

# Caterham, Chaldon & Whyteleafe

Design Guidance and Codes

**Final report**  
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## Quality information

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## Revision History

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# 1. Introduction

Through the Department for Levelling Up, Housing and Communities (DLUHC) Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support for the Caterham, Chaldon, and Whyteleafe Neighbourhood Plan. The support is intended to provide design guidance and codes based on the character and local qualities of the four parishes to help ensure future development, particularly housing, complements the Neighbourhood Area's (NA) existing character.

## 1.1 Purpose of this document

This document sets out design guidance and codes based on the existing features of Caterham Valley, Caterham-on-the-Hill, Chaldon and Whyteleafe parishes. The document is intended to sit alongside the Neighbourhood Plan to provide guidance for applicants preparing proposals in the NA and as a guide for the Neighbourhood Plan Implementation Group (CCWNPIG) and Tandridge District Council (TDC) when considering planning applications.

### 1.1.1 What is Guidance versus Codes?

Design guidance identifies how development can be carried out in accordance with good design practice. Design **codes** are requirements that provide specific, detailed parameters for development. Proposals for development within the NA should demonstrate how the guidance has informed the design and how the design codes have been complied with. Where a proposal cannot comply with a code (or several) a justification should be provided.

## 1.2 Process



Figure 01: Steps undertaken to produce this document.



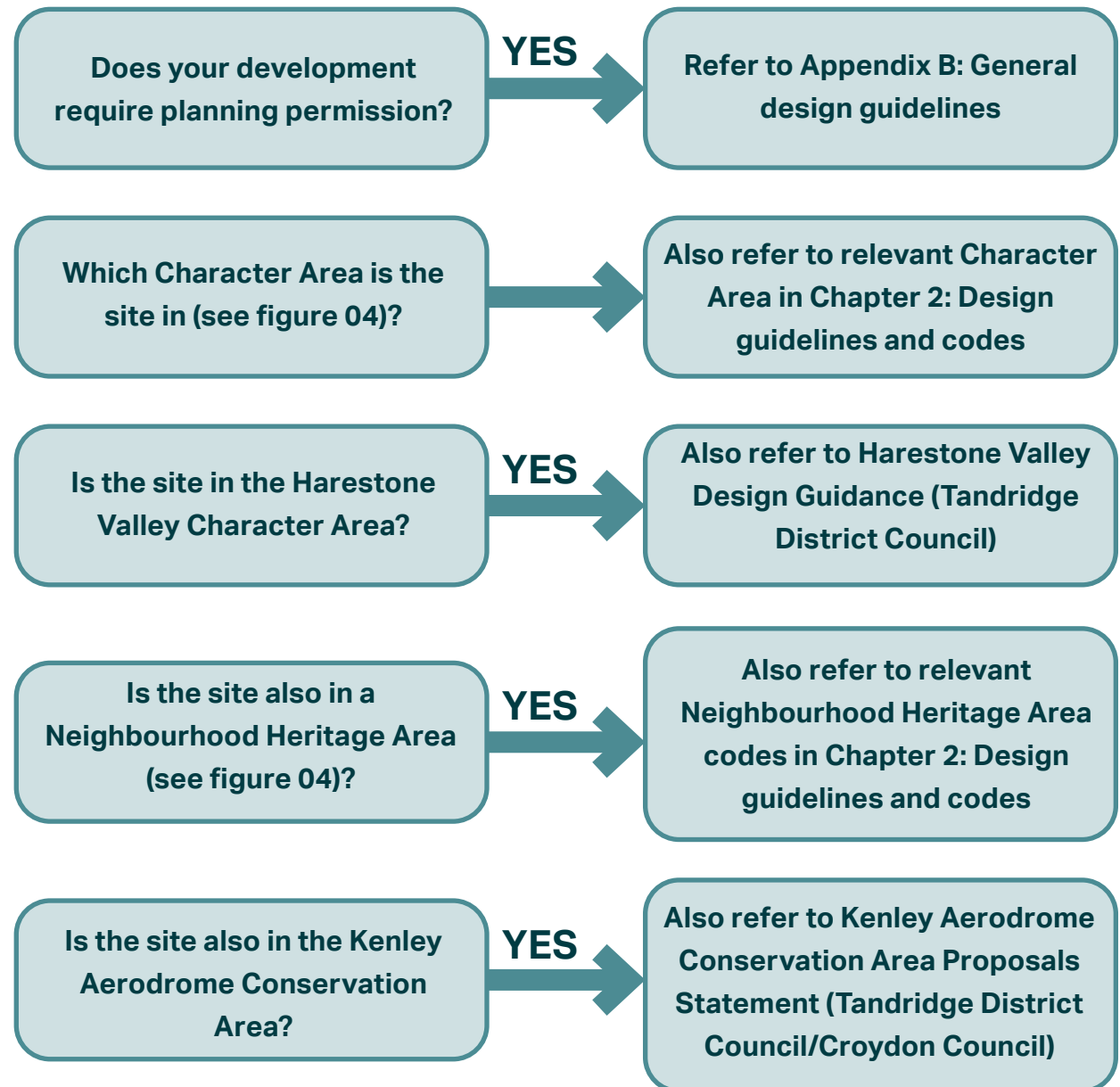
## 1.3 How to use this document

This document sets out an evidence base for the Caterham, Chaldon and Whyteleafe Neighbourhood Plan and it is recommended that the guidance and codes are embedded within the forthcoming plan as policy.

As well as providing certainty to the local community, the design guidance and codes in this document should give more certainty to developers, as they will be able to design a scheme that is reflective of community aspirations.

This document is organised to provide area specific design guidance and codes through the use of specified Character Areas and Neighbourhood Heritage Areas.

What follows is a diagram of how to use this document and which sections to refer to for relevant design guidance and codes:



## 2. Design guidelines and codes

This section outlines the main design features of each Character Area, including the corresponding Neighbourhood Heritage Areas within these. The design features are illustrated by means of photographs of the area in question and are considered as positive examples.

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

For further details on best practice general design guidance refer to Appendix B of this report.

### 2.1 Character Area profile overview

Each of the seven Character Areas, and seven Neighbourhood Heritage Areas that sit within them, are outlined in detail in the following sections. These are followed by Character Area specific guidelines.

The seven Neighbourhood Heritage Areas were specially chosen and outlined by the CCWNPIG as significant local designations. Specific, detailed text was provided by the group and is summarised in this chapter. These areas are also outlined on the map within *Figure 04* overleaf.

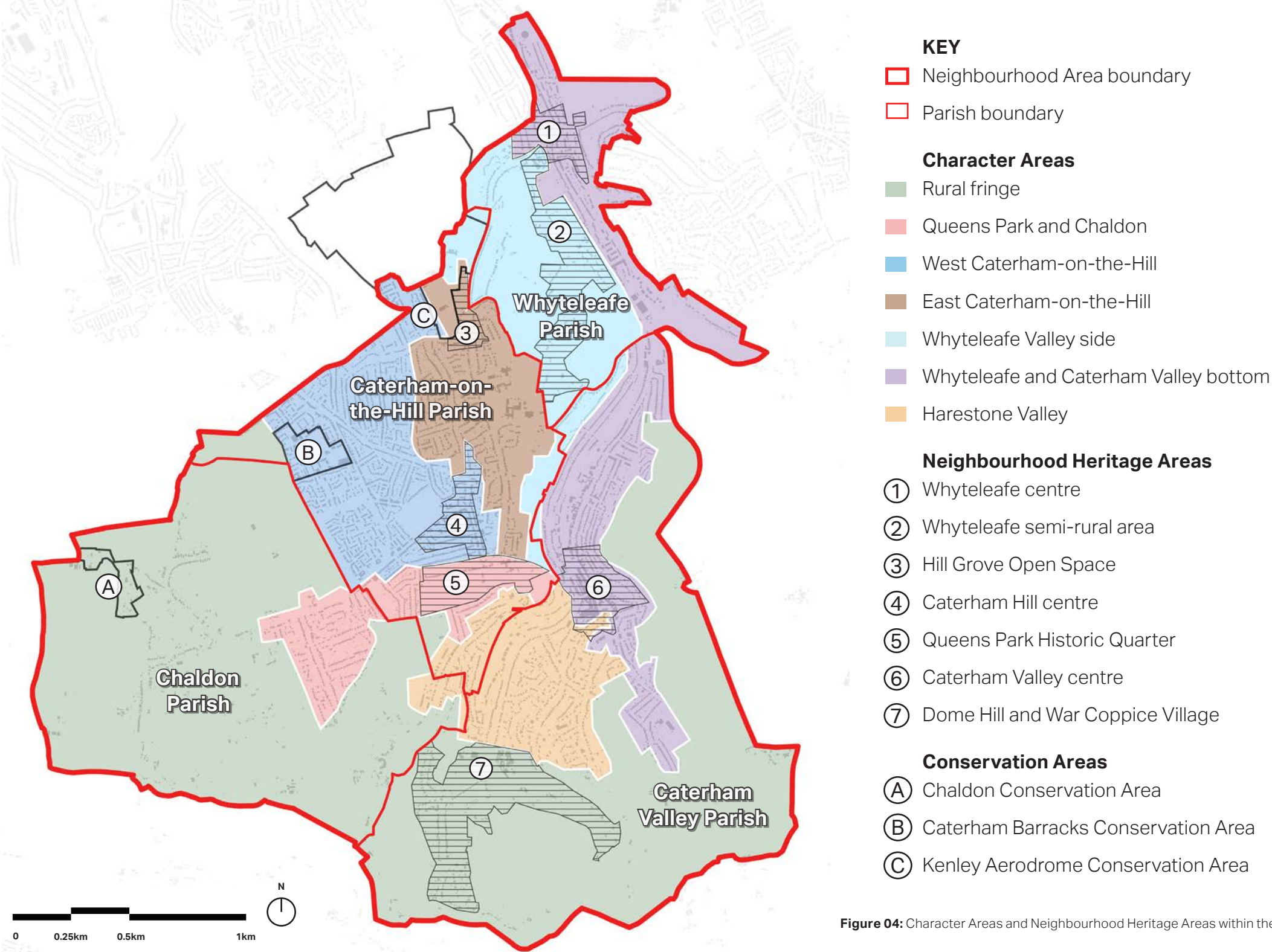
The Neighbourhood Heritage Areas are accompanied by area specific **codes**. The detailed parameters for these are highlighted in **bold** for development. Proposals for development within the Neighbourhood Heritage Areas should demonstrate how the guidance has informed the design and how the design codes have been complied with, or otherwise provide a justification.



