

Limpsfield Conservation Area Appraisal and Management Plan Webinar 10th November 2020

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Surrey County Council**

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Introduction

Limpsfield Conservation Area Appraisal and Management Plan (CAAMP)

One of the most important commitments made by the Parish Council in the Limpsfield Neighbourhood Plan was to work with Tandridge District Council to prepare a Conservation Area Appraisal to provide guidance on the character of the area and the way in which new development should be planned and designed.

The Parish Council also committed to prepare a Management Plan setting out how the area can be enhanced and respond to issues identified in the Limpsfield Heritage and Character Assessment.

We are delighted to have engaged the services of Martin Higgins and Chris Reynolds from Surrey County Council's Historic Environment Planning team to manage this important project on behalf of the Parish Council.

The webinar and presentation this evening is the first of several public consultations in the CAAMP preparation process, which we hope to complete by the end of Q2 2021.

We thank you for taking the time to participate this evening and we look forward to receiving your comments and feedback.

John Thompson, Chairman Limpsfield Parish Council

Introduction

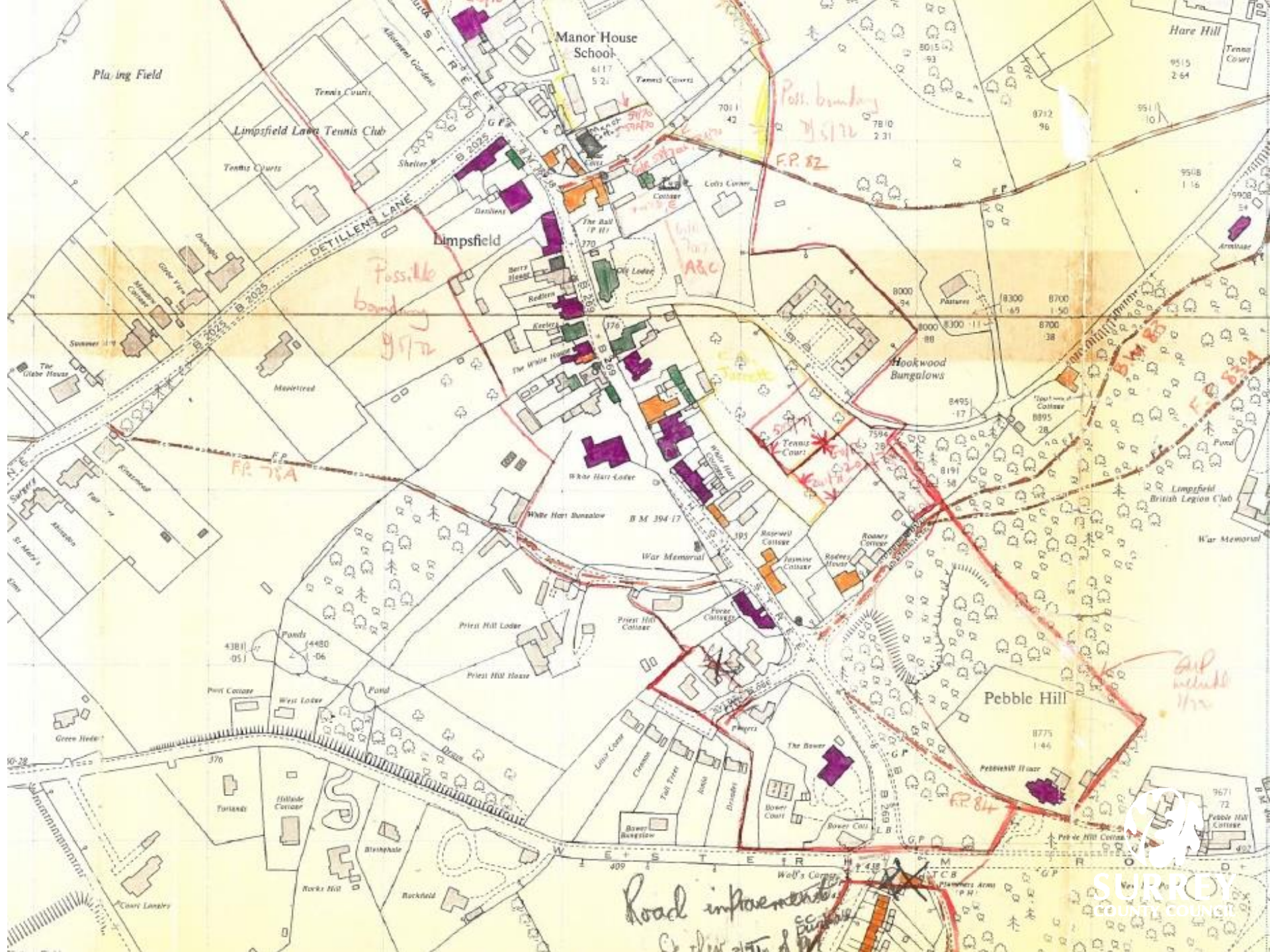
- Why is an appraisal necessary?
- What is a Conservation Area?
- What is a Conservation Area Appraisal?
- What is a Management Plan?
- How will the process work?



