered in turn below:

Natural factors

Topography and hydrology

The area is relatively flat, located on the top of a localised ridge, ranging from approximately 190m AOD in the southern end of the LCA with a gradual, regular slope descending to approximately 175m AOD in the north of the area. The eastern edge of the LCA roughly follows the ridgeline of the valley to the east. The topography is largely imperceptible due to vegetation or built form.

The north of the LCA has a slightly steeper slope along Salmons Lane and Salmons Lane Green.

Cultural and social factors

Movement and connectivity

The primary roads in the area are Whyteleafe Road, which connects Caterham-on-the-Hill and Whyteleafe and Buxton Road which links Caterham-on-the-Hill to Kenley and Purley further north. They are wide two lane roads lined by at least one pavement, often two, and enclosed by hedgerows and brick walls to the boundaries of properties. Whyteleafe Road is very straight with several sections including parking strategies, two sets of traffic lights and a number of speed reducing infrastructure in the form of speed cushions toward the north of the character area. Whyteleafe Road in the north has a deep grass verge on the eastern side which accommodates a row of mature beech trees. Buxton Lane is a wider road with some sections of on-street parking and links with Banstead Road/ Townend (B2030) which skirts the northern and eastern boundaries of Town End Recreation Ground.

Secondary roads and smaller cul-de-sacs largely run perpendicular to the primary roads and link to the residential areas to the west. They are narrower, shorter and quieter than the primary roads, which creates a more enclosed intimate residential character.

The area is well connected by bus, with a number of bus stops along Buxton Lane and the Banstead Road/ Townend (B2030) with infrequent bus services: bus 409 toward East Grinstead; Bus 657 which connects to Redhill or Warlingham; and bus 411 which connects to Caterham Railway Station. From the south of the character area, by the centre of Caterham-on-the-Hill bus 357 provides a service to East Grinstead and Gatwick Airport.

Figure 68: Wooded hillsides which contains development maintaining NH Northern part of Whyteleafe Road with green verges and mature trees
There are a few public rights of way across the area. Footpath 63 runs from Buxton Lane to Foxon Lane westwards to Caterham-on-the-Hill and beyond and footpath 79 connects Whyteleafe Road and Essenden Road, running between property boundaries formed of brick walls and wooden panel fences. Footpath 64 crosses the open grassy Town End Recreation Ground and footpath 61 heads toward the valley to the east along a narrow wooded path.

**Land use**

The primary land use in the area is relatively low density residential, with a small number of community facilities such as The Sacred Heart of Jesus Roman Catholic Church close to Caterham-on-the-Hill urban centre. There is also a large area occupied by schools and their associated sports buildings and grounds within one large campus: Sunnydown; Audley; St Francis; and De Stafford. The school buildings and hard standing occupy approximately 40% of the campus with the remainder mostly playing fields. The buildings are well set back from the road and are screened by belts of dense trees along the Burntwood Lane and Whyteleafe Road boundaries therefore providing a break in the built fabric of the area adjacent to the roads.

**Urban structure and built form**

There is a linear framework of main roads across the area intersected by a few secondary roads and a number of closes and cul-de-sacs in-between.

The area has a predominantly suburban density comprising mostly detached one or two storey houses set in relatively generous plots. There is great architectural diversity in styles, ages and building materials including several examples of Scandinavian style buildings with steeply pitched roofs, Victorian buildings with a range of details including diamond leadlight windows, buildings with gable ends and timber bargeboards, hanging tile façades, bay windows, white render and black timber beams. The most recent developments are higher density, for instance, the Hawthorne Gardens development which has sympathetic scale and architectural detailing to the surrounding developments including the use of gable ends, red hanging tile façades, red bricks and red brick detailing.

Mature trees, tall walls, hedges and garden planting screen existing buildings along primary road frontages whereas along smaller residential streets there are low brick walls and medium to large hedgerows in front of mid-sized front gardens and driveways.

Cul-de-sac development has infilled back gardens such as: Buxton Avenue; Cedar Park; The Squerryes; and Strathmore Close. These developments are more uniform in architectural style and material palette than the surrounding areas.
The school buildings have a range of architectural ages and styles and some of these differences create discordant campus, for instance; Stafford Sports Centre contrasts with the historic built form of the older buildings in material pallet, building form and size.

Within the character area is Salmons Lane Green Neighbourhood Character Area. Within are a number of small flint lodge buildings with flint rendered walls red brick detailing, decorative barge boards, decorative roof dormers. Grove House, 140 Salmons Lane which exhibits such form and characteristics without modern alteration and is included in the local listing. The area can be seen as having a distinct village green character which has been identified by the neighbourhood plan group and is described below.

**Neighbourhood Character Area: Salmons Lane Green**

This Neighbourhood Character area is primarily residential, focused on Salmons Lane Green, a small triangle shaped green space. The space is overlooked by surrounding large detached houses creating a village green character. The green is an open grass area defined on the boundaries with double avenues of mature deciduous and coniferous trees in distinctive single avenues or groups on the southern and western boundaries. There is a single storey house/bungalow on Salmons Lane, also facing the green, built in red brick with flint panel detailing, displaying the traditional architectural vernacular typical of the area. North of Salmons Lane Green is well wooded green space which provides a green backdrop to this Neighbourhood Character Area. Buildings and vegetation largely contain views however there are long distance views north along Whyteleafe Road towards open countryside and wooded ridgelines.

The green space forms part of a green corridor linking the suburban area of Caterham-on-the-Hill with Coxes Wood and Kenley Common beyond.
aerodrome derives from the integrity and completeness of the remaining Battle of Britain airfield and its associated buildings and structures. Although the aerodrome has lost almost all the perimeter pillboxes, the hangars, most of the barracks and residential buildings including any other operational buildings, its history and development is still illustrated in the remaining buildings and structures.

Two of the most important buildings of the aerodrome survive and are located within the neighbourhood plan area. Both buildings and of special interest and are Grade II listed. The former Officers’ Mess (NHLE 1334947), constructed of brick, reinforce concrete and steel, is located within Sub Area 1 and is surrounded by open land and ancient woodland known as Coxes Wood. The second Sub Area comprises the Former Dining Room and Institute (NAAFI, NHLE 1334946), of similar construction to Officers’ Mess, and surrounding area. The NAAFI building was recently refurbished and converted into a school (Focus School, Kenley Campus).

Heritage assets

There is one conservation area and three listed buildings in the character area.

Listed Buildings

Three listed buildings are located in the character area, all of which are grade II listed. The first of these comprises the Church of the Sacred Heart of Jesus (NHLE 1294941). The church dates from 1881 and is constructed of dressed stone with stone quoins and dressings under a plain tiled roof.

The other two listed buildings are associated with Kenley airfield. The first of these included Bofors Tower, south of Burntwood Lane (NHLE 1404866), consisting of two elevated reinforced concrete platforms considered to be rare examples of this site type.

The second comprises the former Dining Room and Institute at Former RAF Kenley (NHLE 1334946) is located within Kenley Aerodrome Conservation Area.

Conservation Areas

The Kenley Aerodrome Conservation Area lies partly within the London Borough of Croydon (outside the neighbourhood plan area) while part of it also extends into LCA 05. The area falling within the neighbourhood plan area includes the surviving historic buildings of the airfield and can be divided into Sub Areas 1 and 2 as identified within the Kenley Aerodrome Conservation Area Proposals Statement prepared by the Tandridge District Council and Croydon Council.

The aerodrome played an important role during the First and Second World Wars and continued to be an operational airport until 1978. The special character of the aerodrome derives from the integrity and completeness of the remaining Battle of Britain airfield and its associated buildings and structures. Although the aerodrome has lost almost all the perimeter pillboxes, the hangars, most of the barracks and residential buildings including any other operational buildings, its history and development is still illustrated in the remaining buildings and structures.

Two of the most important buildings of the aerodrome survive and are located within the neighbourhood plan area. Both buildings and of special interest and are Grade II listed. The former Officers’ Mess (NHLE 1334947), constructed of brick, reinforce concrete and steel, is located within Sub Area 1 and is surrounded by open land and ancient woodland known as Coxes Wood. The second Sub Area comprises the Former Dining Room and Institute (NAAFI, NHLE 1334946), of similar construction to Officers’ Mess, and surrounding area. The NAAFI building was recently refurbished and converted into a school (Focus School, Kenley Campus).

Locally listed Buildings

A number of buildings have been identified in this report that are considered to be of local interest and contribute positively to the character and appearance of the area. In this character area, these are:

A series of buildings of vernacular style, constructed of flint with red brick dressings can be found within this area. These include Buxton Lodge Care Home; 123 Salmons Lane that dates from 1870; an outbuilding within the grounds of Little Salmons on 119 Lane; and a group of barn-type buildings around a courtyard off Whyteleafe Road.

Figure 76: Salmons Lane Green with houses overlooking the green space and glimpsed views northwards to the surrounding ridge and wooded skyline
Green space and public realm

The amount of green infrastructure is one of the features that differentiate Caterham-on-the-Hill East from the character area to the west. The street scene is more verdant with larger front gardens which are well vegetated, a greater presence of trees along the streets and larger back gardens with large trees which are visible between the buildings and above rooflines. The chains of well vegetated back gardens along the long residential streets are well connected and form green fingers or blocks.

Typically along roads, particularly the main roads for example along Buxton Lane or Whyteleafe Road, there is a presence of tall mature trees, occasional wide grassy verges and tall hedges defining front gardens which cumulatively create a leafy street scene, breaking up built form and therefore creating a more green suburban character.

Town End Recreation Ground is the primary publicly accessible open space which is a large, roughly rectangular amenity grassland dissected by diagonal paths and lined by mature lime trees and hedgerows with a small fenced play area in the southern end.

Salmons Lane Green is a triangle of green space between residential streets that provides a localised village green character. It is lined by trees on two sides with an informal, mixed species cluster of at the southern end of the space. It connects with the green infrastructure to the north in the campus of Focus School Kenley and the vegetated green verge along Whyteleafe Hill.

The majority of green spaces in the area comprise sports fields, pitches and courts associated with the school campuses. The schools typically sit within a perimeter of green space. The fields surrounding the complex of schools east of Whyteleafe Road link to the woodland to the north and east of the site.

Surrounding Bofors Tower south of Burntwood Lane there are a few small arable fields which are adjacent to areas of woodland to the east and the back gardens of properties on Whyteleafe Road.

The green corridors shown in Figure 7 include Salmon’s Lane Green and the area west of Whyteleafe Road composed of woodland, ancient woodland and green spaces. This green corridor separates the developed area of Caterham-on-the-Hill from the valley below.

Views

The plateau location with large amounts of vegetation and built form contains most views. There are a few long distance views along the long straight roads with corridors of trees towards adjacent ridgelines. Medium range views are possible across Town End Recreation Ground and playing fields of the schools between gaps in buildings.
Typical views are short range, limited by houses. Due to the large gaps between houses there are views between towards trees and vegetation in back gardens. Views along fairly linear main roads are framed by the trees and tall hedges in front gardens.

Salmons Lane Green acts as a visual gateway and landmark to Caterham Hill from Whyteleafe Hill providing a visual break to the built fabric of the area. There are wide views across the open airfield from the Focus School Kenley Campus.

Views to the east of the character area for instance from Salmons Lane or Burntwood Lane, are restricted by dense woodland. Local landmarks include Victorian Buxton Lodge and Bofors Tower visible from Burntwood Lane.

Managing change

The character of Caterham-on-the-Hill East described above is the result of a range of interactions between natural and human processes. This evolution is supported by the section on historical development, which describes how the structure and character of the area has changed over time. Together this provides a baseline against which change can be monitored and managed.

The evolution of the landscape will continue and therefore the management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. This section therefore considers various factors which may influence change and inform the policies set out in the Caterham, Chaldon and Whyteleafe Neighbourhood Plan.
Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the lower density area of residential Caterham-on-the-Hill integrated with green infrastructure of public and private spaces.

- Low density developments with generous plot sizes allowing for a large amount of green infrastructure in front and back gardens;
- Tall vegetation and mature trees in front and back gardens and in verges creating a verdant backdrop and corridors along the long, relatively straight roads;
- Quiet residential roads;
- Green infrastructure surrounding the school campuses;
- Medium range views across open green spaces; Salmons Lane Green and Town End Recreation Ground;
- The character area is well connected to wooded areas or green spaces to the north and east;
- The green gateway and village green to Caterham-on-the-Hill from Whyteleafe formed by Salmons Lane Green;
- Heritage buildings and features often protected by a listed status scattered along the primary roads.
- Examples of vernacular architecture within the area, constructed of local materials such as flint.
- Views into and within the Kenley Aerodrome Conservation Area.

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the increasing development density and recent developments being sympathetic with the existing built form.

- Large vegetated back gardens have been lost to infill developments;
- On-street parking can be seen to detract from visual amenity and reduce the openness of the roads;
- Large vegetated back gardens have been lost to infill developments;
- Occasional loss of front garden boundaries and vegetation as a result of conversion to parking bays or driveways;
- Infill developments have a more urban unified form and style as a result of higher density and smaller gardens than is typical for the area; and
- Modern developments such as de Stafford Sports Centre contrast with historic built form in material pallet, form and size.
- Dead end streets and cul-de-sacs are noted in this character area, especially to the west of Whyteleafe Road and Buxton Lane. These can be detrimental to the permeable character of the LCA and can feel hostile and restrict freedom of movement through the area.
- Unsympathetic alterations or additions to historic buildings.
**Sensitivity to change**

There are also some elements which are particularly sensitive to change. These relate to proposed developments being unsympathetic with the existing built form and the area remaining distinct from the character area to the west in development density and amount of green infrastructure.

- There are a number of listed buildings associated with RAF Kenley Aerodrome which are currently disused and are at risk of falling into disrepair or being modified in an unsympathetic manner;
- Infill developments of large back gardens will increase the development density and change the mid-density well vegetated character;
- The diversity and mixture of vernacular architectural styles and materials could be lost or diluted by new developments using uniform architectural styles and materials pallets;
- Loss of green infrastructure would result in loss of the distinguishing factor separating the area from the character area to the west;
- There is a limited number of 19th century (and earlier) buildings remaining.
- Open green spaces and undeveloped areas to the north, north-west and west within the character area where they contribute to the garden suburb feel, distinctive of the area;
- The preservation and enhancement of the special interest, including setting, of statutory listed buildings and conservation areas.