**Figure 03:** Photo of St Mary's Church taken from Character Area 2 Queens Park & Chaldon.



**Figure 02:** Photo of Timber Hill Recreation Ground taken from Caterham Valley centre Neighbourhood Heritage Area.



**Figure 04:** Character Areas and Neighbourhood Heritage Areas within the NA.



## 2.2 Key design parameters for developers to follow

What follows are key design parameters for developers to adhere to when applying the guidelines and codes outlined in this chapter:

- *Engage proactively with the Neighbourhood Forum in the emerging design process, so that local priorities are recognised before an application is finalised;*
- *Ensure that the design is informed first by local need. For homes, this is set out in the TDC Housing Strategy. A mix of dwellings is desirable with an emphasis on more affordable 2/3 bedroom town houses and semi-detached (rather than large detached or flats);*
- *When optimising built density, ensure that it is appropriate for the locality without overcrowding the plot. As per government guidance, relevant design factors include local building typologies, historic character, natural light, green infrastructure, amenity space and infrastructure capacity (including flood risk);*
- *A sustainable development will have a plot ratio (of built form) that ensures a significant percentage site area of communal green space designed for people and wildlife. Existing mature trees and planting should be*

*retained wherever possible. The landscaping design needs to demonstrate a site biodiversity net gain;*

- *Built form should be in keeping, enhancing the distinct character of each Character Area (as described in the design guide). Ensure that the width, depth, bulk, massing, height, roofscape, separation distances and layout of new buildings and access are well proportioned and not visually over-dominant;*
- *Quality materials and detailing that reflect local vernacular styles can transform the visual appeal of both traditional and modern architecture without adding significantly to cost;*
- *Within the Neighbourhood Heritage Areas, give serious consideration to restoring and repurposing existing character buildings rather than demolishing them. Conserving and enhancing local heritage has a strong role to play in making these areas more attractive, thus supporting local businesses and economic regeneration;*
- *Because of local geology and topography, all four Parishes have a history of surface and groundwater flooding which is likely to worsen with climate change. This can have a devastating effect on lives and properties. Therefore the design of all new buildings*

*should demonstrate that any risk to or from the development can be mitigated. A well-designed development should include a sustainable drainage scheme for surface and foul water (SuDS) submitted with the planning application (including the results of soakage tests);*

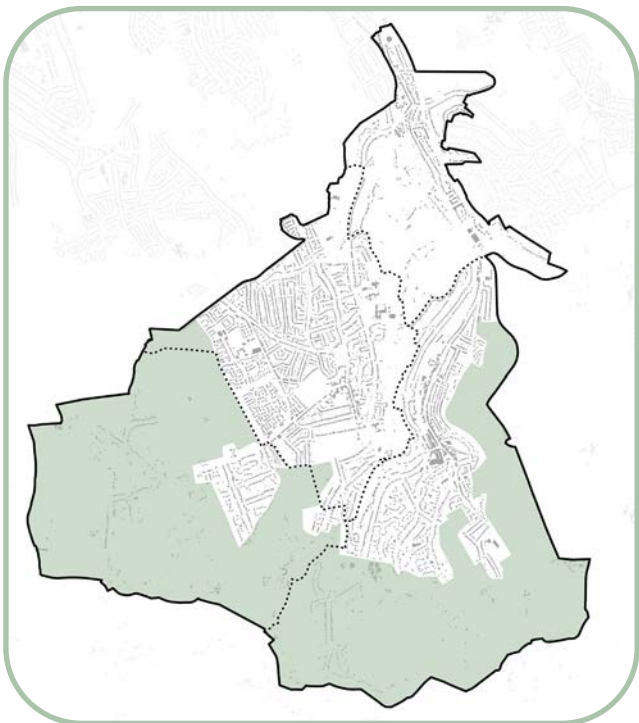
- *The design of all new buildings should include the latest national standards and recommendations for carbon reduction. Internal layout should be flexible and adaptable, to meet the changing lifestyle needs of future occupants (eg working from home v. growing families v. older or less able residents); and*
- *All the built up areas suffer from increasingly congested on-street parking, affecting pedestrians, cyclists and drivers alike. Until more sustainable means of transport improve, the on-site parking standards set out in the TDC SPD should be adhered to. This may present design challenges. Residential garages that are too small for modern cars create wasted space. Similarly, crowded front parking courts detract from appearance and potentially, safety. If the design cannot achieve the adopted parking standards successfully, then the proposal may be too dense for the plot.*



## 2.3 Rural fringe

This Character Area includes Chaldon Conservation Area, Dome Hill and War Coppice Village Neighbourhood Heritage Area and all the properties in Weald Way, Woodland Way, Dome Hill, Dome Hill Peak and Aldercombe Lane. Its boundary largely follows that of the county wide landscape character assessment (outlined in *Section 2.4.2*).

The key characteristics of CA.1: Rural Fringe are as follows:



**Figure 05:** CA.1: Rural Fringe boundary.

Feature	Description
Character	The predominant feel for this area should be of low density with nucleated or isolated developments enveloped within a woodland setting.
Pattern of development	Nucleated settlements nestled within a vegetated setting including Neighbourhood Heritage Areas: in Chaldon, Dome Hill and Weald Way and War Coppice Garden Village. Additionally there are scattered isolated farmsteads or clustered low density housing with large plots within the valleys.
Land use	A mixture of pastoral land and horse paddocks, swathes of woodland and woodland belts with isolated developments enveloped within. Residential land comprises small settlements, the largest settlement being Chaldon. Additionally there is Chaldon Church, Glebe House care home, village hall, the Surrey National Golf Club golf course and recreation ground and Six Brothers Field, which is used by a cricket club and local Scout Group. Schools in the area include Caterham School, Caterham Preparatory School and St Peter and St Paul Church of England Infant School.
Topography	Topography of this character area is generally made up of a series of hills and valleys. The North Downs chalk ridge lies at approximately 200m AOD (Above Ordinance Datum) 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. The boundary of the study area is defined by a rounded ridgeline which is approximately 235m AOD at its highest point.
Views and local green spaces	Designated local green spaces include Valley Sports Ground and Six Brothers Field. Local views include: 2 - Tollsworth looking east to Chaldon and Chaldon looking west to Tollsworth; 3 - from Chaldon Church across Rook Lane towards Tollsworth; 4 - from the North Downs Way by Willey Farm towards Chaldon Common Road and Roffes Lane; 5 - character land to the west of Queen's Park, on the Caterham-Chaldon Border and the former golf course; 6 - from Surrey National Golf Course east towards Caterham Hill; 7 - from War Coppice Road by "The Mound" looking north east across Harestone Valley; 8 - 360 view of the Viewpoint; 9 - from Upper

Feature	Description
<b>Views and local green spaces (continued)</b>	Tupwood Lane by "The Chalet" looking over the A22 towards Tillingdown; 10 - from Public Footpath (Harestone Hill) looking South West over the end of Harestone Valley towards Old Park Woods and the North Downs; 11 - Caterham School with Old Park Woods beyond, at the end of Harestone Valley; 12 - from Tillingdown across A22 to Markfield and Stanstead beyond; and 15 - White Knobs Park looking East, with Tillingdown in the background.
<b>Connectivity and road networks</b>	Long distance trails include the North Downs Way, Downlands Circular Walk, London Loop and the Tandridge Border Path. A cycleway follows Weald Way and War Coppice Road before leaving the LCA toward a crossing point on the M25 on Whitehill Lane. 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. Caterham Bypass (A22) is a dual carriageway that runs north to south along the valley bottom in the eastern part of the area.
<b>Vernacular</b>	Housing 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. Within Chaldon 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.