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Why is a Conservation Area Appraisal needed?



Plumpton Field

Manor House School

6117
521

Dimpfield Lawn Tennis Club

Tennis Courts

Tennis Courts

Shelter

DETILLEN'S LANE

Dimpfield

Possible boundary
9572

Poss. boundary
9512
F.P. 82

Hare Hill

9515
264

Tennis Court

9511
10

0712
96

9518
116

9920
54

Armstrong

8000
94

8300
11

8700
150

8000
88

8300
11

8700
38

Hookwood Bungalows

8495
17

8895
28

8191
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Pebble Hill

8775
146

Pebble Hill House

9671
72

Pebble Hill Cottage

9671
72

Pebble Hill Cottage

9671
72

Pebble Hill Cottage

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Pebble Hill Cottage

9671
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Road improvements
see plan of 1911

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What is a Conservation Area?

- An area of “**special architectural or historic interest**”
- “the character or appearance of which it is desirable to preserve or enhance”
- Recognises all features – not just buildings





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What is an Appraisal?

- Defined under Historic England Advice Note 1
- Defines the special interest of a historic area
- Evaluates how specific features demonstrate the special interest through their character and appearance
- Defines clearly what is special about an area and can be used as a material consideration in decisions
- Informs the Management Plan



Special Interest and Current Policy

The Special Interest section will briefly summarise why Limpsfield Village is of historic or architectural interest. This will likely focus on:

- The administration of Limpsfield Manor in the 12th century
- The development of medieval hall houses in the 15th and 16th century
- The founding in 1770 and decline Turnpike Trust
- The high quality vernacular buildings in the village

This will be followed by the policy context of Conservation Areas.



Location and Character

The section will consider the context of Limpsfield including:

- Geography
- Topography
- The wider setting of the village
- Geology
- Key sites
- Activities carried out in the village





Archaeology and History

- AHAP
- HER Data
- Documentary sources
- Map regression



Spatial Analysis

- Street and plot pattern
- Open spaces
- Landscaping
- Key views
- Focal points
- Boundary treatments
- Setting
- Public realm



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For
F
and s

Building Assessment

- Building types
- Scale and massing
- Form
- Architectural styles
- Features
- Materials