**Character management principles**

- New development should respect the character and appearance of the character area;
- Proposed developments should respect the low development density and large, well vegetated gardens of the area;
- Design proposals for developments should maintain and enhance the tree planting along the streets and include trees in front and back gardens;
- Development should maintain the visual connection and integration with the wooded areas and green spaces;
- Proposed developments should preserve and include front gardens and vegetated boundaries which are consistent with the area;
- New development should be set back from the road and be low density to conserve the existing suburban character.
- Proposals which employ sympathetic scale of built form and materials to the surrounding existing development are more likely to be acceptable; and
- Developments should seek to preserve the remaining heritage assets and be sensitive to their surroundings.
- Enhancement proposals identified in the Kenley Aerodrome Conservation Area Proposals Statement should be encouraged.
- Development and maintenance guidelines, repair and management of buildings and landscape as identified in the Kenley Aerodrome Conservation Area Proposals Statement should be followed.
Character Area 05: Whyteleafe Valley Side

Key characteristics
The key characteristics of Whyteleafe Valley Side are as follows:

- An area defined by its steep topography affording views eastward over the opposing valley side;
- A low density area with rows of large detached houses well set back from the road behind generous front gardens or large driveways, often with hedges or low front walls;
- Residential development lines the road corridors separated by large areas of woodland, parkland and horse paddocks;
- The area has a limited number of roads and lanes with three roads crossing east to west and infrequent lanes or access tracks;
- The character area is an important buffer between Caterham-on-the-Hill and Whyteleafe and Caterham Valley urban centres preventing them merging into a singular block of development; and
- The tree lined ridge provides an important backdrop for views from within the valley, forming a wooded skyline.

As set out above, the character of the landscape is the result of the action and interaction of a range of natural and / or human factors. These are considered in turn below:

Natural factors

Topography and hydrology
The character area is heavily influenced by its topography, encompassing the western valley side between the developed valley floor and the plateau with Caterham-on-the-Hill above.

The valley side generally slopes west to east with varying gradients. The shallowest gradient is along Whyteleafe Hill road which follows a minor valley leading to the valley floor in the north of the LCA; the levels descend from approximately 170m AOD to the north of Salmons Lane Green to approximately 95m AOD at the crossroads of Church Road and Whyteleafe Hill road over a distance of 1.1km. The gradient is fairly uniform and relatively steep from top to bottom along Whyteleafe Hill road.

The gradient becomes increasingly steep south of Burntwood Hill; where the levels descend from approximately 180m AOD to 135m AOD in 160m distance.

In the north of the character area the topography becomes more varied; small localised valleys form deviations in the primary valley and create more enclosure.

The porous geology and sloping nature of the site means that there is little surface water of note.

Cultural and social factors

Movement and connectivity
The character area has a low concentration of roads and lanes. The two main roads are Whyteleafe Hill road and Burntwood Lane.

Whyteleafe Hill road is lined by pavements often lined with parked cars, has a mixture of double and single yellow lines, street lights, with a 30mph speed limit and has a number of traffic calming measures in the form of speed cushions.

Burntwood Lane is a wide two lane road with a narrow pavements. The pavement on the northern side extends to Portley Wood Road with intermittent green verges and mature trees. The road typically passes through low density residential areas to the south and large green spaces to the north. There is a designated lane for parking for more than 50m and some on-street parking.

Salmons Lane is a winding, narrow, two lane road slightly submerged below ground level. It is enclosed by hedgerows, woodland planting which often provides a canopy above the road or large hedges to the front of the infrequent properties with a small number of adjoining lanes or private roads. At the bottom of the valley Salmons...
Figure 82: Whyteleafe Valley Side

Legend
- 05: Whyteleafe Valley Side

Listed Building
- Grade I
- Grade II*
- Grade II

- Woodland
- Cemeteries and Crematorium
- Public Open Space
- Green Space
- Kenley Airfield Conservation Area

Lane the road is less enclosed and is lined by fences or flint walls.

The lanes within the area are narrow and can be very steep such as Waller Lane, or private lanes to access the secluded properties along Portley Wood road or Torwood Lane. These lanes have a rural feel as a result. Church Road is wider with two lanes and on-street parking restricting width of the lane and creating a busy, urban character.

There are infrequent footpaths in the character area, Footpath 60 travels behind properties on Burntwood Lane toward the recreation ground and Croydon Road (B2208) at the valley bottom and Footpath 59 also crosses from Burntwood Lane and Manor Park to Croydon Road (B2208) and beyond.

**Land use**

Surrounding the sparse network of roads and lanes is low density residential development with some very large plots adjacent to lanes including a residential care home. There are some equestrian land uses such as Joysons Hill Stables and pastoral fields.

A large segment of the character area is occupied by woodland blocks to the north and wooded corridors in the narrower section of the character area south of Burntwood Lane.

Manor Park, formerly Caterham Manor estate is a large open green space. Caterham and Whyteleafe Tennis Club is located to the north of the park.

There are a number of other facilities in the area such as St Luke’s Church and churchyard, Whyteleafe School and Whyteleafe Football Club Ground which are located in the north of the area.

**Landscape structure and built form**

The development along Whyteleafe Hill road is influenced by the topography; it follows a localised valley leading to the main valley with the houses and front gardens overlooking the road set back behind sloping private driveways and large front gardens. The buildings are somewhat varied but largely two storey, detached or semi-detached, inter-war homes with hipped or M-shaped roofs and gable ends of semi-detached houses and dark red tiles, bay windows of various depths with hanging tiles, or gable roofed bungalows with red roof tiles. The street is enclosed by the topography and surrounding wooded backdrop.

Along the private Portley Wood Road and Church Road the plots are very large with buildings recessed deep...
within the plot with long driveways and large planted front and back gardens. The houses are bespoke with many different styles and features not associated with neighbouring properties. Often hedgerows or rows of trees separate adjacent properties and the road. There isolated character within the wooded hillside along the private lanes.

Within the character area is Whyteleafe Semi-Rural Neighbourhood Character Area which can be seen as a distinct area due to being largely unchanged since its original development in the Victorian period and the intact landscape setting, which has been identified by the steering group and is described below.

**Neighbourhood Character Area: Whyteleafe Semi-Rural**

This area includes properties in Portley Wood Road, Salmons Lane, The Avenue and Church Road (including the portal formed by St Luke’s Church and Whyteleafe School). Apart from the addition of occasional low density 1930s - 1950s inter and post-war infill houses and Whyteleafe Football Ground this area has changed little in a hundred years. It retains a semi-rural landscape with tree-lined roads that still have the appearance of country lanes, giving glimpses through to fields beyond. It also contains many individual heritage assets, being characterised by Victorian mansions, the associated lodge houses (of considerable architectural variety) and by fine Edwardian period houses built in an Arts and Crafts architectural style. It adjoins and complements the public open space of Manor Park which has the same historic character, being the location of the former Caterham Manor. Most of the Neighbourhood Character Area and its surroundings are designated as Green Belt, Potential Sites of Nature Conservation Importance and Wooded Hillside in the Tandridge District Council Local Plan. These may be taken as forming its landscape setting, reflecting the semi-rural character. The high proportion of green infrastructure provides visual amenity, screening and habitat corridors which are distinct to this area.

This NCA with its low development density and GI features forms part of a green corridor providing verdant backdrops to views from the valley and separating the development in the valley floor from Caterham-on-the-Hill.
Whyteleafe School, a mid-20th century school constructed of red brick in a classical revival style typical of schools of the period.

Green space and public realm

Woodland spans the length of the character area from western edge of Whyteleafe to the heart of Caterham-on-the-Hill and to Caterham Valley urban centres. The woodland creates a visual and physical threshold demarking the separation between Caterham-on-the-Hill, Caterham Valley and Whyteleafe as well as providing a verdant backdrop to the rest of the valley looking west and green infrastructure corridors. Within the woodland are a number of arable fields and paddocks.

Manor Park is an open green space with an informal country estate character with rolling grassy fields, scattered large specimen mature trees and belts of woodland, crossed by footpaths. It is largely lined by and connects to woodland beyond. Burntwood Lane runs along its south western boundary which is slightly recessed from the level of the park so does not influence the character of the park.

Back gardens in the area are often large and are well connected with the wider green network since they back onto arable fields or wooded areas.

Most of the LCA falls within the green corridors shown in Figure 7 and is composed of woodland, ancient woodland and green space which surrounds the development of the LCA.

Views

The valley side looks across the valley which gives an open characteristic the spaces not enclosed by dense woodland which are intimate and rural. Views from the character area are either far reaching at least to the

Figure 87: Salmons Lane passing through woodland and arable fields

Heritage assets

Two designated heritage assets are located in the area; these include the Kenley Aerodrome Conservation Area (discussed within LCA 04) and a single listed building.

Listed Buildings

There is one listed building in the character area; comprising the grade II listed Former Officers Mess at former RAF Kenley (NHLE 1334947). The building dates from 1932 and is constructed of brick. It has group value with the historic buildings associated with the RAF Kenley and has also been discussed as part of the Kenley Aerodrome Conservation Area in LCA 04.

Locally listed Buildings

A number of buildings have been identified in this report that are considered to be of local interest and contribute positively to the character and appearance of the area. In this character area, these are:

- A series of buildings that reflect the local vernacular style can be found in this area and are predominantly constructed of flint laced with red brick. These include part of the Chapel Cottage, 110 Burntwood Lane; and Bournecroft on Whyteleafe Hill.
- Manor Park is a park formed of a series of former fields as shown on the Manor of Portley Estate Map of 1720, the boundaries of which are still visible.
- St Luke’s Church, built in 1864 with later alterations, constructed of red brick, flint and stone.
- Whyteleafe School, a mid-20th century school constructed of red brick in a classical revival style typical of schools of the period.
verdant far side of the valley, or they are limited by the areas of dense woodland along the valley. Much of the development within the character area is concealed by dense woodland which screens views of houses, occasionally isolated buildings nestled within a leafy setting are visible which gives the area a remote, rural character.

In the north of the character area at the crossing of Hornchurch Hill and Mosslea Road views east show residential properties descending and stepping down the hill and the wooded valley side opposite. Views south from this location show similar features along the character area.

Views from the top of Whyteleafe Hill road are framed by the landform and woodland. The adjacent woodland is visible from between the dwellings and above the rooftlines and the verdant backdrop of the opposing eastern valley side becomes visible further down Whyteleafe Hill Road.

Burntwood Lane has open and relatively uninterrupted views down the road and across the valley including views over and between the adjacent buildings which are below the road level.

Views from the narrow lanes are generally short range and enclosed by vegetation however mid-range views are possible across the arable fields for instance on Church Road looking west toward the wooded field boundaries or treed ridgeline. Other mid-range views from lanes such as Portley Wood Road are over the large detached properties set back from the road on the slope. Views over the valley bottom with a more urban character are also possible from Church Lane.

St Luke’s Church and thatched Lych Gate on the corner of Church Road and Whyteleafe Hill form a key gateway and landmark to and from Whyteleafe.
Figure 90: Far reaching view from Whyteleafe Hill road across the valley

Figure 91: View toward Whyteleafe from Church Lane with urban characteristics

Figure 92: A view from Church Lane looking up the valley side to the wooded horizon

Figure 93: View east from Mosslea Road
Managing change

The character of Whyteleafe Valley Side described above is the result of a range of interactions between natural and human processes. This evolution is supported by the section on historical development, which describes how the structure and character of the area has changed over time. Together this provides a baseline against which change can be monitored and managed.

The evolution of the landscape will continue and therefore the management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. This section therefore considers various factors which may influence change and inform the policies set out in the Caterham, Chaldon and Whyteleafe Neighbourhood Plan.

Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the green corridor and buffer the character area provides for Whyteleafe, Caterham Valley and Caterham-on-the-Hill with rows of characterful residential developments enclosed within it.

- Important buffer preventing the coalescence of Caterham-on-the-Hill, Caterham Valley Whyteleafe;
- Low density developments with generous plot sizes large front and back gardens;
- Enclosed rural character;
- A wooded valley side screening the sparse development and providing a wooded skyline, backdrop for views toward the valley side and ridge;
- Intimate rural spaces within the woodland or open spaces looking across the valley;
- Open green space of Manor Park providing opportunities for recreation and a sense of history;
- Isolated character to the residential lanes within the woodland providing a sense of tranquility;
- Well connected series of green corridors;
- A number of examples of vernacular architecture survive within the area.
- St Luke’s Church and Lych Gate forms key landmark to Whyteleafe; and
- Views into and within Kenley Aerodrome Conservation Area.
- Long distance views of wooded valley sides opposite.

Issues to be addressed

- The use of poor quality materials and design in an attempt to recreate historic architectural styles in the area.

Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate primarily to the woodland corridors and landscape setting of the area and views to it and from it could be influenced by future development:

- Characteristic views across the valley could be interrupted by built form that does not consider building height and topography;
- Characteristic views of wooded areas or of the tree lined ridge of the LCA the from valley;
- Development pressures from Caterham Valley and Whyteleafe urban centres; and
- Loss of the undeveloped buffer between Caterham-on-the-Hill and Caterham Valley urban centres.

Character management principles

- Proposals should maintain the low development density;
- Development within the Whyteleafe Semi-Rural Neighbourhood Character area shall reflect the surrounding density, mass and height;
- New developments should seek to conserve, and if possible, enhance the buffer separating Caterham-on-the-Hill from Whyteleafe and Caterham Valley urban centres;
- Development should be in keeping in layout, form and staggered up slopes on residential streets;
- Proposed developments should maintain or enhance the wooded valley sides and ridges which preserve the rural setting;
- Developments should sit below the surrounding existing tree line to maintain rural views from across the valley.
- Enhancement proposals identified in the Kenley Aerodrome Conservation Area Proposals Statement should be encouraged.
Character Area 06: Whyteleafe and Caterham Valley Bottom

This Character Area includes two sub-areas: Caterham Valley and Whyteleafe urban centres.