**Figure 07:** Southward panoramic view from Caterham Viewpoint.



**Figure 06:** Glebe House a care home in Chaldon.



**Figure 08:** Caterham Preparatory School.

## CA.1 Rural fringe design guidance

Based on the high-level assessment of the Character Area the following design guidance should be applied for all development within the Rural Fringe. In addition to these, more site-specific analysis and **codes** are provided for the Dome Hill and War Coppice Village Neighbourhood Heritage Area which must be applied by developers unless there is a justifiable reason otherwise.

**CA.1.01** *The predominant feel for this area should be of low density residential with nucleated or isolated developments enveloped within a woodland setting;*

**CA.1.02** *New road layouts should reflect the rural development patterns within the area. Street layout should tend to be linear with gentle meandering that follows the topography of the site;*

**CA.1.03** *Buildings should be well set back from main roads and lanes to preserve the sense of spaciousness and the rural character. Along the more remote rural lanes, buildings should be further set back from the road to preserve the enclosed character of the wooded lanes;*

**CA.1.04** *The area should show a pattern of large detached family homes and bungalows that sit in large plots within the valley with visually permeable, vegetated or low walled boundaries. Car parking areas should not dominate and should be well screened by landscape and vegetation;*

**CA.1.05** *New buildings and extensions should be scattered in the landscape to preserve the far reaching views along or across the various valleys, including views towards central London and south towards the ridge of the North Downs. Distance between properties should be comparable to other neighbouring properties to allow glimpses of woodland;*

**CA.1.06** *Streets, in particular rural lanes, should be designed with verges and large trees. Property boundaries facing the street should be defined by well vegetated front gardens with a mixture of hedges, mature trees, brick walls, high quality timber fences and country fencing.*

**CA.1.07** *New buildings should match the height of surrounding properties and*

*should not generally exceed two to three storeys. Properties should match variations of a hip roof with chimneys punctuating the Roofline; and*

**CA.1.08** *Vernacular detailing such as a change of material within the same colour family as the main wall material or facade detailing using brick or timber should be utilised. Building materials common to the area include red brick, flint, light render, hang tiles and timber. Roofs commonly use handmade clay tiles or pantiles. Additionally, windows should have mullions to add extra detailing to the facade.*



**Figure 09:** Long views of wooded areas along valleys, such as this one from viewpoint 12 within the CA, should be preserved.



# Neighbourhood Heritage Area codes

## Dome Hill and War Coppice Village

Theme	Codes
Density	The current density within the Neighbourhood Heritage Area is <b>currently low</b> . New development <b>must not significantly increase this present low density</b> so as to disrupt the rural character of this area.
Settlement pattern	Along Dome Hill, Aldercombe Lane and Dome Hill Peak there is a linear ribbon development across long, straight to gently curving no-through roads. <b>New development must preserve this settlement pattern, avoiding overly complex, sinuous cul-de-sac development.</b> Along Woodland Way, Weald Way and Harestone Hill, dwellings are more irregular, dispersed and isolated. <b>New development must preserve this pattern so as to retain the rural character of the area and not infringe on the views of the wooded hillside landscape.</b>
Setback	Dome Hill has a highly regular building line with a <b>setback of approximately 15 metres and wide, deep back gardens</b> . Aldercombe Lane and Dome Hill Peak are slightly more irregular with <b>setbacks between 10-20 metres and typically larger back gardens</b> . <b>These setbacks must be preserved to retain the green backdrop along the hillside.</b> Weald Way, Woodland Way and Harestone Hill are much more irregular with varied setbacks, typically with the latter having a much smaller setback. <b>These setbacks should remain irregular to preserve the rural landscape character.</b>
Heights and roofline	There is a <b>consistent building height of 2–2.5 storeys</b> (including roof dormers) and <b>new development must not exceed these building heights</b> . Dome Hill features a consistent hipped roof and front facing gable and along Woodland Way and Weald Way is a much more consistent use of <b>gable roofs, often with large gable dormers, that should be referenced by future neighbouring development.</b>
Vernacular	Properties along War Coppice Road, Weald Way and Woodland Way consists of <b>Arts and Crafts architectural styles with distinct black and white detailing</b> , with white render and black timber beams being a prominent feature. Properties along Dome Hill, Dome Hill Peak and Aldercombe Lane are in a <b>1930's rusticated cottage style</b> which heavily feature high-quality materials such as hand-made clay tiles, old bricks and oak framing. <b>This creates a strong sense of place that should be referenced through all future development.</b>



Figure 10: Dome Hill and War Coppice Village within CA.1.

*This area comprises 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 building standards 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 area is that the context within the green infrastructure of the valley creates 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.



**Figure 14:** Weald Way, which drops down to Harestone Valley Road. Copyright: Peter Trimming.



**Figure 15:** House on junction of Weald Way with War Coppice Road. Copyright: N Chadwick.



**Figure 11:** Harestone Valley Road. Copyright: Peter Trimming.



**Figure 16:** School sports pitch looking West from Harestone Valley Road. Copyright: David Cumberland.



**Figure 12:** North Downs Way on War Coppice Road showing dwellings along the sloped topography. Copyright: David Anstiss.



**Figure 13:** Weald Way in late autumn. Copyright: Peter Trimming.

## 2.4 Queens Park & Chaldon

This Character Area includes the park and all properties on the north side of Queen’s Park Road, Heath Road Allotments and the properties bordering this, a large cluster of properties between Roffes Lane and Rook Lane and Queens Park Historic Quarter Neighbourhood Heritage Area. Its boundary largely follows the open green space, adjacent roads and properties along these.

The key characteristics of CA.2: Queens Park & Chaldon are as follows:

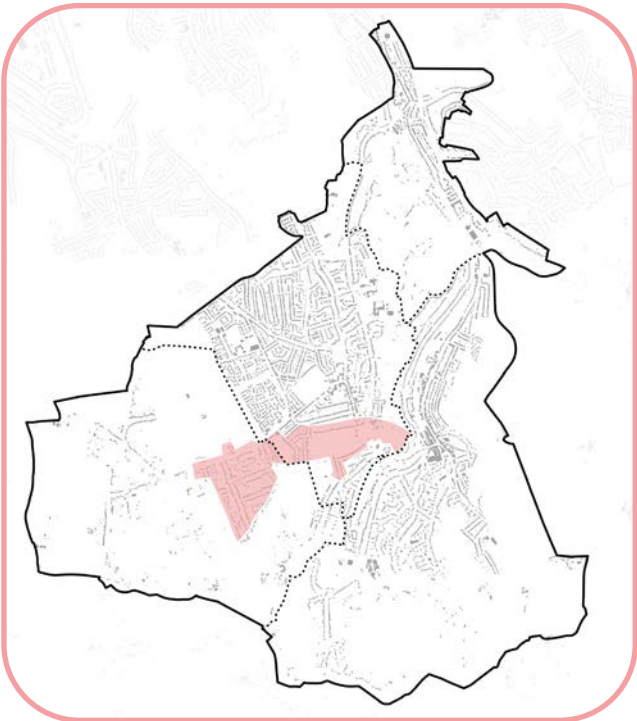


Figure 17: CA.2: Queens Park & Chaldon boundary.