Audit of Heritage Assets



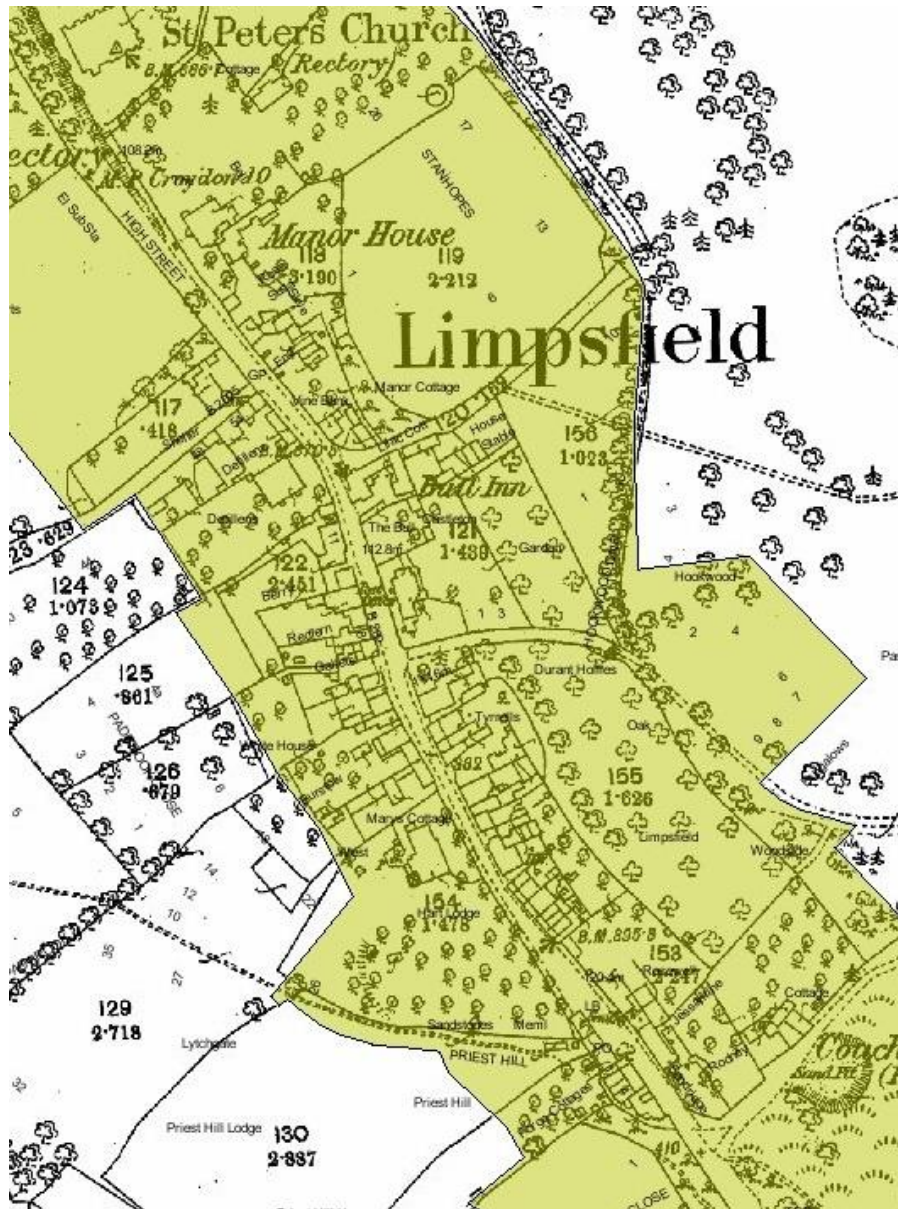
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Issues and Opportunities

- Traffic and parking
- Extensions and new buildings
- Inappropriate alterations
- Planting
- Paving
- Traditional materials



Boundary Changes



What is a Management Plan?