Key characteristics

The key characteristics of Whyteleafe and Caterham Valley Bottom are as follows:

- Defined by the linear, inward facing, contained valley bottom;
- Views are channelled along the bottom of the valley or between buildings towards the tree lined ridges on the skyline on both sides of the valley;
- Town centre of Caterham with commercial and small retail outlets within the steep sided valley;
- Whyteleafe town centre inbetween two rail corridors with large commercial sites, less retail and higher density residential;
- Mixed service and residential with clusters of shops along the main road corridors.
- There are limited green spaces however green infrastructure includes belts of trees along rail lines, small green verges along roads and recreation grounds;
- Linear transport corridors along the length of the character area urban centre with three stations, two rail lines, termini in Caterham Valley and key roads; Caterham Bypass (A22) and Croydon Road (B2208);
- A diverse range of land uses and developments:
  - Residential streets run parallel with or perpendicular to the valley bottom directing views to the opposite valley side; and
  - Unwelcoming or industrial sites with unsympathetic design and use of materials within the town centres.

As set out above, the character of the landscape is the result of the action and interaction of a range of natural and / or human factors. These are considered in turn below:

Natural factors

Topography and hydrology

Topography heavily influences this character area. The character area is located in the valley bottom between Whyteleafe and Caterham Valley and includes adjoining localised valleys. The valley bottom at the southern end of the area is approximately 130m AOD descending to 100m AOD by Whyteleafe Roundabout and to 90m AOD in the valley at the northern boundary. The valley bottom is relatively flat but is enclosed by the surrounding landform which rises to the east and west; most steeply along Stafford Road. The connecting valley that encompasses the Whyteleafe Recreation Ground in the north east represents a large protrusion from the relatively narrow character area which descends 25m from 125m AOD and has a more open nature than much of the character area due to the elevated position.

The valley is narrower in the south of the character area with the eastern and western sides of the valley slopes becoming increasingly steep for instance, at Stafford Road or Crescent Road; each on opposite edges of the character area are situated on steep slopes facing each other which emphasises the enclosed character of the entirety of Caterham Valley.

Another valley joins from the east adjacent to the Whyteleafe Roundabout which has a steep slope to the north west, and a gentler, rounded slope between it and Caterham Valley.

Whyteleafe is situated within a broad valley bottom in the northern end of the character area.

Cultural and social factors

Movement and connectivity

This area has a number of transport corridors with a high concentration of arterial connections running along it, such as Godstone Road (A22), part of the Caterham Bypass, Croydon Road (B2208). Secondary or residential roads such as Stafford road and Milner Road form part of this transport network.

The A roads in the area are through roads servicing the M25 interchange south of the study area whereas the B roads connect the urban areas within the neighbourhood plan area.

There are roundabouts located along Godstone Road/ Caterham Bypass (A22) where several key roads meet it, one by the Whyteleafe Tavern with Whyteleafe Hill Road and Hillbury Road (B270) converge. The large, fast moving, industrial, two lane Wapses Lodge roundabout to the south of Whyteleafe links to Burntwood Lane, Croydon Road (B2208), Succomb's Hill road and Woldingham Road. The roundabout in the southern end of the character area by Caterham Station has slow traffic with pedestrian crossing points which connects Caterham-on-the-Hill via Station Avenue, Godstone Road (A22) and Croydon Road (B2208).
Legend

- 06: Whyteleafe and Caterham Valley Bottom

**Listed Building**
- Grade I
- Grade II*
- Grade II

- Stations
- Woodland
- Community Hubs
- Allotments
- Public Open Space

Figure 94: Whyteleafe and Caterham Valley Bottom
Godstone Road (A22) changes along the character area. In the north of the area it is a two lane road with parking restrictions, small street lamps and pavements and enclosed by dense built form. By Whyteleafe South Station the lanes are wider and there is more on-street parking. South of Whyteleafe South Station the road becomes wider with filter lanes and a cycle lane and central street lamps. It has speed cameras, traffic lights, petrol stations and bus shelters along its length. South of the Wapses Lodge roundabout the A22 turns into the Caterham Bypass; a dual carriageway with a single track path to its western edge running through fields.

Croydon Road (B2208) is a two lane road enclosed by built development between the urban centres and steep slopes along its eastern side. Within Caterham Valley urban centre Croydon Road has increased amounts of parking laybys, bus stops, pedestrian crossings, street furniture, small street trees and is enclosed by continuous façades.

There are a number of train stations in the area, such as Whyteleafe, Whyteleafe South and Caterham stations on the line terminating in Caterham. Upper Warlingham station is on the line leading to East Grinstead, located in the north east of the area. The rail connections provide access to central London. The railway stations and roads around them are busy and create nodes of activity.

Residential streets are narrow two lane roads with frequent on-street parking which reduces width and creates an enclosed character. Typically the streets have pavements, occasionally including green verges and on-street parking. The streets generally run parallel to the valley and are influenced by the sloping topography such as Stafford Road. The level changes create one enclosed side to the street with developments raised above street level. The streets running perpendicular to the valley such as Highfield Road are steep enclosed by surrounding development and topography.

Bus routes are concentrated in the urban centres and along Godstone Road and Croydon Road with multiple services.

Footpaths are infrequent in the character area, however the most notable is the Tandridge Border Path; a looping long distance trail connecting the Tandridge District with Kent, Sussex and Greater London, and linking the villages and hamlets of East Surrey. This trail crosses the north of the area joining the corner of the Whyteleafe Recreation
Ground which also has the informal Footpaths 55 and 56 within it which lead north east outside the area.

Further south Footpath 60 heads between housing from Burntwood Hill road connecting to Croydon Road (B2208) and Footpath 59 passes through the character area from Manor Park toward the rural area to the east of the study area along narrow paved paths between developments on Croydon Road. Footpath 92, east of Warlingham train Station, is short and steep including steps passing through a residential area between properties and wooden panel fencing.

### Land use

Within the character area is a variety of land uses ranging from commercial, light industrial to residential, depending on proximity to the urban centres.

Surrounding Caterham Station is a series of retail and service units, including banks, restaurants, a pub, a small museum and a complex of shops, cafés and a supermarket within Church Walk Shopping Centre with smaller independent companies along Croydon Road.

There are several industrial areas throughout the character area. In the north of the character area is a number of small yards including a mechanics, a quarry and a gasholder which have an industrial character. North of the Wapses Lodge roundabout and adjacent to Godstone Road (A22) are some larger industrial units and a business park, which include a hotel.
There are clusters of small retail or service units along Croydon Road and Godstone Road between the urban centres of Caterham Valley and Whyteleafe including takeaways, hairdressers, corner shops and car-related businesses.

Between the urban centres are residential areas, including larger blocks of flats and retirement homes on the edge of Caterham Valley. Smaller plots are located on Croydon Road and Godstone Road between Caterham Valley and Whyteleafe and on the streets parallel both east and west of the valley bottom.

South of Caterham Valley urban centre are several community assets including; St John’s Church of England Primary School and White Knobs Recreation Ground.
Transport corridors of the two railway lines and Godstone Road/ Caterham Bypass (A22) form a barrier and cause severance between the east and west of the character area as there are a limited number of bridges to pass over or under the tracks.

**Urban structure and built form**

The linear layout of the area is influenced by the valley topography. Transport infrastructure routes follow the valley floor and developments are laid out along or parallel to them. The transport infrastructure diverging from the primary routes tend to follow localised low points for example, the train line toward East Grinstead and Woldingham Road toward Woldingham which follow an adjoining valley to the east.

The two urban centres within the character area have overarching similarities as a result of topography, views of the surrounding wooded valleysides and the density of transport infrastructure but with distinct differences.

**Caterham Valley urban centre** is focused around the station and pedestrianised Church Walk Shopping Centre with the highest concentration of commercial activity. The centre is dissected by roundabouts and roads which have pavements with infrequent street trees or small areas of planting on the roundabouts and traffic islands. The built form is a generally unbroken chain of two to three storey buildings with a large array of architectural styles which creates texture; the building height compared to the street width and traffic volume makes the centre feel busy and enclosed, particularly when there is a high volume of traffic. Older buildings often exhibit gable ends with timber or brick detailing, whilst more recent developments such as Quadrant House is uniform and rectilinear with a flat roof that is not in keeping with the rest of the textured, varied street scene.

Further from the centre of Caterham Valley is an increasing number of smaller commercial plots, unwelcoming frontages and large residential developments, retirement homes or offices. The buildings typically have long façades with simple frontages and less texture than in the urban centre, and reach up to four storeys such as Clearway Court, which fronts directly onto the street. Residential streets immediately to the east of Caterham Valley centre are comparatively quiet and include a crescent of open green space, Timber Hill Park, between Timber Hill Road and Crescent Road.
**Whyteleafe urban centre** is focused along Godstone Road and south of the Whyteleafe Roundabout is wider than Caterham Valley with lower built form which creates a more open character. There is a mixture of two to three storey buildings with narrow, varied, ground floor frontages to commercial plots, with residential properties above. Incorporated in the street are older residential plots with a narrow strip of planting along their frontages including a small number of properties with a flint panel detailing and red brick detailing. A car park for Whyteleafe Station creates a break in the built form of the area.

Outside the centre of Whyteleafe, along Godstone Road, is a mixture of terraced residential properties which have a similar rhythm and scale to the commercial centre with narrow frontages and urban texture. The transition between older built form, residential flats to commercial plots in Whyteleafe is smooth due to a similar roofline, plot size and diversity creating urban texture. To the western edge of Whyteleafe is a long block of offices facing onto Whyteleafe Hill road, which are four storeys tall with yellow bricks with red brick detailing and are not in keeping in scale, style and materiality with typical Whyteleafe development. A three storey block of flats east of Whyteleafe roundabout are prominent since they are situated on a slope above the road and have a regular design and materials. These flats have an internal parking courtyard.

West of Whyteleafe the barrier caused by the elevated railway line limits movement east to west to a road under a railway arch with narrow pavements and the height of the bridge encloses the land behind. North of Whyteleafe on Godstone Road, pedestrian movement on pavements is restricted by parked vehicles. Residential properties on the valley slopes generally run parallel with the valley with vegetated banks above and below the road. There is often on-street parking but some properties have driveways or garages set into the bank above the road. There is a mixture of architectural styles of the two and three storey detached, semi-detached and terraced houses with hipped or gable rooves, materials such as red bricks and red tiles and protruding features such as gable windows orientated down the valley. On residential streets perpendicular to the valley the properties are stepped up the slope and views over adjacent rooflines are possible. Back gardens typically
Neighbourhood Character Area: Whyteleafe Centre

This area covers properties in Station Road, St Luke’s Road and Godstone Road as far as the roundabout. The urban centre of Whyteleafe (around The Square and south along Godstone Road) has fewer remaining buildings that reflect its Victorian and Edwardian origins, than the town centres of Caterham-on-the-Hill and Caterham Valley. These historic buildings provide reference to local individuality and vernacular, historic interest and visual appeal.

In tree-lined Station Road there are still Victorian and Edwardian villas that retain original architectural details typical of the period. The sloping ground adds interest to the street scene, providing views to the spire of St Thomas’ Church. This 1960s church forms a landmark and contributes architectural variety to the area. Views downhill are towards the open backdrop of the wooded hillsides on the opposite side of the valley.

St Luke’s Road contains early, circa 1866, flint and brick buildings consisting of the former butchers, blacksmiths and wheelwrights. Together with the Whyteleafe Tavern and its flint outbuildings they still provide a reference to the Victorian period of development of the village.

Neighbourhood Character Area: Caterham Valley Centre

This area comprises the Congregational Church and all properties northwards in Harestone Valley Road to Station Avenue; all properties in Station Avenue, including East Surrey Museum; all properties in the Square and Godstone Road up to and including the Miller Centre and St John’s Church; all properties in Croydon Road up to and including nos. 81-87 and 82. This area encompasses the traditional retail and commercial core of Caterham Valley. There are still surviving Victorian, Edwardian and pre-war buildings of architectural variety, reflecting the gradual development of the area and frontages. This variety has been a key characteristic of the evolution of both Hill and Valley since the arrival of the railway in the mid-19th century.

A number of post-war buildings are disused.

A good example is the surviving Edwardian streetscape on Station Avenue; including the station façade and nos. 9-29 Station Avenue opposite (Grand Parade, The Estate Office, Post Office, Lloyds Bank and the building on the corner of Harestone Valley Road) forms a gateway to Caterham Valley to those arriving by train. Similarly Godstone Road, The Square and the east side of Croydon road retain Victorian, Edwardian and pre-war frontages providing a varied character, with St John’s Church acting as a landmark in views from the town centre.

Figure 112: Residential properties with vegetated banks or driveways cut into the hillside

Figure 113: Residential developments at the northern end of Stafford road above the road level with steep front gardens, steps, driveways or level driveways cut into the landform
Figure 114: Elevated railway and bridge with narrow pavements

Figure 115: Station Road with an avenue of mature trees and development stepped up the valley perpendicular to the slope
Back gardens typically have a large amount of tree planting which helps to integrate development into the surrounding woodlands, breaking up development on the hillsides. Properties on Station Road leading up the valley to Upper Warlingham Station have retained many of the front gardens, and there is an avenue of mature trees.

Residential streets such as Greenhill Avenue are flatter in comparison to the valley slopes so have more space for green verges, street trees, front gardens or paved driveways behind low brick walls or hedges. They still have an enclosed character as they are contained by topography.

Within the character area are two distinct Neighbourhood Character Areas focused on the urban centres that are identified and described below by the steering group.

Heritage assets

Five designated heritage assets are located in the area, all of which are listed buildings.

Listed buildings

All listed buildings located in the area are considered of special interest and are designated grade II. Four of these comprise Coal Tax Posts. The fifth grade II listed building comprises the Church of (NHLE 1294940), constructed of rubble Bargate stone with ashlar dressings in the gothic revival style, built 1881 by Bassett Smith.

Locally listed buildings

A number of buildings have also been identified by this report that are considered to be of local interest and contribute positively to the character and appearance of the area. These are:

- 59-67, Croydon Road comprises a mid-20th century garage, constructed of brown brick and reinforced concrete in the international modern style. The building is disused and susceptible to deterioration.