Feature	Description
Character	The predominant feel should range between low density detached developments to high density terraced houses.
Pattern of development	The roads and properties are generally arranged in a linear format and the houses are stepped back which give the properties a layered texture and add rhythm to the street scene. Roffes Lane winds around the edge of the character area. Some infill developments have created cul-de-sacs such as Fryern Wood, Birchcroft Close, High Standing and Lavender Close which are narrow, meandering streets.
Land use	The area primarily consists of low density residential development which increases in density to the west within the character area closer to the village of Chaldon. Queen’s Park is the largest green space in the Character Area with Queen’s Park Pavilion, play area, numerous pitches and courts for various sports. Another large green space behind back gardens of plots on Heath Road is home to a series of allotments for local residents. Additionally the Caterham Dene Hospital and grounds is a community asset within the area.
Topography	The 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 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 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.
Views and local green spaces	Designated local green spaces include Church Road Burial Ground and Queens Park. Local views include: 14 - Waller Lane looking up to Caterham Hill and looking down to Caterham Valley; 31 - Westway Common looking north towards Hill Library and Westway 32 - Dene Field looking west towards St Mary’s Church; 33 - view of Queen’s Park west towards Wood Lane and east towards Church Hill; and 34 - 360 degree view of the old flint lodge to former Caterham Court, now Manor Avenue.
Connectivity and road networks	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-



Feature	Description
Connectivity and road networks (continued)	on-the-Hill and links with Church Road (B2030) which connects to Caterham town centre. 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. 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.
Vernacular	West of Roffes Lane residential properties are set back from the street behind large hedges or low brick walls. These properties are a mixture of bungalows and two storey with facades of red brick, red hung tiles, single or double gable ends and bay windows. East of Roffes Lane the development includes detached, semi-detached and a small number of terraced farm cottage style houses in a range of architectural styles and periods. Large, two to 2.5 storey detached, Edwardian houses with large gable ends and 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.



Figure 18: View along Heathway toward St Mary's Church spire.



Figure 19: Lawn bowls green, one of Queens Park's numerous sporting facilities.  
Prepared by AECOM



Figure 20: Street trees, green verges, front gardens and soft boundary treatments create a leafy atmosphere for the area.



Figure 21: A large Edwardian style dwelling located along Queen's Park Road overlooking the park.

## CA.2 Queens Park & Chaldon design guidance

Based on the high-level assessment of the Character Area the following design guidance should be applied for all development within Queens Park and Chaldon. In addition to these, more site-specific analysis and codes are provided for the Queens Park Historic Quarter Neighbourhood Heritage Area which must be applied by developers unless there is a justifiable reason otherwise.

**CA.2.01** *The predominant feel should range between low density detached to high density terraced houses;*

**CA.2.02** *Street layout should follow the gently undulating topography of the area and the predominant linear format arrangement along main roads with linear/ gently curved layouts along cul-de-sacs;*

**CA.2.03** *Properties should be set back from the street to provide large and well vegetated front gardens. Car parking should not dominate the plot and should be well screened by landscape and vegetation;*

**CA.2.04** *Future development should respect views over or between houses*

*on the steeply sloping areas. There are a number of long distance views between mature trees towards the country side that should be preserved. Additionally, Views towards the spire of St Mary's Church, should be preserved and enhanced;*

**CA.2.05** *Development should provide or retain green verges, front gardens with trees, soft boundary treatments and low red brick walls. Streets should be lined with street trees, green verges, enclosed hedges and other soft boundary treatments to preserve predominant leafy aesthetic of the streets;*

**CA.2.06** *Houses should match the height of surrounding properties and should not exceed two-three storeys. Properties should have variations of hipped roofs with chimneys punctuating the roofline;*

**CA.2.07** *Some areas have a predominant Edwardian style that should be preserved. This includes vernacular detailing such as detailing on facades using timber or bricks, rendered facades with exposed timber structures and bow windows; and*

**CA.2.08** *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 should aim to complement the line of the roof and match with a colour that is subservient to the main roof.*



**Figure 22:** Views of St Mary's Church spire as a backdrop to Queens Park should be protected by all development.



# Neighbourhood Heritage Area codes

## Queens Park Historic Quarter

Theme	Code
<b>Density</b>	The current density within the Neighbourhood Heritage Area is approximately <b>10 dwellings per hectare</b> . New development <b>must not significantly increase this present low density</b> so as to disrupt the formal character of this area.
<b>Settlement pattern</b>	Along Queen's Park Road there is <b>a strict formal linear settlement pattern that must be preserved by all new development</b> to retain the historic Edwardian layout and setting of this area.
<b>Setback</b>	The setback on Queen's Park Road is highly regular, with <b>all dwellings set back approximately 10 metres</b> from the road, with wide deep back gardens that have a back-back alignment with the properties along Court Road. <b>This setback must be preserved by all development to retain the formal character of this area.</b>
<b>Heights and roofline</b>	The building height along Queen's Park Road is <b>consistently between 2–2.5 storeys</b> (including the roof dormer) and <b>new development must follow this pattern to retain the consistent roofline</b> that can be viewed from Queens Park. <b>The roof types are a variety of hipped, gable and double gable</b> , often with a half-hipped roof centred or on one side and a front facing gable adjacent. <b>The roof type for all development within this area should be of a hipped or gabled form consistent with neighbouring properties.</b> Another common appearance are flat roof and gable dormers <b>which could be referenced by all future development.</b>
<b>Vernacular</b>	The properties heavily feature <b>large Edwardian villas</b> that all front Queens Park. The façades are a beige or white render, a white roughcast surface, red brick, black timber beams and red clay hanging tiles. Roof materials are typically of handmade clay tiles. Window types include timber casement windows with white glazing bars. <b>These features create a strong sense of place and should be referenced through all future development.</b>



**Figure 23:** Queens Park Conservation Area within CA.2.

*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.*



**Figure 28:** View of Saint Mary's Church spire.



**Figure 24:** The northern side of the park, with footpath 67 crossing it. Copyright: Derek Harper.



**Figure 29:** Waller Lane, which connects the area directly to Caterham Valley centre towards Caterham Station.



**Figure 26:** Caterham Cemetery. Copyright: Robin Webster.



**Figure 25:** Edwardian villas facing Queens Park along Queen's Park Road.



**Figure 27:** Caterham Dene Hospital. Copyright: Dr Neil Clifton.



## 2.5 West Caterham-on-the-Hill

This Character Area includes part of Manor Avenue and all properties both sides of Church Road, Park Road, High Street and Town End, Caterham Hill centre Neighbourhood Heritage Area and Caterham Barracks Conservation Area. The boundary mostly follows the built up area and adjacent roads.

The key characteristics of CA.3: West Caterham-on-the-Hill are as follows:

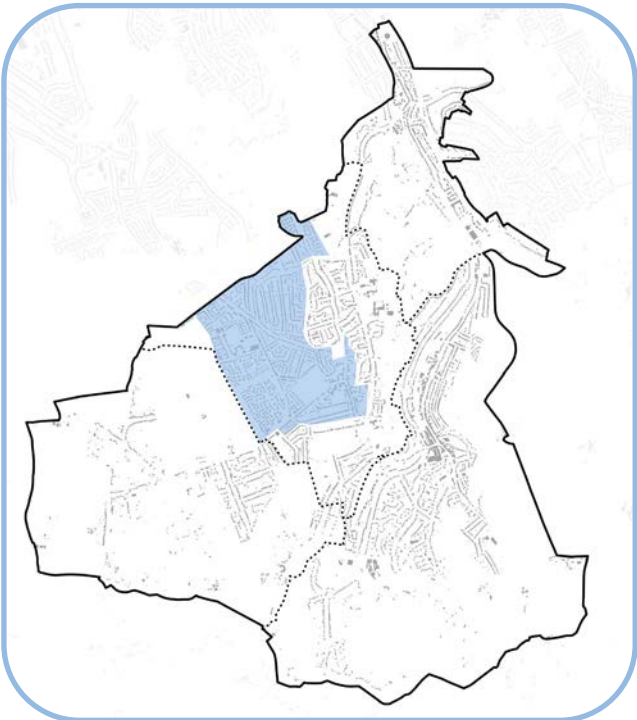


Figure 30: CA.3: West Caterham-on-the-Hill boundary.

Feature	Description
Character	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.
Pattern of development	The network of narrower residential streets east of Coulsdon Road are typically long and straight linear, narrow car-lined streets with small front gardens. Modern village style developments in cul-de-sac arrangement which are relatively self-contained. Caterham Barracks is a well-structured self-contained development of large scale, well-proportioned developments including community features and has a very formal street character. 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.
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. 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 / Coulsdon 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.
Topography	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.