- Reviews the Appraisal
- Schemes of Preservation and Enhancement
- Policies for the Conservation Area
- Article 4 Directions



Schemes for Preservation and Enhancement

- Based on 'Issues and Opportunities'
- Undertaken incrementally as funds allow or through 3rd party funding
- 'Wish List' for local area



Policies

- Building design height and materials
- Key views
- Protecting setting
- Shopfronts
- Materials

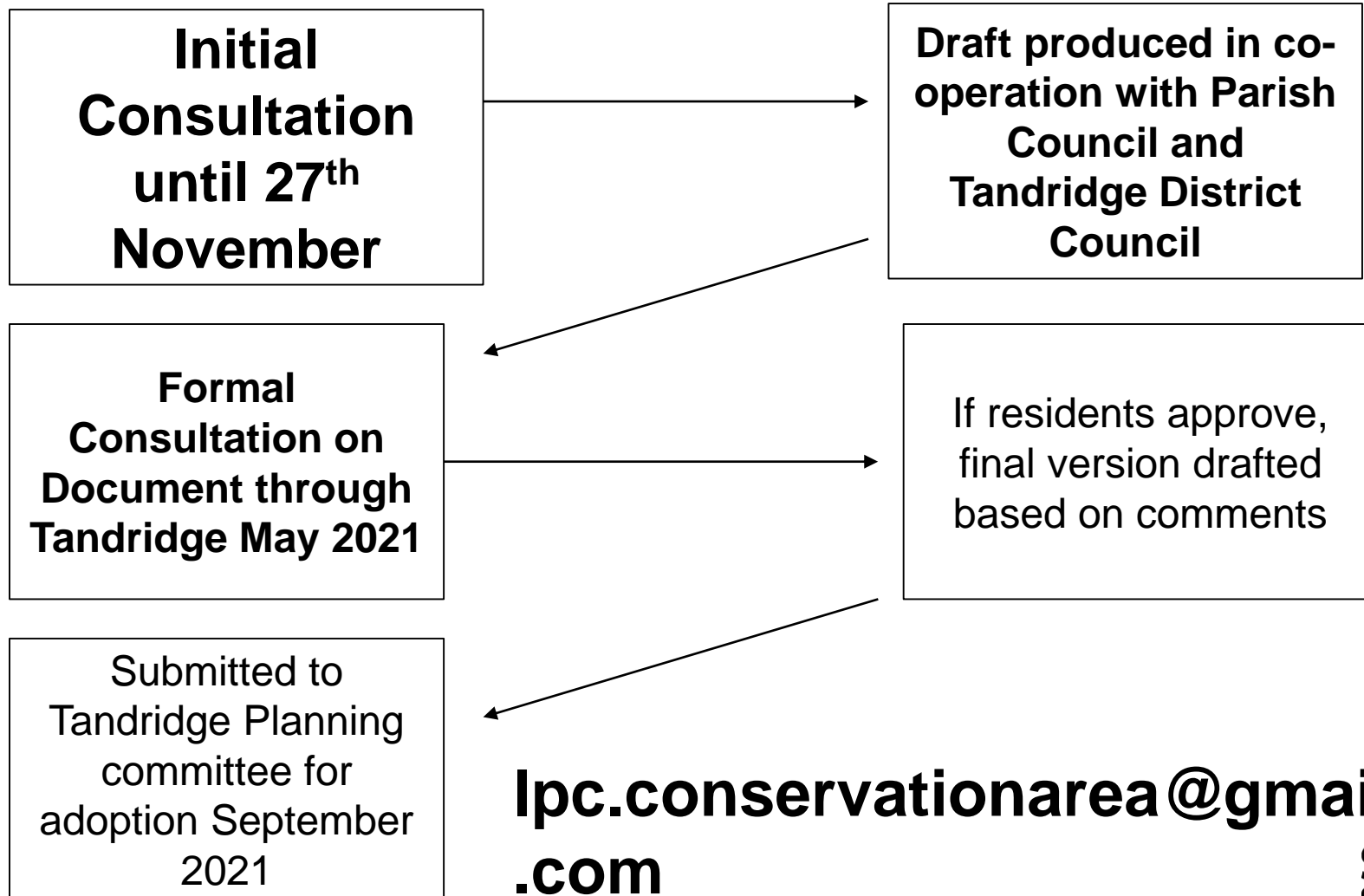


Potential Article 4 Directions

- Limiting permitted development rights
- Represent a 'wish list' for the future
- Important to have residents' views



How Will the Process Work?





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