- Whyteleafe South Station and former Station Masters House, constructed 1856 as Warlingham Station, and adjacent electricity substation, dated between 1914 and 1935.

- A group of three buildings, constructed of brick laced flint and dated to the 19th century, are located south of St Luke’s Road and west of Godstone Road north of the junction with St Luke’s Road.

- Florence Court, Croydon Road, is a stock brick pair of semi-detached houses now converted to flats, constructed in a pared back gothic revival style and date to the mid-19th century.

- Caterham Railway Station comprises a single storey station building, opened in 1856 and constructed of glazed yellow brick with orange and blue brick, ashlar and terracotta dressings. Of note are the large and ornate cast iron brackets supporting a canopy over the southern façade.

This list is not exhaustive, and many more buildings in the area are considered to be of local interest and to contribute to the distinctive character and appearance of the area.

Figure 116: Whyteleafe Recreation Ground
**Green space and public realm**

The character area has an array of green spaces spread along its length ranging in size, purpose, and ecological connectivity.

Whyteleafe Recreation Ground is one of the larger public green spaces within the character area. It has recreational facilities including a play area, a cricket pitch, tennis courts, large areas of open lawn, common and grazing land, south-facing natural chalk grasslands with scattered tree planting and woodland crossed by a mixture of formal and informal footpaths. The green space is surrounded by, and well integrated into, the surrounding wooded hillside to the north and east, woodland belt screening the rail line to the west and vegetated back gardens (including a small number of TPOs) or hedge by Hillbury Road to the south.

The series of green spaces comprising Whyteleafe School grounds, allotments, and sports fields between Church Road and the railway line are separated and surrounded by rows of mature trees which connect to the woodland and rural character area to the west.

Stafford Road Recreation Ground is a very linear green space that is between the barrier caused by the railway line and back gardens of properties on Stafford Road. It features a play area, a small basketball court and an area of mown grass. The schoolyard of Marden Lodge Primary School is similarly lined by trees but disconnected by the barrier caused by the roads stemming from Whyteleafe roundabout.

The green space closest to the centre of Caterham Valley is the crescent shaped, Timber Hill Park. It is an area of largely flat grass with steep banks to the north between Crescent Road and Timber Hill Road close to the police station. It has a play area and is surrounded by rows of trees and residential roads.

Notably there are a number of arable fields surrounding Woldingham Road and the railway connection which give a localised rural character within the otherwise urban character area.

Incidental green infrastructure such as the informal rows of trees lining the railway line and some road corridors such as parts of Croydon Road, create green corridors into the urban areas and interrupt the built form and typically hard urban character. Back gardens along residential streets act similarly particularly in proximity to the rural surroundings such as on Stafford Road or Greenhill Avenue which has well vegetated steep back gardens.

The green corridors shown in Figure 7 line the western perimeter of the LCA and cross east to west by Woldingham Road composed of agricultural fields and pockets of woodland.
Views

Generally there are medium to long distance views from much of the character area of tree lined ridges and wooded valley sides which enclose the urban expanses and transport corridors. The wooded areas have infrequent visible developments set within the trees. There are linear views along transport corridors with varying degrees of urban influence. On Godstone Road, north of the Whyteleafe roundabout, the tall industrial units and railway corridor frame views of the four lane road which has a very urban character.

Croydon Road, between the urban centres near the junction with Tillingdown Hill, the views of rows of houses with eclectic rooflines and styles are influenced by the presence of large mature trees lining the road and vegetated bank in the foreground and the wooded hillsides in the background which creates a verdant backdrop.

Views within Caterham Valley urban centre are very urban; primarily focused on the variety of commercial frontages and range of short, diverse plot frontages and architectural styles which create urban texture. The three or four storey built form and relatively narrow road width combine to create an enclosed character and limit long distance views of the wooded valley sides to views to along the built form corridor or to glimpsed views of the steep wooded valley sides adjacent to the town centre between breaks in the built form. Planters and small street trees do a little to soften the urban character. St John the Evangelist Church is a landmark in several views and marks the boundary to the urban centre.

Views from within Whyteleafe urban centre along Godstone Road, south of the Whyteleafe roundabout, are directed down the road with an array of shop fronts, varied materiality, staggered rooflines, heights and shapes of the built form, to the short range views of vehicular traffic or limited long range views of the wooded valley sides around Whyteleafe Recreational ground and the ridgeline separating Whyteleafe from Caterham-on-the-Hill. North of the urban centre the area is increasingly industrial which includes landmarks such as a gasholder and quarry and the roadside contains numerous large billboards.
Figure 122: Views across the valley from residential streets above rooflines

Figure 123: St John the Evangelist Church a landmark and threshold to Caterham Valley
There are views from the residential streets up the steep valley sides, both east and west, are more rural than the valley floor with greater amounts of green infrastructure and proximity to the wooded valley sides. Views toward the opposite wooded valley side and across the urban valley floor are available above or between the roofs of the houses on the adjacent, lower street creating an open character, however developments such as Stafford Rise development which is four storeys and has no gaps between plots, blocks views of the verdant backdrop of the far valley side. Looking up the valley side, the foreground is dominated by the houses elevated by the topography and the steep vegetated front gardens (often with steps), steep driveways or garages or driveways cut into the landform. In locations where the landform is shallower, such as along Beechwood Road, the views are shorter, confined by the various styles of residential properties with infrequent glimpses across the valley.

Views from elevated positions of Whyteleafe Recreation Ground offer expansive views across and along the valley. The open, panoramic view shows the open space of the park, the various tree lined ridges, the surrounding woodland and wooded valleys with small pockets of development nestled within and the residential and urban expanse along the valley floor.

**Positive aspects of character**

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the range of land uses and their integration within the wooded context of the valley bottom:

- In residential streets parallel to Godstone Road (A22) housing is stepped up the slopes with views over adjacent built form and include some street trees and vegetation;
- Flats above Whyteleafe roundabout include a parking central area screened from the public space;
- The smooth transition between older built form, residential flats and commercial plots in Whyteleafe due to a similar roofline, plot size and diversity or urban form;
- Station road has retained many of the front gardens and has a mature avenue framing the view up or down the valley side;
- Diversity of architectural styles and narrow plot frontages in urban centres creates a strong urban texture;
- Buildings which display a range of historic architectural styles, use of materials and local vernacular which demonstrate the development of the area;
- The historic ribbon development of the area, influenced by the arrival of the railway from the mid-19th century, is readily legible.
- Whyteleafe Recreational Ground has an array of facilities, activities, an open character and benefits from long distance views;
- Characteristic steep front gardens or grass verges in front of developments on the valley slopes;
- Tree lined valley sides and skyline to most views out from the area;
- Concentration of road and rail networks;
- A variety of land uses and urban centres including community facilities;
- Diversity of architectural styles and narrow plot frontages in urban centres creates a strong urban texture;
- Residential streets on the valley slopes have large vegetated back gardens;
- Array of recreational green spaces and paths crossing to surrounding rural landscapes;
- Incidental green corridors lining the transport links; and
- Views are accessible over built form lower down the valley.

**Issues to be addressed**

- The following issues have been identified which could be addressed through new development or active management. These are principally related to developments not in keeping with scale and pattern of existing built form and the barriers caused by the transport corridors.
- Some large scale developments in Whyteleafe are not in keeping with the existing buildings on the high street;
- Whyteleafe urban centre’s older built form such as Whyteleafe Tavern and Victorian terraces from 1877 contrast with the new built developments in size, scale and material pallet;
- Narrow pavements through railway archway in Whyteleafe limit pedestrian movement.

**Managing change**

The character of Whyteleafe and Caterham Valley Bottom described above is the result of a range of interactions between natural and human processes. This evolution is supported by the section on historical development, which describes how the structure and character of the area has changed over time. Together this provides a baseline against which change can be monitored and managed.

The evolution of the landscape will continue and therefore the management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. This section therefore considers various factors which may influence change and inform the policies set out in the Caterham, Chaldon and Whyteleafe Neighbourhood Plan.
In Caterham Valley urban centre homogenous developments interrupt the urban texture of the variety of small plot frontages;

- The centre of Caterham Valley is dissected by busy roads and a roundabout;

- There are a number of unwelcoming commercial or industrial frontages along Godstone Road and Croydon Road, including near the centre of Caterham Valley town centre;

- Godstone Road and some residential streets are dominated by cars, on the road and parked on pavements

- Front gardens have been lost to driveways and bins, for example on Godstone Road and Downsway;

- Vehicles parked on Godstone Road’s pavements restrict pedestrian movement;

- Transport infrastructure causes barrier and limits movement from east to west;

- The use of low quality modern materials on historic buildings, detract from the distinctive character and appearance of the area and are not sympathetic to traditional vernacular materials and styles.

- A number of historic buildings which positively contribute to the character and appearance of the area, are in a poor state of repair or are.

- Despite a large number of historic buildings located in the area, relatively few are recognised by either statutory or local designations.

- The prevailing character of the LCA is defined by busy transport routes through the area, and lacking enclosure feels particularly exposed to the heavy traffic which passes through the area despite the domestic character of building there. This is atypical of the wider settlement and detrimental to its character.

**Sensitivity to change**

There are also some elements which are particularly sensitive to change. These relate to the urban centres unsympathetically expanding into their surroundings or the gradual loss of green infrastructure.

- Empty or to let plots remaining vacant for long periods and existing poor condition disused locations falling further into disrepair;

- Further loss of front gardens or steep vegetated banks to paved parking areas or garages cut into the hillsides throughout the area;

- Development scale, spacing and proximity to the road could restrict views of the opposing valley sides beyond;

- The small amount of green infrastructure within the urban areas of the character area; for instance grassy banks below Westbury Close flats which soften the urban area; and

- The distinction between the character of Caterham Valley and Whyteleafe could be lost.

**Character management principles**

- In Caterham Valley urban centre new development shall be high quality to designs that are in keeping with existing buildings of merit in terms of architectural variety and scale, make a positive centring to character and preserve views of wooded ridgeline of the surrounding valleysides.

- New development in Whyteleafe urban centre needs to preserve the present open views and glimpses between buildings to the hillsides and wooded skyline beyond. For example, views should be retained where they frame historic buildings such as those on St Luke’s Road.

- Older, historic buildings of architectural merit shall be conserved and enhanced, and provide references to inspire new design.

- Proposals for new developments should maintain the layout of buildings stepped up the slopes, intergrating into the hillsides;

- Proposed developments should maintain the rhythm in the urban centres through consistancy in rooflines, varied, narrow plot frontages and continued diversity of built form;

- Developments should maintain front gardens with in keeping boundary treatments along residential streets;

- Proposed developments set above road level that include characteristic sloping vegetated front gardens or banks are more likely to be acceptable;

- Developments should maintain and enhance the wooded valley sides and green corridors along railways;

- Developments along streets parallel to the valley, should ensure views over or between the rooflines from adjacent streets are maintained;

- Design proposals for developments in urban areas should maintain or enhance green verges and green infrastructure lining the streets;

- Developments should maintain a buffer of separation between the urban centres to prevent the loss of localised identity.
- New residential development in the area, which takes a considered and appropriate approach to design, in a contemporary style, is more sympathetic to the historic fabric and landscape of the village than poorly executed historically referenced designs. Therefore new builds which employ the imitation of historic architectural styles, using cheaper modern materials and a lack of consideration to proportion and massing of local historic buildings, should be considered less appropriate in these instances.

- While foci of the 19th century settlement around Caterham Station may not meet the criteria for designation as a conservation area, the local authority can identify the area as an Area of Special Local Character. This could be an appropriate measure to manage change in the area which has been recognised as locally important.

- It is noted that there are few recent listings by Historic England. This could indicate that the LCA would benefit from being reviewed by Historic England to establish if there are any buildings or structures considered to be of special architectural or historic interest at a national level. Local groups and members of the public can also apply for a building of interest to be designated as a listed building; more information can be found at: https://historicengland.org.uk/listing/apply-for-listing/.

- Planting on principal routes in close proximity to Caterham Station should be considered as a means of introducing a sense of enclosure, and a more private and domestic character, in keeping with the wider character of Caterham. Enhancing the streetscape to create a boulevard-type form along long linear routes would positively enhance the area.

- Development density increases toward the centre, and bottom of, Caterham Valley;

As set out above, the character of the landscape is the result of the action and interaction of a range of natural and/or human factors. These are considered in turn below:

**Natural factors**

**Topography and hydrology**

The topography of the area is a key characteristic of Harestone Valley since it encloses the area from the rest of Caterham-on-the-Hill and Caterham Valley. Enclosing the southern end of the area is Gravelly Hill and the escarpment of the North Downs and is bounded to the north and west of the Landscape Character Area (LCA) by the steep slope on Church Hill and between Harestone Valley Road and Stanstead Road.

Excluding the steep slope on Church Hill the valley is more rounded than Caterham Valley with regular slopes reaching from the bottom at approximately 145m AOD (Above Ordinance Datum) to approximately 210m AOD. The wooded ridgeline accentuates the sense of enclosure by adding height to the hills.

Harestone Valley is a dry valley so there is very little surface water in the form of water courses.

**Cultural and social factors**

**Movement and connectivity**

The LCA links the rural fringe to the south to Caterham Valley urban centre via three roads which are increasingly formal closer to the urban centre: Harestone Valley Road, Harestone Hill and Tupwood Lane. These roads pass...
Figure 124: Wooded Caterham Valley
through residential areas and wooded copses which create a sense of enclosure.

Harestone Valley Road is a wide two lane road, busy close to the urban centre of Caterham Valley where it is constrained by a taxi rank. It has restricted on street parking, pavements, typically with green verges on both sides of the road. Harestone Hill is steep with pavements on both sides of the street and is enclosed by walls and vegetation in the northern end of the road. South of Grange Road it is a private road with no pavements and only green verges and informal vegetation. Tupwood Lane is also steep but a narrower two lane road with a single pavement along most of its western edge and intermittent on street parking. Tupwood Lane runs close to the ridgeline and is enclosed by trees on both sides of the road. When there is an absence of trees on the eastern side of Tupwood Lane the views are expansive.

Between the three primary roads running roughly north to south is a network of residential streets which wind up and down the slopes of the valley. These roads are typically narrow and lined by pavements and parked cars.