Feature	Description
Views and local green spaces	Designated local green spaces include Westway Common, Le Personne and Banstead Road, York Gate Estate, Hambledon Park Estate, Oakgrove Estate, Fenemore Road linear park and Caterham Barracks development. Local views include: 26 - the Cricket Ground on the old Guards Barracks site, looking north; 27 - chapel on the former Guards Barracks Site; 30 - Westway Common looking north towards Hill Library and Westway; and 35 - from Oakgrove over Green Lane towards Happy Valley.
Connectivity and road networks	Coulsdon Road / Banstead Road (B2030) leads north to Coulsdon and south to Caterham urban centre in the valley bottom. 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 passing between back gardens and connects to Coulsdon and Kenley Common to the west and Buxton Lane to the east.
Vernacular	Caterham Barracks has a mixture of architectural designs 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. Yellow and red brick detailing is repeated throughout, creating coherent and legible architectural style. Recent development south of the aerodrome is uniform in design with red brick buildings, gabled ends and a mixture of detached, semi-detached and terraced houses. Post-war developments are typically comprised of two storey detached buildings with 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. Residential developments east of Coulsdon Road are of two storey detached or semi-detached buildings with occasional bungalows. There is a mixture of architectural styles, features, materials and ages, however there is a consistency of height and scale. The High Street (B2030) has a mixture of two to three storey residential buildings of commercial properties at street level with flats above. There is a mixture of architectural styles and materials including Victorian buildings with red tiles, flint and red brick detailing. A number of 1960's and 1980's buildings which differ from the traditional buildings in materials and form.



Figure 31: Caterham Barracks' uniform, high quality design with formal planting.



Figure 33: Positive example of good quality design found in Oakgrove, Caterham-on-the-Hill.



Figure 32: Positive example of good quality design found in the former barracks site.



## CA.3 West Caterham-on-the-Hill design guidance

Based on the high-level assessment of the Character Area the following design guidance should be applied for all development within West Caterham-on-the-Hill. In addition to these, more site-specific analysis and codes are provided for the Caterham Hill centre Neighbourhood Heritage Area which must be applied by developers unless there is a justifiable reason otherwise.

**CA.3.01** *The predominant feel of the area should refer to the surrounding context. For instance, the post-war layout of the Caterham barracks or the village style developments in cul-de-sac arrangements;*

**CA.3.02** *Front and back garden sizes vary throughout the area, therefore development should maintain the building line of existing context with dwellings set back from the road at a regular distance;*

**CA.3.03** *Proposed development in proximity to heritage assets and Conservation Areas should preserve and respect the existing built form, height and scale of these settings;*

**CA.3.04** *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. Mid-range views created by changes in topography of the surrounding wooded or open rural landscapes should be protected and enhanced;*

**CA.3.05** *New buildings should match the height of surrounding properties and should not generally exceed 2 to 4 storeys. Properties should match variations of a hip roof with chimneys punctuating the roofline and respect the urban views over the roofscape of the surrounding residential areas including church spires;*

**CA.3.06** *There is a mixture of architectural styles, features, materials and ages in the area; however there is a consistency of form and scale that should be protected and where possible enhanced. A strong precedent is set by the former barracks as a distinctive typology to refer to;*

**CA.3.07** *Streets should be designed with green verges and front gardens*

*to soften the urban area. Development should protect and enhance pockets of green space and continue the green verges along streets by maintaining the line of boundaries. Where possible, new developments should include street tree planting; and*

**CA.3.08** *Vernacular detailing such as brindle bricks with brick panels in herringbone patterns, timber detailing and decorative hung tiles on gable ends should be utilised. Mixing materials such as flint walls and red and yellow brick can also enhance development.*



**Figure 34:** Surrounding heritage assets, such as this Grade II Listed Chapel on the former Guards Barracks Site, should be respected by all proposed development.

# Neighbourhood Heritage Area codes

## Caterham Hill centre

Theme	Codes
<b>Density</b>	The density and massing of new development <b>should be informed by those in adjacent sites.</b>
<b>Settlement pattern</b>	Along Chaldon Road, High Street, Park Road and Townend there is a highly regular linear settlement pattern. <b>New development must preserve this settlement pattern, avoiding overly complex, sinuous tandem development</b> so as to retain the historic setting of this area and not infringe on views of heritage assets or diminish their presence from the steetscene.
<b>Setback</b>	The building line in this area is highly regular, with dwellings having little to no setback and being fronted directly onto the street leading to an excess amount of street parking along Park Road. <b>Future development must ensure that there is suitable space for on-plot parking to avoid adding further congestion to these streets.</b> Further north along Townend, dwellings on the east side of the road have much larger setbacks with garden space and on-plot parking and deep back gardens, <b>which must be preserved by all future development.</b>
<b>Heights and roofline</b>	Properties along Chaldon Road that face Westway Common have a strong, consistent roofline of two-storey gable and hipped roofs. Park Road has a slightly stepped height of two-storey dwellings, predominantly featuring gabled roofs. <b>New development must not go above these roofline heights along these roads.</b> Townend and High Street is much more varied with some development reaching 4 storeys, although <b>development should be between 2-3 storeys</b> to preserve the historic setting and heritage assets.
<b>Vernacular</b>	The dwellings along Chaldon Road have consistent features such as uniform brown and yellow brick façades, reoccurring pyramidal dormers on the left and right, typically above double-storey bay windows, chimneys on either end of the roof, decorative lintels and brickwork. <b>These features must be referenced in all future development neighbouring properties along Chaldon Road.</b> There is a historic presence of buildings along High Street which feature detailing such as white render with black timber framing, decorative brickwork, especially on quoins and lintels, timber frames and painted glazing bars and flint detailing, <b>which could all be referenced in new development along this street to enhance the historic heritage.</b>

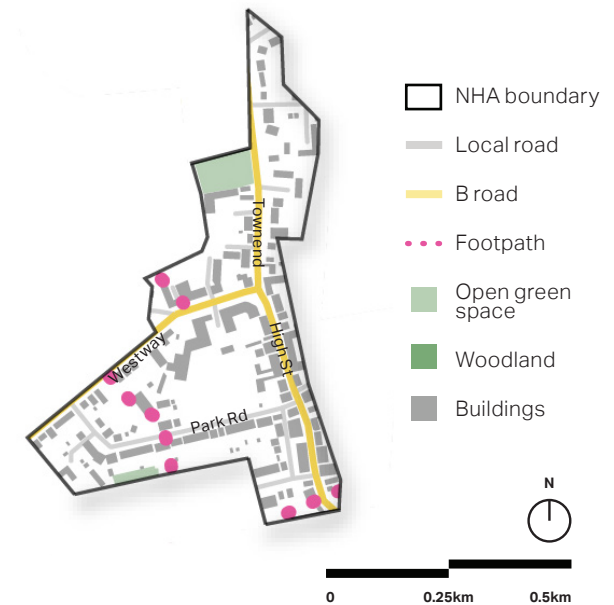


Figure 35: Caterham Hill centre within CA.3.

*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.*





**Figure 41:** Businesses at the Junction of Court Road and Hill Street. Copyright: Peter Trimming.



**Figure 40:** Mixed use buildings along Townend. Copyright: Kurseong Carl.

Prepared by AECOM



**Figure 36:** Site of the original Caterham Fire Engine House with new building built in 1998. Copyright: Peter Trimming.



**Figure 38:** Grade II Listed building (right) that was a former farm house with shop attached, circa 1640. Copyright: John Brightley.



**Figure 39:** The King and Queen pub located at the junction of Park Road and High Street. Copyright: Peter Trimming.



**Figure 37:** Westway Common looking south. Copyright: Dr Neil Clifton.



**Figure 42:** Hillcroft Junior School on the south side of Chaldon Road. Copyright: Dr Neil Clifton.



## 2.6 East Caterham-on-the-Hill

This Character Area includes the Kenley Aerodrome Conservation Area, Hill Grove Open Space Neighbourhood Heritage Area and a large portion of properties adjacent to Whyteleafe Road, Buxton Lane and those east of Foxon Lane. The boundary largely follows the joint parish boundary and the woodland edge to the east of the area.

The key characteristics of CA.4: Caterham-on-the-Hill are as follows:

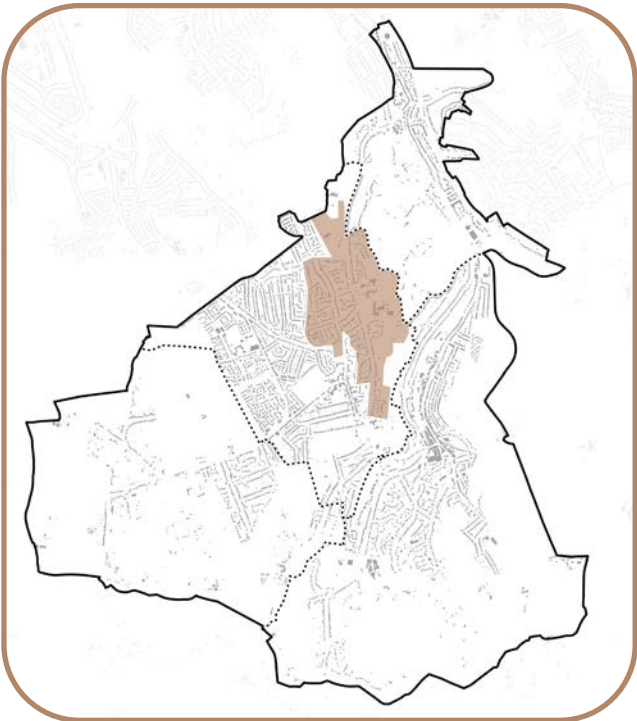


Figure 43: CA.4: Caterham-on-the-Hill boundary.

Feature	Description
Character	The area has a low to medium density development character mainly made up of detached homes.
Pattern of development	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. 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. Cul-de-sac development has infilled back gardens such as: Buxton Avenue; Cedar Park; The Squerries; and Strathmore Close.
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. A large area is occupied by schools and their associated sports buildings and grounds within one large campus: Sunnydown, Audley, St Francis and De Stafford.
Topography	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 north of the LCA has a slightly steeper slope along Salmons Lane.
Views and local green spaces	Designated local green spaces include Hill Grove Open Space and Town End Recreation Ground. Local views include: 25 - Salmons Green looking north towards Whyteleafe Hill and view of Grove House; 28 - Grade 2 Listed Bofors Gun Tower from WWII adjacent to Burntwood Lane on public path leading to Whyteleafe Road looking east towards Woldingham; and 29 - from footpath connecting Burntwood Lane and Whyteleafe Road.
Connectivity and road networks	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. Secondary roads and smaller cul-de-sacs largely run perpendicular to the primary roads and link to the residential areas to the west.

Feature	Description
Connectivity and road networks (continued)	Footpath 63 runs from Buxton Lane to Foxon Lane westwards to Caterham-on-the-Hill and beyond. 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.
Vernacular	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. The cul-de-sac developments Buxton Avenue, Cedar Park, The Squerryes and Strathmore Close 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.



Figure 44: Hill Grove Open Space acting as a green threshold at the northern end of the character area



Figure 45: Large amounts of green infrastructure surrounding plots.  
Prepared by AECOM



Figure 46: Generous detached plots with large front gardens and driveways.



Figure 47: Consistent and well-defined boundary treatments and building setback.



## CA.4 East Caterham-on-the-Hill design guidance

Based on the high-level assessment of the Character Area the following design guidance should be applied for all development within East Caterham-on-the-Hill. In addition to these, more site-specific analysis and codes are provided for the Hill Grove Open Space Neighbourhood Heritage Area which must be applied by developers unless there is a justifiable reason otherwise.

**CA.4.01** *The predominant feel of the area is of low to medium density development mainly made up of detached homes, which should be preserved;*

**CA.4.02** *Street layout 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;*

**CA.4.03** *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;*

**CA.4.04** *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, such as views along Whyteleafe Road towards open countryside and wooded ridgelines. Long channelled views along the road corridors and short range views between houses that allow views towards trees and back gardens should be respected to maintain the soft verdant character;*

**CA.4.05** *Development should maintain and enhance the tree planting along the in front and back gardens and include well vegetated boundaries defined by hedgerows and brick walls to create and maintain a leafy street scene. Additionally, road proposals should provide mature trees and verges to create a verdant backdrop and corridors along the long, relatively straight roads;*

**CA.4.06** *New buildings should match the height of surrounding properties and should not generally exceed 2 to 3 storeys;*

**CA.4.07** *There is great architectural diversity in styles, ages and building materials including several examples of Scandinavian and Victorian buildings, however, there is a consistency of height and scale that should be protected; and*

**CA.4.08** *Vernacular detailing that should be included in development includes: flint walls with red brick detailing, decorative roof dormers, diamond leadlight windows, gable ends with timber bargeboards, bay windows, red hanging tiles and render facades with exposed black timber beams.*



**Figure 48:** Long channelled views along the road corridors should be preserved and enhanced through vegetated boundaries.



# Neighbourhood Heritage Area codes

## Hill Grove Open Space

Theme	Code
<b>Density</b>	The current density within the Neighbourhood Heritage Area is approximately <b>10 dwellings per hectare</b> . New development <b>must not significantly increase this present low density</b> so as to disrupt the rural, green village character of this area.
<b>Settlement pattern</b>	Along Salmons Lane, Salmons Lane W and Whyteleafe Road there is a highly regular linear settlement pattern. <b>New development must preserve this settlement pattern, avoiding overly complex, sinuous tandem development</b> so as to retain the leafy, green presence in this area.
<b>Setback</b>	The building line along these roads are highly regular with the exception of Salmon Lane. Whyteleafe Road has setbacks of approximately <b>20 metres from the street</b> with wide green verges and Salmons Lane W slightly more irregular with <b>setbacks between 10-15 metres</b> . <b>These setbacks, the deep back gardens and the wide green verges must all be preserved</b> to retain the green, leafy character of this area.
<b>Heights and roofline</b>	<b>There is a consistent height of 2-storey houses with steep hipped and gabled roofs</b> . The exceptions to these are a dwelling on the corner of Annes Walk and Whyteleafe Road and two properties on Salmons Lane that are all single-storey. Otherwise, <b>all development should be 2-storeys and must not exceed this height</b> .
<b>Vernacular</b>	Common vernacular features include a light cream or white render, black timber beams, decorative red hanging tiles and red brick façades. Bow windows are a prominent feature, and many of the windows have a decorative diamond muntin pattern, or otherwise timber glazing bars. Grove House is a notable heritage building in the area and features a distinctive flint facade mixed with white render and a dark red brick detailing. <b>Development could reference these features along the streets surrounding Hill Grove Open Space to enhance the historic heritage of this area.</b>

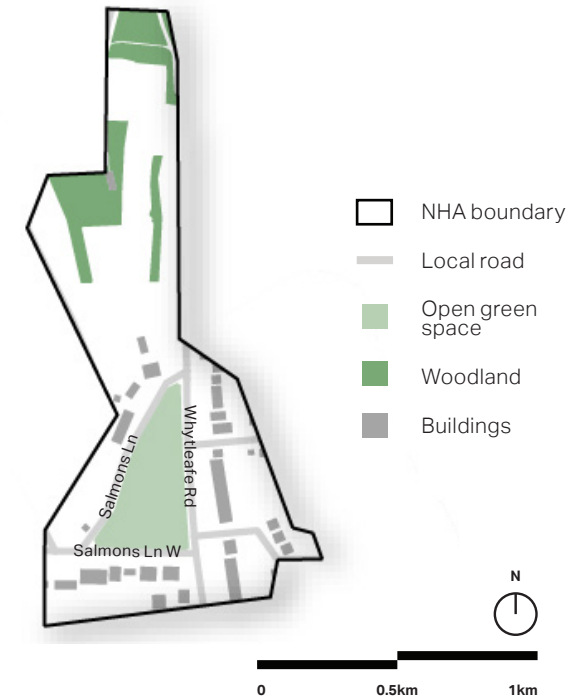


Figure 49: Hill Grove Open Space within CA.4.

*This area is primarily residential, focused on Hill Grove Open Space, 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 Hill Grove Open Space is well wooded green space which provides a green backdrop to this Neighbourhood Heritage 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.



**Figure 50:** Wartime RAF buildings at Kenley Aerodrome. Copyright: Kurseong Carl.  
Prepared by AECOM



**Figure 51:** Grove House, built 1809. Copyright: Dr Neil Clifton.



**Figure 52:** The central Hill Grove Open Space.



**Figure 53:** 1930s housing in Anne's Walk and Whyteleafe Road, seen across the open space on Salmons Lane. Copyright: Ian Capper.

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## 2.7 Whyteleafe Valley side

This Character Area includes the Kenley Aerodrome Conservation Area, Whyteleafe semi-rural area Neighbourhood Heritage Area, coppices of woodland including the woodland strip to the south and properties along Portley Wood Road, Salmons Lane, The Avenue and Church Road. The area boundary is mostly defined from the landscape and surrounding properties.