The B2030 skirts the northern edge of the LCA leading to a roundabout outside Caterham Station. It is the primary link between Caterham-on-the-Hill and Caterham Valley and is therefore busy. This particular stretch of the B2030 is steep with a single narrow pavement and very enclosed by a continuous canopy of trees.

**Land use**

The area is almost exclusively low density residential buildings set within woodland. The development density increases toward the urban centre of Caterham Valley.

The North Downs Hospital is situated along Tupwood Lane and Caterham United Reformed Church on Harestone Valley Road. Other community assets in the character area include Caterham School, the North Downs Clinic and Tupwood Gate Nursing Home. To the north of the character area are St Mary’s and St Lawrence Churches and grounds.

**Urban structure and built form**

The topography of the LCA has influenced the layout of streets and built form. The steepest slopes to the west of the LCA remain undeveloped and densely wooded acting as a development buffer between Caterham Valley and Caterham-on-the-Hill. Shorter more informal cul-de-sacs are situated on the eastern valley sides. The developments in the cul-de-sacs tend to be open two storey, detached houses with large, vegetated front gardens often with front lawns. The houses tend to have an irregular layout with generous spacing between them and have different architectural styles and materials within each cul-de-sac, for instance, houses along The Copse has are built using mock Tudor architectural style.

Other residential streets on the eastern valley such as Loxford Road have two storey detached houses staggered up the slope, well separated by well vegetated back gardens that help situate them into the wooded backdrop. They have shorter, steep front gardens which are well vegetated with shrubs and hedges with fewer areas of lawn.

A formal, regular development layout follows the valley bottom. The houses tend to be large, two to three storeys tall, detached, evenly spaced and uniformly set back from both sides of the road. The front gardens are large, well vegetated, accommodate off street parking and are bounded by low brick walls or hedges. Most of these developments are individually designed and include buildings from Victorian and Edwardian periods with subsequent replacement buildings. Architecturally there is a variety of styles used but typically the buildings have
Figure 127: Image of steep well vegetated front garden on Loxford Road

Modern development of the LCA principally began as a suburban extension to the village, with a small number of large houses built alongside the primary roads through the area. Development began after the construction of Caterham Railway Station in 1859 and were in close proximity to the southern limit of the village’s built area before 1872.

The houses are typically constructed in the domestic revival style, which borrows architectural features from vernacular, as well as the gothic revival, and Queen Anne styles. Earlier examples, such as 11 Clareville Road, were constructed using London stock brick. However, as the pace of development picked up between 1870s and the end of the 19th century houses were more typically constructed of red brick.

These architect designed houses were more dispersed than those previously and were set in large gardens. Large scale planting of trees in the area also took place.

Heritage assets

The prevailing residential character of the LCA reflects the historic character from at least the 19th century.

Harestone Hill, Tupwood Lane, Stanstead Road and Harestone Valley Road are the principal north to south roads through the area. These were already established by 1872 according to the Ordnance Survey Map. At this time the area was divided into a number of larger estates and houses, including the no longer surviving houses of Harestone, Underwood House, Broomfield House, Ridding Court and Upwood House amongst others.

Figure 128: Harestone Valley Road

Development density and building height increases toward the urban centre of Caterham Valley which results in decreased wooded space, however the wooded backdrop of the hills remains. For instance flat development on the Western Slopes of Harestone Valley, at the start of Harestone Hill, between Tupwood Lane and at the top of Tupwood Lane

St Mary’s Mount is a cluster of residential blocks and bungalows built in the late 1990’s located on the eastern edge of the area as a private gated development. The buildings use consistent materials, built in brindle bricks with red brick details and glass balconies, in a modern, simple architectural style. The buildings are focused around paved driveways with individual parking bays set within gardens.

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Harestone Valley Neighbourhood Character Area as identified by the neighbourhood plan steering group

This Neighbourhood Character Area aligns with the Character area; refer to:

- Tandridge District Council. (2011). Harestone Valley Character Assessment

This area is an Area of Special Residential Character (Harestone Valley): TDC has recognised the particular significance of this area within the Local Plan, having published an assessment of its key characteristics and separate design guidance to safeguard them in March 2011.

Figure 129: United Reformed Church

Figure 130: Image of large detached valley bottom development

Figure 132: View from St Mary’s churchyard over Caterham Valley

Figure 133: Soper Hall on Harestone Valley Road

Figure 131: Image of higher development density close to Caterham Valle urban centre with a wooded backdrop
at this time and created a sylvan charm to the new
development. Although great diversity and individuality is
apparent across these houses, typical features include:

- red brick construction;
- timbered elements, especially upper storeys and
gables;
- roughcast rendered upper storeys;
- tile clad upper storeys;
- irregular plans with projecting bays;
- hipped and half hipped roofs;
- tiled roofs;
- gabled and half hipped dormers;
- large chimney stacks;
- decorative ridge tiles and;
- substantial green boundary treatments or metal
railings, often with gate posts.

While there have been significant demolition of historic
buildings in the LCA in the course of 20th century
development, particularly in the post-war period, a
number survive and their influence on the present
day built environment is readily apparent. Across 20th
century buildings, even including post-war housing in the
area such as that on Harestone Valley Road, continuity
in style is apparent with 19th century domestic revival
buildings. The features listed above are common amongst
residential development up to the present, and the most
noticeable form with greatest continuity is the tiled hipped
roof. Ample plot size has also prevailed, preserving the
historic green and suburban character of the area.

There are five listed buildings located in the character
area, all of which are located along Church Road. The
Church of St Lawrence (NHLE 1377607) is the only
Grade I listed building in the area. It dates from the 12th
century with later alterations and is mainly constructed
of rubblestone and clunch dressings. The Church of St
Lawrence is surrounded by three Grade II listed structures
including two tombs and a First World War Memorial.

To the east of Church Road sits the Grade II listed Church
of St Mary (NHLE 1029816), constructed between 1866
and 1888, of flint with stone dressings.

**Locally listed buildings**

A locally listed heritage asset is a building, structure
or designed space which is deemed to be of local
architectural or historic interest and is included on the
local list drawn up by the local planning authority. It is a
local designation that provides no additional planning
controls and is separate from national listing which is
undertaken by Historic England.

Tandridge District Council has not adopted a formal list
of locally listed buildings for the area, however a number
of buildings have been identified within this report which
are considered to be of local interest and to positively
contribute to the character and appearance of the area.
These are:

- Caterham United Reformed Church, Built as a
Congregational Chapel between 1872 and 1896,
the Caterham United Reformed Church is built in the
gothic revival style of red brick with ashlar dressings.
Of note is a prominent bell and clock tower at the north
of the building;

- North Downs Hospital, built between 1872 and 1896 as
a large house known as Cedar Grange, is of rendered
brick in a modest continental classical style. The
lodge on Tupwood Lane is also of note and worthy of
local listing;

Figure 134: View toward AONB from Tupwood Lane
11 Clareville Road is a domestic revival house dated to before 1870, built of stock brick with red brick dressings, in a modest gothic revival style;

A number of large houses in domestic revival styles, dated to the late 19th and early 20th century, are located in the area. These are typically made of red brick, with mixed brick or ashlar dressings, elements which are tile clad or roughcast rendered, large stacks and other features typical of the style. (Tupwood Gate, Tupwood Lane; 30, Tupwood Lane; 78, Harestone Road; house south-west of junction Loxford Road and Harestone Lane; house on Harestone Lane opposite The Riddings; 63, Harestone Valley Road; 72, Stanstead Road;

The former yard buildings of Woodside House, east of Stanstead House, were constructed between 1872 and 1896. The buildings are vernacular revival style, employing vernacular materials of flint and tile;

Wren House, Harestone Valley Road, built before 1870, is a vernacular revival house built of flint, with white painted dressings, tiled roof with projecting eaves and large ridge height stack of stock brick;

Soper Hall, Harestone Valley Road, built in 1912 as offices for the Council with a memorial hall shared between Council and community uses. The building is red brickwork or white render with clay tiled roofs and stone trimmings on feature buildings; and

Allestree, Harestone Valley Road, is a large vernacular revival house built after 1872 of random rubble with ashlar dressings and a steeply pitched tiled roof.
Views

Due to the valley topography, trees and woodland there are a range of short to far reaching views. Views from the eastern edge of the character area from along Tupwood Lane over the Surrey Hills Area of Outstanding Natural Beauty (AONB) are far reaching. Similarly, far reaching views are available from high points looking across the LCA, for instance views from parts of Harestone Lane where breaks in vegetation allow views out. Conversely, views from within Harestone Valley Road and along the bottom of the valley are short range, generally directed and framed by the surrounding built form and mature vegetation. To the south of the LCA the valley bottom becomes wider so views between the trees from Harestone Valley Road of the wooded hillsides of Oldpark Wood are mid-range limited by the tree lined ridge.

Despite the relatively high development density many of the views from within the LCA are of the trees in front and back gardens which largely hide the houses and give the appearance of a woodland setting. The ridges of the valley are lined by trees.

Church spires protruding from the treeline form landmarks; St Mary's Church and St Lawrence’s Church at the top of Church Hill are visible from higher points of the LCA, for instance from along Colburne Avenue. Caterham United Reformed Church and St John’s Church are visible from adjacent streets and mark the gateway into Caterham Valley’s urban centre.

Developments along ridgelines are also prominent, for instance St Mary’s Mount is seen in many views from the valley bottom. Generally these developments are enclosed by woodland therefore the continuous wooded ridgeline is maintained in views.

Extensive views across harestone Valley are possible from elevated positions on White Hill.

Green space and public realm

The two green spaces mentioned in the neighbourhood plan group’s Local Green Space Register are the Western Slopes Harestone Valley Road and Former Ornamental Garden and Trees at 1 Harestone Drive; both include Tree Preservation Orders (TPOs) and form part of the green infrastructure corridor along the western edge of the LCA.

1 Harestone Drive’s Former Ornamental Garden “provide an appropriate setting for a building of character and together with the tree areas both inside and on the perimeter of the site contribute greatly to the character of the area and the living environment of people not only using the site, but residents bordering the site and beyond. Views into the site are greatly enhanced by its sloping nature and by the valley itself. The present sylvan but open aspect has a wide influence on the context and character for both sides of the Harestone Valley”.

The Western Slopes Harestone Valley Road green space is important because of its significant biodiversity, for its tranquillity, contribution to drainage of surface run off water and its public space with recreational value adjacent to Church Hill Road.

Similarly the wooded valley to the east provides a rural setting to the area and separates it from the Caterham bypass.

Green verges that line the roads and pavements soften the street scene but the most significant contribution to green infrastructure is provided by front and back gardens. The gardens are typically well vegetated and include large trees which cumulatively enclose the area.

As shown in Figure 7 there is a narrow strip of green corridor comprising open spaces integrated with woodland and ancient woodland between the residential areas of Caterham Valley and Caterham-on-the-Hill and provides a backdrop to both areas.
Managing change

The character of Wooded Caterham Valley described above is the result of a range of interactions between natural and human processes. This evolution is supported by the section on historical development, which describes how the structure and character of the area has changed over time. Together this provides a baseline against which change can be monitored and managed.

The evolution of the landscape will continue and therefore the management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. This section therefore considers various factors which may influence change and inform the policies set out in the Caterham, Chaldon and Whyteleafe Neighbourhood Plan.

Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the relatively low density development of Caterham Valley set within a wooded landscape:

- Well connected to both Caterham-on-the-Hill and Caterham Valley urban centres and to surrounding rural landscapes;
- Consistency in built form through rhythm and layout depending on location within the valley;
- Built form closely associated with the topography so not to protrude above wooded ridgelines;
- Church spires are characterful landmarks;
- Varying rooflines and staggered façades creates rhythm and pattern in built form;
- The green spaces within the LCA provide recreational and ecological value;
- Wooded valley sides create a development buffer separating development from Caterham-on-the-Hill and development above Godstone Road;
- The western edge of the LCA forms part of an green infrastructure corridor into the centre of Caterham Valley and Caterham-on-the-Hill;
- Development generously set back from the road allows for well vegetated front gardens, reinforcing the green and wooded character of the area;
- TPOs provide protection to some important trees of the LCA;
- Views of an uninterrupted wooded skyline from within the valley, often glimpsed from the valley bottom between gaps in development;
- Development enclosed and often hidden from view by trees giving the appearance of a wooded area; and
- Long distance views towards the AONB and across the LCA.

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the resulting pressures on the LCA from its proximity to Caterham urban centre in terms of transport, parking and the size and location of new developments:

- A few developments have caused the loss of trees on the ridgeline, eroding the characteristic uninterrupted wooded skyline;
Some lanes such as Tupwood Lane are narrow with limited pavements and on street parking further narrowing the lane and limiting movement and further increasing the sense of enclosure;

Large scale development closing the gap between adjacent development and therefore removing the visual connection and views to the characteristic wooded ridgeline;

Hardstanding and paved driveway across front gardens are increasingly prevalent and threaten the historically verdant character of the LCA;

A number of modern developments have been constructed in historically referenced styles, not in keeping with established vernacular traditions in the LCA, employing cheaper modern materials and disregard to established architectural proportions and scale of existing development in the area. Examples can be found at Alexanders Walk and above and below Harestone Hill;

Dead end streets and cul-de-sacs are detrimental to the permeable character of the LCA. These can feel hostile and restrict freedom of movement through the area, and

Hard boundary treatments, such as timber fencing panels, are unresponsive to the prevailing verdant character of the area and form incidental distractions from this.