The key characteristics of CA.5: Whyteleafe Valley side are as follows:

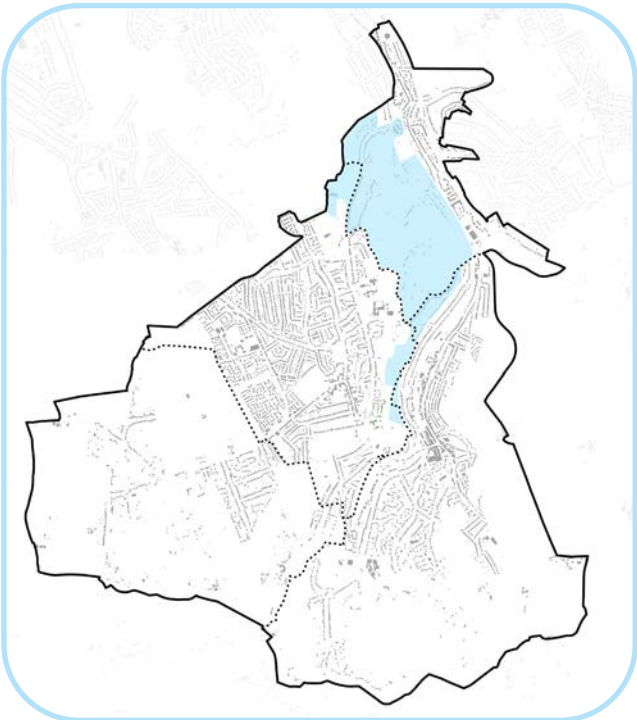


Figure 54: CA.5: Whyteleafe Valley side boundary.

Feature	Description
Character	The predominant character is of a low density residential area with a surrounding rural/semi-rural landscape.
Pattern of development	The character area has a low concentration of roads and lanes with three roads crossing east to west and infrequent lanes or access tracks. The two main roads are Whyteleafe Hill road and Burntwood Lane, with development along Whyteleafe Hill being mostly influenced by the topography. Salmons Lane is a winding, narrow, two lane road slightly submerged below ground level and with a small number of adjoining lanes or private roads. The lanes within the area are narrow and can be very steep such as Waller Lane, or private lanes to access the secluded properties.
Land use	There is low density residential development with some very large plots including a residential care home. There are some equestrian land uses such as Joysons Hill Stables and pastoral fields. 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.
Topography	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 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 Hill Grove Open Space to approximately 95m AOD at the crossroads of Church Road and Whyteleafe Hill road over a distance of 1.1km. The gradient becomes increasingly steep south of Burntwood Hill; where the levels descend from approximately 180m AOD to 135m AOD in 160m distance.
Views and local green spaces	Designated local green spaces include the Community Garden, St Luke's Churchyard northern section, Manor Park and Whyteleafe Footabll Ground. Local views include: 21 - Manor Park looking north west from Burntwood Lane which is remarkable for its display of Cowslips and Orchids in the spring; 22 - Manor Park looking north east; and 23 - Portley Wood Road, east end, close to the Junction with Salmon's Lane and adjacent to A22 and Whyteleafe South Station.



Feature	Description
Connectivity and road networks	The character area has a low concentration of roads and lanes. The two main roads are Whyteleafe Hill road and Burntwood Lane. 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.
Vernacular	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. 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.



Figure 55: View east from Mosslea Road.



Figure 56: The slope leading away from Hill Grove Open Space.



Figure 57: Burntwood Lane with verdant backdrop.



Figure 58: Consistent building setback, boundary treatment, roofline, material use and style across dwellings.

## CA.5 Whyteleafe Valley side design guidance

Based on the high-level assessment of the Character Area the following design guidance should be applied for all development within Whyteleafe Valley side. In addition to these, more site-specific analysis and codes are provided for the Whyteleafe semi-rural area Neighbourhood Heritage Area which must be applied by developers unless there is a justifiable reason otherwise.

**CA.5.01** *The predominant feel of the area is of low density residential areas with surrounding rural/semi-rural landscape, which should be preserved and where possible enhanced by development;*

**CA.5.02** *Development should be in keeping in layout and form, with buildings staggered up slopes on residential streets. New residential buildings should line existing road corridors and be separated by large areas of woodland and open spaces;*

**CA.5.03** *New developments should seek to conserve, and if possible, enhance the buffer separating Caterham-on-the-Hill from Whyteleafe and Caterham Valley urban centres;*

**CA.5.04** *Proposals for new developments should contain large detached houses well set back from the road behind generous front gardens or large driveways. Back gardens should be large and well connected with the wider green network;*

**CA.5.05** *Development should sit below the surrounding existing tree line to preserve views from across the valley and maintain or enhance the wooded valley sides and ridges which preserve the rural setting;*

**CA.5.06** *Buildings should be concealed by dense woodland to protect landscape views. Properties should have boundary treatments of hedgerows, fences, flint walls, green verges and mature trees to preserve the sense of enclosure. Boundaries along roads should have lines of mature trees and dense low vegetation to preserve the appearance of country lanes;*

**CA.5.07** *The area contains differing building heights, but new buildings should match the height of surrounding properties and should not generally exceed 2 to 3 storeys; and*

**CA.5.08** *Examples of Edwardian period houses built in an Arts and Crafts architectural style and Victorian vernacular survive within the area and should be preserved through vernacular detailing such as the use of hipped, M-shaped or gable end roofs, mixing of flint, render, red brick and dark red hanging tiles for materiality, incorporation of bay windows and exposed black timber beams. The use of poor quality materials and design in an attempt to recreate historic architectural styles in the area should be avoided.*



**Figure 59:** Properties are screened by a backdrop of trees and green boundary treatments and soft landscaping.



# Neighbourhood Heritage Area codes

## Whyteleafe semi-rural area

Theme	Codes
<b>Density</b>	The current density within the Neighbourhood Heritage Area is <b>currently low</b> . New development <b>must not significantly increase this present low density</b> so as to disrupt the rural character of this area.
<b>Settlement pattern</b>	Along Church Road and Salmons Lane there are dispersed pockets of linear development and Portley Wood Road has more isolated dwellings. <b>New development along these roads must retain the informal, dispersed settlement pattern</b> to preserve the rural setting and not infringe on views of the wooded hillside landscape. The Avenue is a more regular, short cul-de-sac and <b>new development must preserve this simple character, avoiding overly complex, sinuous cul-de-sacs.</b>
<b>Setback</b>	The building line in this area is highly irregular with exception of the pocket of properties north of Salmons Lane, which has a <b>setback between approximately 15-20 metres</b> and the Avenue with a <b>setback of approximately 10-15 metres</b> . Otherwise, setbacks are not uniform going up to approximately 50 metres along Portley Wood Road. Generally, <b>the setback should be very large, especially in the more isolated pockets</b> , to retain the rural, leafy atmosphere and protect views up the wooded hillsides.
<b>Heights and roofline</b>	The building heights are largely two-storey, featuring hipped or M-shaped roofs and gable ends. <b>New development must not exceed these building heights and should reference the existing neighbouring roof styles</b> as these can often be scene within the landscape from neighbouring areas and towns.
<b>Vernacular</b>	There is a variety of architectural styles featured in the area including Victorian mansions, the associated lodge houses and Edwardian period houses built in an Arts and Crafts architectural style. <b>This variety of detailed buildings with high-quality materials creates a strong sense of place and should be referenced through all future development.</b>

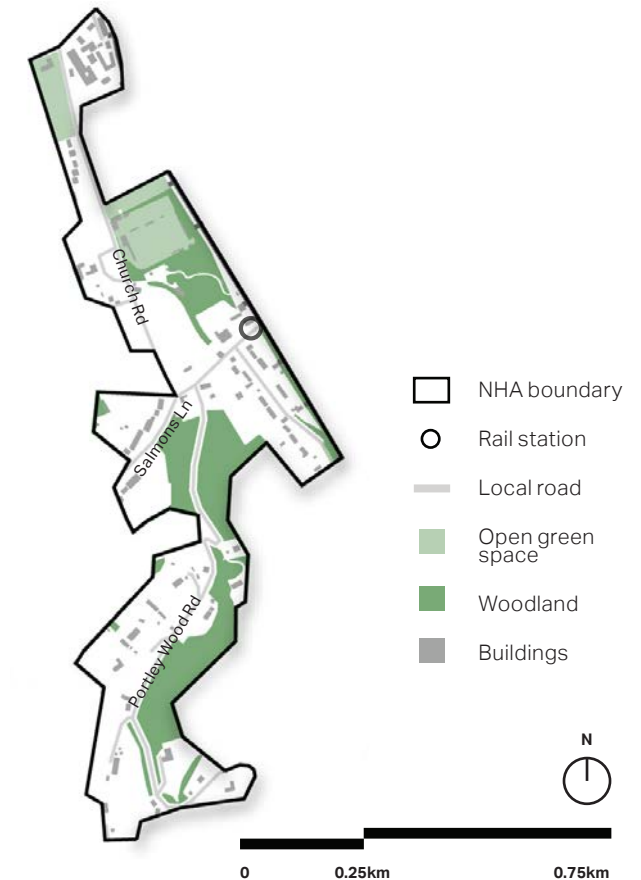


Figure 60: Whyteleafe semi-rural area within CA.5.

*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 Heritage 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 area 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.