**Sensitivity to change**

There are also some elements which are particularly sensitive to change. These relate to the existing rhythm of built form, its rural setting and typical wooded views that are sensitive to poorly designed or located developments:

- Trees that make up the wooded ridgeline and provide separation and enclosure to developments should be carefully considered and retained;
- Visually intrusive built form proud of the surrounding treeline if topography is not carefully considered during development;
- The layout and pattern of houses have a rhythm along each street which would be easily disrupted by new development;
- The characteristic low development density with generous set back distances from the street with well vegetated gardens and gaps between adjacent buildings providing views to wooded gardens and hillsides;
- Tree planting that helps to nestle houses into the wooded landscape;
- The strong pattern of the built form layout typically following the contours;
- Views of the adjacent AONB could be affected by poorly placed development;
- Important views of tree lined ridges and land marks such as church steeples within the character area and beyond;
- Due to the open grain of development spaces between buildings are susceptible to infill development; and
- Green boundary treatments, trees and front gardens, which positively contribute to the character and appearance of the area, are susceptible to change and/or loss.
Character management principles

General character management principles

- Proposals which demonstrate that existing trees which preserve the rural setting are retained and protected are more likely to be acceptable;

- Design proposals for new developments should be in keeping with the existing size, scale, height of the existing dwellings of surrounding settlement;

- Design proposals for developments within the rural areas should preserve the remote rural character, be well set back from the roads with sympathetic and in keeping boundary treatments, be bespoke in design and each plot should be developed on its own to preserve the heterogenous nature of the architecture within the areas;

- Development should protect and enhance existing belts of woodland and incorporate new planting to further enhance the quality and biodiversity of the area;

- Enhance strategic walking and cycling opportunities including the North Downs Way connecting the character area, to the AONB and beyond; and

- New development should seek to conserve, and if possible enhance the distinctive character of the area including shop fronts in commercial areas of the character areas; the size, shape, colour, style of lettering and materials should be sympathetic to the building and the surrounding area, and should consider the relationship between neighbouring buildings;

- Across the study area, more buildings than have been identified, have architectural and historic interest worthy of preserving or enhancing. Article 4 directions applied to individual properties are an appropriate measure to restrict permitted development rights and prevent incremental change which may negatively impact upon the character and appearance of the area. More information can be found at: https://historicengland.org.uk/advice/hpg/historic-environment/article4directions/.

Landscape Character Area 7 Caterham-on-the-Hill East character management principles

- The character management principles relate to the LCA’s characteristic low density development within a wooded setting. The issues of the LCA are primarily the developments which disrupt the woodland setting and the threats are developments which might reduce the wooded area or sick out from it.

- Preserve the tree lined ridges;

- Developments near ridgelines should be enclosed by woodland to maintain views of the continuous wooded ridgeline;

- Developments should minimise the loss of existing trees and include tree planting to minimise its visual impact on its immediate surroundings and from the opposing valley side or higher points in the valley;

- In areas where there is an existing pattern of built form, new development should relate positively to this, for instance the distance built form is set back from the road;

- New developments should respond to the topography:

  - It should sit bellow the surrounding tree line, even when located lower in the valley to preserve the overall verdant character of the area;
- It should be staggered up the slopes and not reach to ridgeline in order to preserve the wooded skyline; and
- It should roughly follow the contours in the flatter areas to be consistent with existing built development layout and its relationship with the topography.

- Built form should be in keeping in the level of intricacy used in architectural detailing and employ a sympathetic materials pallet typical of the vernacular seen in other buildings in the area;
- New development on main roads should be set back from the road and be low density to conserve the prevailing character;
- Planting should be a key element of new development, with green boundaries, palisade fencing, railings or walls constructed from the exiting palette of vernacular materials seen as preferable to panelled timber fencing or modern materials which are atypical of the area;
- Driveways should be designed to minimise the loss of green space in street facing aspects;
- New residential development which takes a considered and appropriate approach to design, in a contemporary style, is more sympathetic to the historic fabric and landscape of the village than poorly executed historically referenced designs. Therefore new builds which employ the imitation of historic architectural styles, using cheaper modern materials and a lack of consideration to proportion and massing of local historic buildings, should be considered less appropriate in these instances; and

The list of non-designated heritage assets, which have been identified within this report as positively contributing to the character of the neighbourhood plan area, should be considered in the production of any formally adopted list of non-designated heritage assets/local list. Historic England has published ‘Local Heritage Listing’ (HE, 2016); this should be used as a guide. Any list of non-designated heritage assets must be created in conjunction with Tandridge District Council.

References
http://www.british-history.ac.uk/vch/surrey/vol4/pp265-270
https://www.historicengland.org.uk/listing/the-list/
http://www.waymarking.com/waymarks/WMJ92Y_St_Lukes_Church_Whyteleafe_Surrey_UK
Tandridge District Council. (2011). Harestone Valley Character Assessment
Design guidelines
3. Design guidelines

3.1. Introduction

Building upon the character assessment presented above, this section outlines the design guidelines applicable to the different Character Areas identified. This chapter is divided into three parts.

The first (section 3.2) outlines and describes design guidelines that are applicable to all Character Areas. These guidelines have been derived from established national guidance such as the Urban Design Compendium, Building for Life and Better Places to Live.

The second (section 3.3) will elaborate on particular elements for each Character Area, defining the design guidelines to preserve the uniqueness of each. Particular guidance for the smaller Neighbourhood Character Areas is also included here.

The third will provide a series of questions that the Neighbourhood Forum might want to ask potential developers and their design teams. These questions (and their answers) will help to assess the appropriateness of potential development proposals.

3.2. General design guidelines

The general guidelines outlined below aim to apply to all Character Areas where there is built form. These have been derived from current urban design best practice and are considered essential for a successful urban pattern.

These guidelines advocate the use of context for design cues. It is context that provides the design process with elements that can make their way to a design proposal. In this sense it is expected that a design proposal will make reference to different design elements such as layout of buildings, building envelope, materials, building forms, colours, roofs and fenestrations to mention a few.

Reference to context doesn’t mean to copy or use pastiche solutions. It means using what is around as inspiration and influence and it could be a contemporary solution that is in harmony with the surroundings. This guide will outline the elements that make an important reference point.

The guidelines below are a general approach to layout and other built elements that apply to all character areas.

Figure 138: Contextual approach. Context defined by topography in Whyteleafe.
Provide a connected street layout

This means having streets connecting with each other and creating different travel options and routes. Current best practice favours a permeable layout to make it easier to travel by foot and cycle, and tends to discourage the use of cul-de-sacs.

We recognise that a number of existing streets in Caterham show this latter pattern. Yet it is suggested that in future streets should be of a connected nature.

Encourage a walkable neighbourhood

This means creating a layout where streets are connected (see above) and distances between community places can be reached, conveniently, by foot or cycle. By creating a permeable neighbourhood and locating facilities within a short walk, a walkable neighbourhood can be achieved. Short and walkable distances are usually defined to be within a 10 minute walk maximum or a five mile trip by bike.

Figure 139: A permeable and walkable neighbourhood. Image showing an example of the street pattern north of Banstead Road. The majority of streets are permeable with a few cul-de-sac enclaves.
Create wayfinding elements

This means creating distinctive and/or important built or natural elements that help people navigate the neighbourhood. They are also called landmarks.

In other words, elements that are out of the ordinary and serve as orientating points (they do not necessarily need to be great landmarks in the way the Big Ben is, but are differentiators nonetheless).

These are usually placed at corners, crossroads or along a road and come in a variety of forms; for example a church spire or a historic building. At a local level these elements could be a distinctive house, public art or even an old and sizeable tree. The main feature is that they are important, unique and help people navigate the urban environment.
Create well defined streets and spaces

Neighbourhood streets should be defined by buildings around them, which create enclosure and definition. This creates natural surveillance and contact between buildings and streets.

Make buildings overlook public space

Make the main facade and entrance of a building face the public space. This creates active frontage; a feature that fosters social interaction and natural surveillance. It also strengthens the sense of place by creating enclosure and making good quality design visible for everyone.
Manage car parking

Accommodating the car has the potential to make or break a place. Whilst on plot parking is usually preferred, there isn’t a single best solution and a combination of on plot, and on street according to location, topography, type of dwelling and market considerations is usually best. The guidelines below, aim to show positive examples of on and off plot and street parking.

On plot

1. Plan for the access of vehicles at the front of properties;
2. Cars at the front need to be softened with landscape, planting and materials as well as clear property boundary solution;
3. Cars on the side of the main building need adequate space and landscape treatment to soften the presence of cars;
4. A side of property garage should complement the main building in terms of proportion, roof and materials;
5. Where possible an integral garage could be combined with a room above as part of the main building;
6. Paving materials should be complimentary to the building;
7. Avoid the use of bare parking courts (at front or back). If parking courts are unavoidable, introduce landscape and planting to soften the presence of cars; make sure there is well defined property boundary. Similarly aim to have a drive through access that is clearly intended as an entrance.
On street

1. Make parking spaces clear and unambiguous by delineating them with materials or marking;
2. Consider what is the best parking alternative, according to function, location and place-making aims. Typical arrangements include: parallel, perpendicular and right angled layouts. The right solution will emerge from analysis of the site;
3. Aim to get the space as close as possible to the entrance;
4. Add planting to soften the presence of the car; e.g. verges, hedges and trees on street;
5. If possible group cars and add a break made up with planting;
6. Put visitor parking on visible areas and front of properties to encourage active places.

Figure 149: Positive examples of on-street car parking clearly delimiting spaces and making an obvious and unambiguous arrangement.

Figure 150: Positive examples of on-street car parking with verges and trees and clearly defined visitors spaces.
Use of trees and landscaping

Trees and planting are important. They provide shading and cooling, act as habitats and green chains for habitats and assist water attenuation and humidity regulation. For people, they help alleviate stress and anxiety, help with disease recovery, and create a sense of mental health and well-being. The following guidelines focus on the design aspects and appearance of trees in front gardens or publicly visible areas.

- Consider trees and planting from the outset;
- Preserve large trees;
- Ensure trees and planting have sufficient space around. Development should be laid out in such a way that it leaves sufficient room for appropriate buffer zones to trees (in accordance with BS 5837:2005) so that trees have the scene and often opportunity to mature and grow to their full size;
- Maximise the potential for canopy growth;
- Pick the right tree and species and mix and match to encourage diversity;
- Make trees, hedges and planting contribute to the street scene;
- Consider trees and planting as focal points and place making elements;
- Use trees and planting to define spaces.

When siting and planting new trees make sure the future size and canopy of the tree is considered in relation to buildings and adequate distance between them.

Make sure existing trees are provided with a root protection buffer, compliant with current standards.
Open spaces / play areas

Open spaces and play areas play a vital role in creating a positive urban environment. These places offer similar benefits as those mentioned in the trees/planting section with the added benefit of fostering community and gathering; thus creating lively places in the neighbourhood. The following outlines essential guidelines when dealing with open spaces and play areas.

- Place them within walking distance of their intended users;
- Make them central places for community gatherings;
- Make buildings look over them;
- Provide some purposeful areas such as play, rest, sport and community;
- Avoid creating hidden spots;
- Aim for quality fittings and materials.

Figure 151: Local park in Timber Hill road, showing an attractive response to topography whilst also providing different activities and areas.
**Town centre developments**

- Proposed developments within the urban centres should maintain the existing façades rhythm, have a consistency in rooflines, varied and narrow plot frontages and continued diversity of built form;

- Future development should employ an appropriate height and building form that reflects the existing urban grain;

- The scale and massing of new proposals need to be considered in terms of impact at street level in addition to appearance from more distant views within the area;

- The design and density of new developments should respect the historic heritage of the town and maintain and enhance the town centre feeling;

- New buildings which employ the imitation of historic architectural styles, using cheaper modern materials and a lack of consideration to proportion and massing of local historic buildings, should be considered less appropriate in these instances.

*Figure 152: Some examples showing the architectural style and landscape treatments in the town centres*
Hillside development

- Buildings in hillside/valleyside development will have to be scattered in the landscape to preserve the fragmented nature of development and to preserve the prevalent woodland character;
- Groups of trees should not be cleared to open views from buildings on hillsides;
- Between different platforms of development a tree buffer should be added to ensure the separation of built form and to ensure the predominance of the woodland character and distant views to woodland;
- Building footprints should follow the topography contours and the heights stepdown following said topography;
- Properties should be scattered and fragmented in frontage or rear elevations to avoid the impression of continuous development overlooking from the hills towards the valley;
- At the higher points of the hills, the roofline should be below the tree ridgeline.

Figure 153: Diagram showing the desire for properties to respond to topography, keep and add to the trees and woodland feel by screening properties and allow for views and glimpses to and from the woodland.
Use of environmental & energy efficient solutions

More and more technologies dealing with energy efficiency, waste and services are being incorporated into buildings. In some cases these are retrofits to older properties. This section deals with the principles of what is known as “green building”, and their effect on the appearance of buildings.

Rainwater Harvesting

This refers to the systems which allow the storage and capture of rainwater as well as those enabling the reuse in-situ of grey water. These systems involve pipes and storage devices that could be unsightly if added without an integral vision for design. Therefore some design recommendation would be to:

- Conceal tanks by cladding them in materials complementary to the main building;
- Use contrasting but attractive materials or finishing for pipes;
- Combine landscape/planters with water capture systems;
- Consider using underground tanks;
- Utilise water bodies for storage, which in turn could be an attractive feature (e.g. pond).

Figure 154: Different solutions for rain water harvesting that are well integrated with the building.
Solar roof panels

The visual impact of photo voltaic (solar) panels on roof areas can be a matter of concern for homeowners, particularly for historic buildings and conservation areas. The following design solutions can be considered:

On new builds:
- Design this feature from the start, forming part of the design concept. Some attractive options are: solar shingles and photovoltaic slates;
- Use the solar panels as a material in their own right;

On retrofits:
- Analyse the proportions of the building and roof surface in order to identify the best location and sizing of panels;
- Aim to conceal wiring and other necessary installations;
- Consider introducing other tile or slate colours to create a composition with the solar panel materials;
- Conversely, aim to introduce contrast and boldness with proportion. For example, there has been increased interest in black panels due to their enhanced attractive features. Black solar panels with black mounting systems and frames can be an appealing alternative to blue panels.

Figure 155: Different approaches to solar panels; all aiming to make a feature of these.
Green roofs & walls

Green roofs and walls, which are good for drainage and biodiversity, can be an attractive and environmentally beneficial design feature. Whether they are partially or completely covered with vegetation, their design should follow some design principles such as:

- Where applicable plan and design this feature from the start;
- Develop a green roof that is easy to reach and maintain;
- Ensure the design, materials and proportions complement the surrounding landscape;
- Helps to integrate the building with the countryside;
- Design comprehensively with other eco-designs such as water harvesting and pavements;
- Use them to improve a dull urban element such as a blank wall.

Figure 156: Images showing ways to use green roofs and walls.
Permeable pavements

Paved areas at the front of buildings add to the composition of the building. Permeable paving should not only perform the primary function of filtering water into the ground but also:

- Respect the material palette of the building;
- Help to frame the building;
- Create an arrival statement;
- Be in harmony with the landscape treatment of the property;
- Help define the property boundary.

Waste storage

With modern requirements for waste separation and recycling, the number and size of household bins has increased. Recommended solutions for storing bins include:

- Create a specific enclosure of sufficient size for all the necessary bins;
- Place it within easy access from the street and, where possible, able to open on the pavement side to ease retrieval;
- Refer to the materials palette to analyse which would be a complementary material;
- Use it as part of the property boundary;
- Add to the green feel by incorporating a green roof element to it;
- It could be combined with cycle storage.

Figure 157: Use permeable paving that complements the building’s materials.

Figure 158: Creation and use of waste storage using timber and planting to create an effect of order and to contain the myriad of bins.
Post boxes and deliveries storage
- Flats and housing (including converted houses) must be provided with lockable individual post boxes as well as secured deposit for parcel deliveries;
- Individual homes should have a post box. This could be recessed or added on. It should complement the aesthetics of the main dwelling.

Cycle storage
- Create a specific enclosure of sufficient size for bikes. The size will depend on the size of dwelling, but as a general rule it should be at least one space per bedroom;
- If not built as part of an enclosure, make sure there are racks or hoops to secure the bikes;
- Whether covered or open, place the spaces so that retrieval and manoeuvring is easy;
- Refer to the materials palette to analyse which would be a complementary material;
- Use it as part of the property boundary;
- Add to the green feel by incorporating a green roof element to it;
- It could be combined with waste storage.
Extensions and plot infill

This section considers the form and design of individual buildings in the context of extensions and infill. It is beyond the scope of this guide to foresee every eventuality, but some basic principles should apply as follows:

- Design must respond to its context. However, this does not mean that design of new extensions must copy earlier styles. Generally buildings should reflect the time of their design;

- New houses should respond to modern trends but with quality design and materials, not a pastiche of the dominant forms of housing from different eras in history;

- Yet, if a traditional design approach is followed, then it must be correctly proportioned and detailed and use historically appropriate materials;

- Analyse if a new infill proposal is likely to obstruct an established view and what can be done to mitigate this;

Figure 159: Traditional house form and a modern interpretation respecting the context and precedent.

Figure 160: Cluster of dwellings in Caterham showing a strong contextual precedent that need to be considered for infill and extension design proposals.
- A subservient extension should be consistent in terms of proportion and roof shape with the main building. Roof overhangs and proportionality, gable treatment and chimneys should be consistent with those of the main building.

- Windows should be well-proportioned and well-related within the elevation and generally, where appropriate, should match those of the house.

- Avoid encroachment or overlooking onto neighbours amenity space;

- Similarly, avoid creating loss of natural light to neighbouring properties;

- Consider improving the planting buffer between properties to address visual intrusion.
Avoid inadequate parking provision or site vehicular access proposals. This means that were a parking space is required at the front of property, alternative ways of landscape and property delineation should be presented;

Avoid excessive loss of existing garden space/amenity through plot sub division. While this is difficult to quantify given the variety of situations and layouts, a rule of thumb of a larger proportion of garden vs. the area of the property should apply;

Avoid the loss of trees and/or hedges of significant size that contribute to the character of the neighbourhood. Appropriate distances should be observed when placing new buildings close to trees in order to protect the roots;

Materials used in extensions and infill should reflect the local palette (see next section for specific material pallete for each character area).
3.3. Design guidelines by Character Area

This section outlines the main design features of each Character Area. The design features are illustrated by means of photographs of the area in question and are considered positive examples.

Not all character areas will necessarily cover the same issues as all are different. Emphasis will be made on what makes the area unique or different.

Where they exist, guidance on the smaller Neighbourhood Character Areas is included in this section. The plan in figure 23 shows the relationship between the two.

Figure 161: Map showing the Character Areas defined as part of the study and the smaller Neighbourhood Character Areas identified by the neighbourhood plan steering group
Character Area 01: Rural Fringe

Layout and groupings

- The predominant feel for this area should be of low density with nucleated or isolated developments enveloped within a woodland setting;

- Streets should tend be linear with gentle meandering which follow the topography of the site;

- New road layouts should reflect the rural development patterns within the area;

- Buildings should be organised along main roads or clustered in small pockets following the topographic features of the area;

- Buildings should be well set back from main roads and lanes to preserve the sense of spaciousness and the rural character of the area.

- Along the more remote and isolated rural lanes, buildings should be further set back from the road to preserve the enclosed character of the wooded lanes

- The area should show a pattern of large detached family homes and bungalows sitting in large plots within the valley with visually permeable, vegetated or low walled boundaries;

- If a higher number of dwellings need to be introduced within the area, they should be fully integrated within the surrounding developments in term of layout and massing. Buildings should be sympathetic in size and scale and infill development should not be too large, dense or visually intrusive.
Views

1. New buildings and extensions should be scattered in the landscape to preserve the far reaching views along or across the various valley including views towards central London and south towards the ridge of the North Downs;

2. Distance between properties should be comparable to other neighbouring properties to preserve the character of isolated development enveloped within the woodland belt and to allow glimpses of woodland through the properties.
Buildings, architecture and appearance

- Height: new buildings should match the height of surrounding properties and should not generally exceed two to three storeys;

- Roof and chimney type: properties should match variations of a hip roof with chimneys punctuating the roofline;

- Fenestration: windows should match the pattern of the surrounding properties with solid wall predominating over voids and windows with a vertical and rectangular proportion;

- Gutters and pipes: gutters and pipes should aim to complement the line of the roof and match with a colour that is subservient to the main roof;

- Front gardens and parking areas: large and well vegetated front gardens should be provided within the plot. Car parking areas should not dominate and should be well screened by landscape and vegetation.

Figure 164: Some examples showing the architectural style and landscape treatments in the area
Boundary treatment

1. Properties should have a generous front and rear garden surrounded by hedgerows and mature trees;

2. Properties should have sizeable setbacks from the road especially in isolated rural lanes;

3. Buildings and property boundaries facing the street should be defined by well vegetated front gardens with a mixture of hedges, brick walls, high quality timber fences and country fencing;

4. Streets, in particular rural lanes should be designed with verges and large trees.
Materials

This page shows the main materials identified in the area. New buildings, refurbishment and extensions should reflect the palette of materials found locally.

A combination of materials can be used to enhance the appearance.

ROOFS

- Tiles
- Pantiles

WALLS

- Red brick
- Flint
- Render

GROUND

- Gravel
- Setts
- Grass/stone
Detailing

1. Varied roof form accentuated by chimneys;
2. Change of material within the same colour family as in main wall material;
3. Detailing on facades using timber or bricks;
4. Rendered facades;
5. Mullion windows.
Character Area 02: Queen’s Park & Chaldon

Layout and groupings

− The predominant feel should range between low density detached developments to high density terraced houses;

− Streets layout should be linear or gentle curved;

− Queen’s Park Neighbourhood Character Area has a distinctive Edwardian character - a layout and setting that should be protected;

− Proposed build form should be sympathetic to the existing Edwardian style of built form and should respect the existing scale, height and material palette;

− Buildings layout should follow the gently undulating topography of the area and the predominant linear format arrangement along main roads;

− Residential properties should be set back from the street behind large hedges or low brick wall and plots should have generous front gardens and vegetated boundaries.
Views

1. The area has a number of long distance views between mature trees towards the countryside that should be preserved;

2. Future developments should respect views over or between houses on the steeply sloping area;

3. Views towards the spire of St Mary’s Church, which is visible from many locations, should be preserved and enhanced.
Buildings, architecture and appearance

- Height: new buildings should match the height of surrounding properties and should not generally exceed two-three storeys;

- Roof and chimney type: properties should match variations of a hip roof with chimneys punctuating the roofline.

- Fenestration: windows should match the pattern of the surrounding properties with solid wall predominating over voids and windows with a vertical and rectangular proportion;

- Predominant architectural style: some areas have a predominant Edwardian style that should be preserved;

- Gutters and pipes: gutters and pipes should aim to complement the line of the roof and match with a colour that is subservient to the main roof;

- Front gardens and parking areas: large and well vegetated front gardens should be provided within the plot. Car parking areas should not dominate and should be well screened by landscape and vegetation.

Figure 167: Some examples showing the architectural style and landscape treatments in the area.
**Boundary treatment**

1. Future development should provide or retain green verges, front gardens with trees, soft boundary treatments and low red brick walls;

2. Buildings should have front gardens with a mixed boundary treatments, to preserve predominant leafy aesthetic of the streets;

3. Streets should be lined with street trees, green verges, enclosed hedges and other soft boundary treatments.
Materials

This page shows the main materials identified in the area. New buildings, refurbishment and extensions should reflect the palette of materials found locally.

A combination of materials can be used to enhance the appearance.
Detailing

1. Varied roof form accentuated by chimneys;
2. Detailing on facades using timber or bricks;
3. Rendered facades;
4. Bow windows;
5. Facade details (e.g. change of brick pattern).
Character Area 03: Caterham-on-the-Hill West

Layout and groupings

- The area contains a mixture of developments with differing structure and layout which can be broadly defined by Caterham Barracks, the post-war developments and modern village style developments in cul-de-sac arrangement; however, the predominant feel is of a high density residential area;

- New developments should respect the well-established scale, size, rhythm and material pallet of the surrounding existing developments;

- Development should maintain the development line with dwellings set back from the road at a regular distance;

- Proposed development in proximity to heritage assets and Conservation Areas should preserve and respect the existing built form, height and scale of the setting.
Views

1. New development should respect the urban views over the rooftopscape of the surrounding residential areas including church spires;

2. The mid-range views created by changes in topography of the surrounding wooded or open rural landscapes should be protected and enhanced;

3. Future development should respect views from the northern boundary of the RAF Kenley Aerodrome development and views towards the golf course and the undulating rural landscape.
Buildings, architecture and appearance

- Height: The area contains a mixture of developments with differing building heights. New buildings should match the height of surrounding properties and should not generally exceed 2 to 4 storeys;

- Roof and chimney type: properties should match variations of a hip roof with chimneys punctuating the roofline;

- Fenestration: windows should match the pattern of the surrounding properties;

- Predominant architectural style: There is a mixture of architectural styles, features, materials and ages in the area; however there is a consistency of height and scale that should be protected and where possible enhanced. A strong precedent is set by the former barracks as a distinctive typology.

- Gutters and pipes: gutters and pipes should aim to complement the line of the roof and match with a colour that is subservient to the main roof;

- Front gardens and parking areas: front and back garden size varies a lot throughout the area; however, where possible, well vegetated front gardens should be provided. Car parking areas should not dominate the urban landscape and should be well screened by landscape and vegetation.

Figure 172: Some examples showing the architectural style and landscape treatments in the area
Boundary treatment

1. Streets should be designed with green verges and front gardens to soften the urban area;

2. Development should protect and enhance pockets of green space and continue the green verges along streets by maintaining the line of boundaries;

3. Development should preserve and enhance front gardens and residential street trees and provide boundary treatments typically found in the area; Where possible new developments should include street tree planting and tree planting in front and back gardens.
Materials

This page shows the main materials identified in the area. New buildings, refurbishment and extensions should make reference to these.

A combination of materials can be used to enhance the appearance.

Proposals in proximity to the historic urban centre of Caterham-on-the-Hill should employ a sympathetic materials palette.
**Detailing**

1. Gable roof with gabled ends;
2. Red or yellow brick facades with brick detailing and occasional decorative red hung-tile;
3. Cream colour rendered façades;
4. Brindle bricks with brick panels in detailed herringbone patterns with timber detailing;
5. Flint walls.
Character Area 04: Caterham-on-the-Hill East

Layout and groupings

- The area has a low to medium density development character mainly made up of detached homes that should be preserved;

- Primary roads should be linear and orientated north to south with smaller connecting roads running perpendicular;

- Buildings should be set back from the road and provide generous plot sizes with front and back gardens;

- Proposals for new developments should employ a scale of built form and materials which is sympathetic to the existing surrounding development;

- New developments, infill and extensions should preserve the remaining heritage assets, be sensitive to their surroundings and not compromise the existing large vegetated back gardens.
Views

1. The area is relatively flat and therefore views are limited by built form and vegetation; However, new developments should maintain the visual connection and integration with the wooded areas and green spaces;

2. Long channelled views along the road corridors should be respected and enhanced to maintain the soft verdant character of the area;

3. Short range views between houses that allow views towards trees and back gardens should be respected;

4. Long distance views along Whyteleafe Road towards open countryside and wooded ridgelines should be protected and where possible enhanced.
Buildings, architecture and appearance

- Height: The area contains a mixture of developments with differing building heights. New buildings should match the height of surrounding properties and should not generally exceed 2 to 3 storeys;

- Roof and chimney type: properties should match variations of a hip roof with chimneys punctuating the roofline;

- Fenestration: windows should match the pattern of the surrounding properties;

- Predominant architectural style: There is great architectural diversity in styles, ages and building materials including several examples of Scandinavian style buildings, Victorian buildings and a mixture of vernacular architectural styles and materials; however there is a consistency of height and scale that should be protected;

- Gutters and pipes: gutters and pipes should aim to complement the line of the roof and match with a colour that is subservient to the main roof;

- Front gardens and parking areas: Buildings have generous front gardens and driveways with a verdant backdrop. Car parking areas should not dominate the urban landscape and be well screened by landscape and vegetation.

Figure 175: Some examples showing the architectural style and landscape treatments in the area
Boundary treatment

1. Design proposals for developments should maintain and enhance the tree planting along the streets and include trees in front and back gardens to create and maintain a leafy street scene;

2. Road proposals should provide mature trees and verges to create a verdant backdrop and corridors along the long, relatively straight roads;

3. Proposals for this area should include well vegetated boundaries defined by hedgerows, brick walls and mature trees.
Materials
This page shows the main materials identified in the area. New buildings, refurbishment and extensions should reflect the palette of materials found locally.
A combination of materials can be used to enhance the appearance.
Detailing
1. Flint walls with red brick detailings;
2. Decorative roof dormers;
3. Diamond leadlight windows;
4. Gable ends and timber bargeboards;
5. Bay windows;
6. Red hanging tile façades;
7. Render façades with black timber beams.
Character Area 05: Whyteleafe Valley Side

Layout and groupings

- The low density residential character and the surrounding rural/semi-rural landscape should be preserved and where possible enhanced;
- New residential developments should line road corridors and be separated by large areas of woodland and open spaces;
- Development should be in keeping in layout, form and staggered up slopes on residential streets;
- New developments should seek to conserve, and if possible, enhance the buffer separating Caterham-on-the-Hill from Whyteleafe and Caterham Valley urban centres;
- Development within the Whyteleafe Semi-Rural Neighbourhood Character area should reflect the surrounding density, mass and height;
- Proposals for new developments should contain large detached houses well set back from the road behind generous front gardens or large driveways;
- Back gardens in the area should be large and well connected with the wider green network.
**Views**

1. Proposed development should maintain or enhance the wooded valley sides and ridges which preserve the rural setting;

2. Development should sit below the surrounding existing tree line to maintain rural views from across the valley.
Buildings, architecture and appearance

- Height: The area contains a mixture of developments with differing building heights. However, new buildings should match the height of surrounding properties and should not generally exceed 2 to 3 storeys;

- Roof and chimney type: properties should match variations of a hip roof with chimneys punctuating the roofline;

- Fenestration: windows should match the pattern of the surrounding properties;

- Predominant architectural style: A number of examples of Edwardian period houses built in an Arts and Crafts architectural style, Victorian and vernacular architectures survive within the area along with other different styles not associated with neighbouring properties; However there is a consistency of height and scale throughout the area that should be protected;

- Gutters and pipes: gutters and pipes should aim to complement the line of the roof and match with a colour that is subservient to the main roof;

- Front gardens and parking areas: Buildings have generous front gardens and driveways with a verdant backdrop. Car parking areas should not dominate the urban landscape and be well screened by landscape and vegetation;

- The use of poor quality materials and design in an attempt to recreate historic architectural styles in the area should be avoided.

Figure 178: Some examples showing the architectural style and landscape treatments in the area
Boundary treatment

1. Properties should tend to have boundary treatments such as hedgerows, fences, flint walls, green verges and mature trees to preserve the sense of enclosure of the area;

2. New buildings should be nestled within a leafy setting to preserve the remote and rural character of the area;

3. Proposals in the area should be concealed by dense woodland screening the views of houses;

4. Hedgerows or rows of trees should be used to separate adjacent properties and the road;

5. Boundaries along roads should have lines of mature trees and dense low vegetation to preserve the appearance of country lanes.
Materials

This page shows the main materials identified in the area. New buildings, refurbishment and extensions should reflect the palette of materials found locally.

A combination of materials can be used to enhance the appearance.
Detailing

Houses are often bespoke with a mix of many different styles and features.

1. Flint walls with red brick detailings;
2. Hipped or M-shaped roofs;
3. Red and dark red tiles;
4. Bay windows;
5. Hanging tiles;
6. Gable roof and gable end;
7. Render façades with black timber frame beams.
Character Area 06: Whyteleafe and Caterham Valley Bottom

See page 110 for guidance on town centre developments.

**Layout and groupings**

- The predominant feel on this area should be of low to medium density, set within the valley bottom and slopes;
- This area is heavily influenced by the valley topography and proposals for new developments should maintain the characteristic layout of buildings stepped up the slopes, integrating into the hillsides;
- Residential streets should tend to run parallel with or perpendicular to the valley bottom;
- On main roads buildings should follow a linear layout that aligns with two main factors: the valley topography and roads;
- Residential properties on the valley slopes generally run parallel with the valley with vegetated banks above and below the road;
- Proposed developments should maintain the rhythm in the urban centres through consistency in rooflines, varied, narrow plot frontages and continued diversity of built form;
- Developments should maintain a buffer of separation between the urban centres to prevent the loss of localised identity.
Views

1. Developments along streets parallel to the valley, should ensure views over or between the rooflines from adjacent streets are maintained;

2. New developments should not obstruct medium and long distance views towards the tree lined ridges and the wooded valley;

3. New development in Whyteleafe and Caterham urban centre should preserve the present open views and glimpses between buildings to the hillsides and wooded skyline beyond.
Buildings, architecture and appearance

- Height: new buildings should be consistent with the surrounding context and sensitive to the nearby properties;

- Roof and chimney type: properties should match variations of a hip roof with chimneys punctuating the roofline;

- Fenestration: solid wall should predominate over voids and windows have a vertical and rectangular proportion;

- Predominant architectural style: there is a range of historic architectural styles, use of materials and local vernacular which creates a strong urban texture; Older, historic buildings of architectural merit shall be conserved and enhanced, and provide references to inspire new design;

- Gutters and pipes: gutters and pipes should aim to complement the line of the roof and match with a colour that is subservient to the main roof;

- Front gardens and parking areas: well vegetated front gardens should be provided and car parking areas should not dominate and be well screened by landscape and vegetation;

Figure 181: Some examples showing the architectural style and landscape treatments in the area
**Boundary treatment**

1. Developments should maintain front gardens and the existing boundary treatments along residential streets;

2. Proposed developments set above road level that include characteristic sloping vegetated front gardens or banks are more likely to be acceptable;

3. Developments should maintain and enhance the wooded valley sides and green corridors along railways;

4. Design proposals for developments in urban areas should maintain green verges and green infrastructure lining the streets.
Materials

This page shows the main materials identified in the area. New buildings, refurbishment and extensions should reflect the palette of materials found locally.

A combination of materials can be used to enhance the appearance.

**ROOFS**
- Tiles
- Pantiles

**WALLS**
- Red brick
- Yellow bricks
- Flint
- Render

**GROUND**
- Gravel
- Setts
- Grass/Stone
Detailing
1. Flint panel detailing with red brick detailing;
2. Hipped or gable roofs;
3. Bay windows;
4. Red bricks and red tiles;
5. Ironmongery fence;
6. Yellow brick with red brick decorations;
7. Render façades with black timber beams.
Character Area 07: Wooded Caterham Valley

Layout and groupings

- The predominant feel on this area should be of low to medium density, set within woodland in an undulating topography;
- On main roads buildings should follow a linear layout that aligns with two main factors: topography contours and roads;
- Buildings form a strong linear form defining blocks where the large majority of buildings face the road;
- The majority of the area should show a pattern of detached dwellings providing generous amount of space around them to keep separation from other properties;
- The areas closer to the centre (i.e. below Grange Road) can show semi-detached and terraced dwellings that should be designed to read as a single building;
- If a higher number of dwellings needs to be introduced (e.g. in the form of apartments), buildings should read as larger houses in the style and massing of surrounding properties.
Views

1. New buildings and extensions will have to be scattered in the landscape;

2. Distance between properties should be comparable to other neighbouring properties to provide the feel of dwellings set in a woodland setting;

3. Properties should ‘step down’ following the topography and to allow glimpses of woodland through the properties.
Buildings, architecture and appearance

- Height: new buildings should match the 2 to 3 storeys envelope of surrounding properties;
- Roof and chimney type: most properties should match variations of a hip roof with chimneys punctuating the roofline.
- Fenestration: solid wall should predominate over voids and windows have a vertical and rectangular proportion;
- Predominant architectural style: varied with Victorian and Edwardian properties but with a predominant arts and crafts / early 20th century feel;
- Gutters and pipes: new properties as well as future refurbishment and extensions should aim to conceal pipework where possible. Gutters should aim to complement the line of the roof and with a colour that is subservient to the main roof;
- Front gardens and parking areas: large and well vegetated front gardens should be provided. Car parking areas should not dominate and be well screened by landscape and vegetation;
- Some properties proving flatted accommodation closer to the centre (below Grange Road) will tend to be higher density. These should also aim to blend into the general feel of well designed properties and generous landscaped surroundings.

Figure 184: Some examples showing the architectural style and quality expected for new dwellings and landscape treatments
**Boundary treatment**

1. Properties should have substantial front and rear gardens;

2. Buildings and property boundaries facing the street should form a strong building alignment;

3. Properties should have sizeable setbacks from the road;

4. The edge of property should be defined by materials such as brick, hedges, ironmongery, high quality timber work and country fencing; panel fencing should be avoided at the front of property;

5. Where possible, streets should be designed with verges and trees.

*Figure 185: Map showing typical properties with substantial front gardens and desirable boundary treatments such as: 1. hedge, 2. country fencing, 3. red brick and ironmongery. 4. strong landscape and planting.*
Materials
This page shows the main materials identified in the area. New buildings, refurbishment and extensions should make reference to these.

A combination of materials can be used to enhance the appearance.

ROOFS
- CLAY SLATE
- PANTILES
- METAL CLADDING

WALLS
- RED/YELLOW BRICK
- FLINT
- RENDER

GROUND
- GRAVEL
- SETTS
- GRASS/STONE
Detailing

1. Varied roof form accentuated by chimneys;
2. Detailing on facades (e.g. change of brick pattern);
3. Framing brickwork with timber;
4. Window framing using quoins;
5. Change of material within the same colour family as in main wall material;
6. Use of porches;
7. Timber doors;
8. Rake edge to match the existing materials and colour palette;
3.4. General questions to ask and issues to consider when presented with a development proposal

This section provides a number of questions against which the design proposal should be evaluated. The aim is to assess all proposals by objectively answering the questions below. Not all the question will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution. As a first step there are a number of ideas or principles that should be present in the proposals.

**The proposals or design should:**

1. Integrate with existing paths, streets, circulation networks and patterns of activity;
2. Reinforce or enhance the established village character of streets, squares and other spaces;
3. Respect the rural character of views and gaps;
4. Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
5. Relate well to local topography and landscape features, including prominent ridge lines and long distance views.
6. Reflect, respect and reinforce local architecture and historic distinctiveness;
7. Retain and incorporate important existing features into the development;
8. Respect surrounding buildings in terms of scale, height, form and massing;
9. Adopt contextually appropriate materials and details;
10. Provide adequate open space for the development in terms of both quantity and quality;
11. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
12. Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
13. Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
14. Positively integrate energy efficient technologies

Following, there are number of questions related to the design guidelines outlined later in the document.

**Street Grid and Layout**

- Does it favour accessibility and permeability over cul-de-sac models? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

**Local Green Spaces, Rural Views and Character**

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site and, in particular, are trees on wooded slopes protected?
- Has the proposal been considered in its widest context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal affect the trees on or adjacent to the site?
- How does the proposal affect on the character of a rural location?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?

**Gateway and Access Features**
- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between villages?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

**Buildings Layout and Grouping**
- What are the typical groupings of buildings?
- How have existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

**Building Line and Boundary Treatment**
- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Have the appropriateness of the boundary treatments been considered in the context of the site?

**Building Heights and Roofline**
- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Would a higher development improve the scale of the overall area?

**Corner Buildings**
- Are the buildings in block corners designed to have windows addressing both sides of the corner?
- Have blank walls been avoided?
- Are landscape and boundary treatments enhancing the corner of a block?

**Building Materials and Surface treatment**
- What is the distinctive material in the area, if any?
- Does the proposed material harmonise with the local material?
- Does the proposal use high quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
**Car Parking solutions**

- What parking solutions have been considered?
- Is car parking dealt with on site where possible?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?

**Sustainability, Eco Design, waste and services**

- Is development designed with flood resilience and sustainable urban drainage in mind?
- What effect will services have on the scheme as a whole?
- Can the effect of services be integrated at the planning design stage, or mitigated if harmful?
- Has the lighting scheme been designed to avoid light pollution?
- Has adequate provision been made for bin storage, waste separation and relevant recycling facilities?
- Has the location of the bin storage facilities been considered relative to the travel distance from the collection vehicle?
- Has the impact of the design and location of the bin storage facilities been considered in the context of the whole development?
- Could additional measures, such as landscaping be used to help integrate the bin storage facilities into the development?
- Has any provision been made for the need to enlarge the bin storage in the future without adversely affecting the development in other ways?
- Have all aspects of security been fully considered and integrated into the design of the building and open spaces? For standalone elements (e.g. external bin areas, cycle storage, etc.) materials and treatment should be or equal quality, durability and appearance as for the main building.
- Use of energy saving/efficient technologies should be encouraged
- If such technologies are used (e.g. solar, panels, green roofs, water harvesting, waste collection, etc.), these should be integrally designed to complement the building and not as bolt-ons after construction.

**Architectural Details and Contemporary Design**

- If the proposal is within a conservation area, how are the characteristics reflected in the design?
- Does the proposal harmonise with the adjacent properties? This means that it follows the height massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
- If a proposal is an extension, is it subsidiary to the existing property so as not to compromise its character?
- Does the proposal maintain or enhance the existing landscape features?
- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?
4. Delivery

The Design Guidelines will be a valuable tool for in securing context-driven, high quality development at the same time as preserving those characteristics that make the Caterham, Chaldon and Whyteleafe area a special place. They will be used in different ways by different actors in the planning and development process, as summarised in the following table.

<table>
<thead>
<tr>
<th>ACTOR</th>
<th>HOW THEY WILL USE THE DESIGN GUIDELINES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicants, developers and landowners</td>
<td>As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought. Where planning applications require a Design and Access Statement, the Statement should explain how the Design Guidance has been followed.</td>
</tr>
<tr>
<td></td>
<td>As a reference point, embedded in policy, against which to assess planning applications.</td>
</tr>
<tr>
<td></td>
<td>The Design Guidelines should be discussed with applicants during any pre-application discussions.</td>
</tr>
<tr>
<td>Parish Councils and Neighbourhood Forum</td>
<td>As a guide when commenting on planning applications, ensuring that the Design Guidance is followed.</td>
</tr>
<tr>
<td>Community organisations</td>
<td>As a tool to promote community-backed development and to inform comments on planning applications.</td>
</tr>
<tr>
<td>Statutory consultees</td>
<td>As a reference point when commenting on planning applications.</td>
</tr>
</tbody>
</table>
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