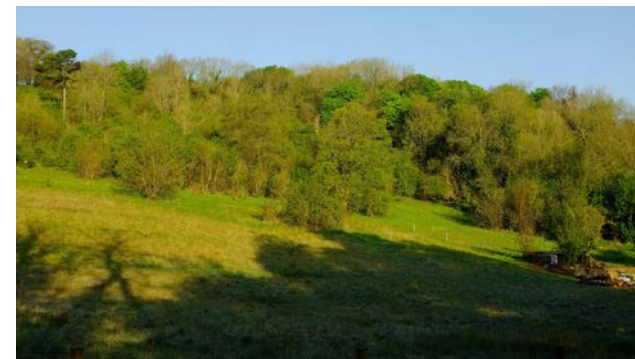
**Figure 64:** Dwelling on Portley Wood Road. Copyright: Robin Webster.



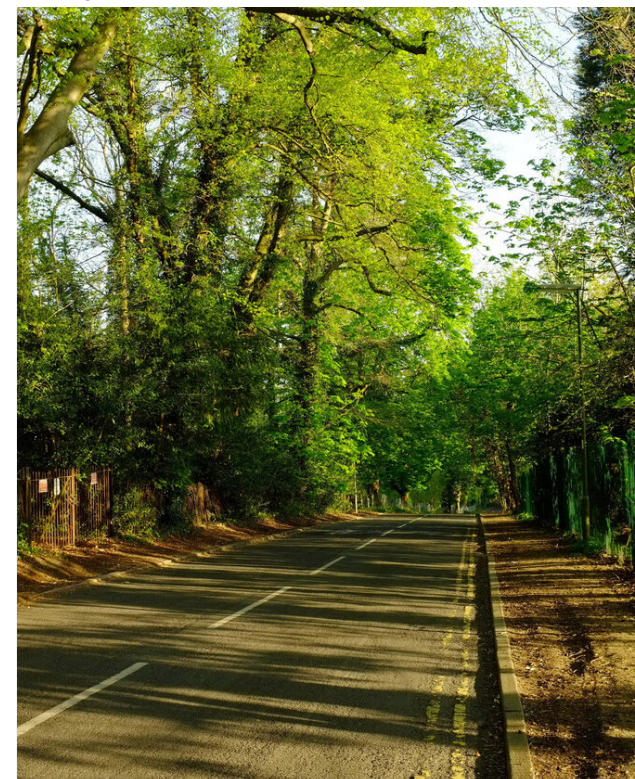
**Figure 65:** Entrance to Whyteleafe Football Club from Church Road. Copyright: Derek Harper.



**Figure 63:** Green verges and soft boundary treatments along Salmons Lane. Copyright: Marathon.



**Figure 61:** Hillside below Blize Wood from Church Road. Copyright: Derek Harper.



**Figure 62:** Church Road. Copyright: Derek Harper.



## 2.8 Whyteleafe and Caterham Valley bottom

This Character Area includes the Whyteleafe centre and Caterham Valley centre Neighbourhood Heritage Areas and properties in Station Road, St Luke’s Road, Godstone Road as far as the roundabout, properties northwards in Harestone Valley Road to Station Avenue, Station Avenue, Godstone Road and Croydon Road.

The key characteristics of CA.6: Whyteleafe and Caterham Valley bottom are as follows:

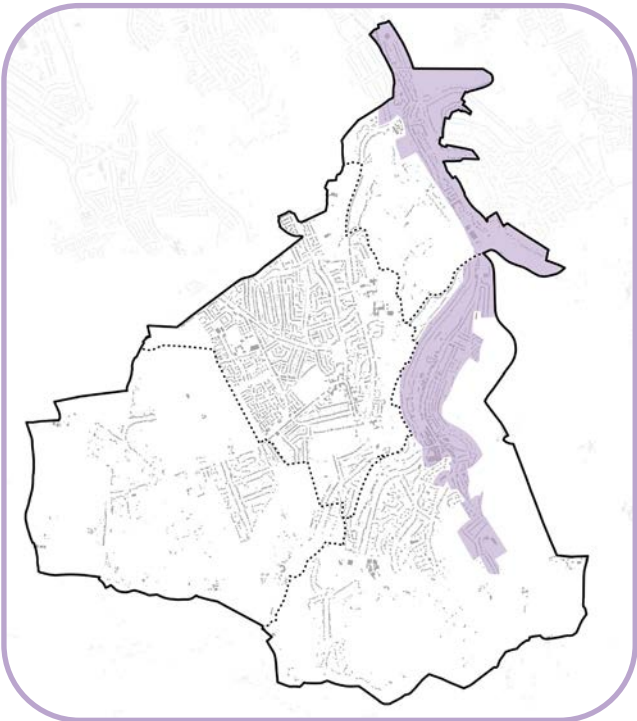


Figure 66: CA.6: Whyteleafe and Caterham Valley bottom boundary.

Prepared by AECOM

Feature	Description
Character	The Whyteleafe parish section includes Whyteleafe urban centre, in between two rail corridors with large commercial sites, clusters of shops and higher density residential, within a steep sided valley. The Caterham Valley section includes Caterham Valley urban centre, focused around the station and pedestrianised Church Walk Shopping Centre with a high concentration of commercial activity, also within a steep sided valley;
Pattern of development	Settlement pattern is defined by the linear, inward facing, contained valley bottom. Linear transport corridors along the length of the character area urban centre with three stations, two rail lines, termini in Caterham Valley and arterial connections running along it, such as Godstone Road (A22), part of the Caterham Bypass, Croydon Road (B2208). Residential streets run parallel with or perpendicular to the valley bottom directing views to the opposite valley side. Between the urban centres along Croydon Road the number of lower density residential properties increases.
Land use	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. In the north is a number of small yards including a mechanics, a quarry and a gasholder, some larger industrial units and a business park, which include a hotel. Clusters of small retail or service units are along Croydon Road and Godstone Road between the urban centres of Caterham Valley and Whyteleafe. Between the urban centres are residential areas, including retirement homes. South of Caterham Valley urban centre are St John’s Church of England Primary School and White Knobs Recreation Ground.
Topography	Topography heavily influences this character area. 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.



Feature	Description
<b>Views and local green spaces</b>	Designated local green spaces include Tillingdown Hill Recreation Area, Timber Hill Park and Whyteleafe Recreation Ground. Local views include: 13 - Tillingdown above Beechwood looking east to Woldingham; 16 - Caterham Valley Town Centre from Commonwealth and Mount Pleasant Roads looking south; 17 - roundabout at the junction of Station Avenue, Godstone Road and Croydon Road looking north; 18 - United Reform Church Tower looking west over Harestone Valley; 20 - Timberhill Park from Crescent Road looking west out into Harestone Valley; and 24 - looking up from Upper Warlingham Railway Station towards the rare chalk grassland of Riddlesdown.
<b>Connectivity and road networks</b>	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 and Croydon Road (B2208). There are a number of train stations in the area, such as Whyteleafe, Whyteleafe South and Caterham stations. Upper Warlingham station is on the line leading to East Grinstead, located in the northeast. The most notable footpath 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. Whyteleafe Recreation Ground also has the informal Footpaths 55 and 56 within it which lead north east outside the area. Footpath 60 heads between housing from Burntwood Hill road connecting to Croydon Road (B2208) and Footpath 59 passes through the area from Manor Park toward the rural area to the east 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.
<b>Vernacular</b>	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 roofs, 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. 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.



**Figure 67:** The enclosed area of Caterham Valley with urban texture and view of St John the Evangelist Church tower.



**Figure 69:** Timber Hill Recreation Ground with residential properties going up the sloped valleys.



**Figure 68:** Stafford Road with an enclosed character.

## CA.6 Whyteleafe and Caterham Valley bottom design guidance

Based on the high-level assessment of the Character Area the following design guidance should be applied for all development within Whyteleafe and Caterham Valley bottom. In addition to these, more site-specific analysis and codes are provided for the Whyteleafe centre and Caterham Valley centre Neighbourhood Heritage Areas which must be applied by developers unless there is a justifiable reason otherwise.

**CA.6.01** *The predominant feel of 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;*

**CA.6.02** *On main roads buildings should follow a linear layout that aligns with the valley topography and roads. Residential properties on the valley slopes generally run parallel with the valley and with vegetated banks above and below the road, and parallel with or perpendicular to the valley bottom;*

**CA.6.03** *Development should maintain the rhythm in the urban centres through consistency in rooflines, varied, narrow plot frontages and diversity of built form. Additionally, there should remain a buffer of separation between the urban centres to prevent a loss of localised identity;*

**CA.6.04** *Developments set above road level should include characteristic sloping vegetated front gardens and banks. The wooded valley sides and green corridors along railways should be maintained and development in urban centres should preserve and add green verges and green infrastructure lining the streets;*

**CA.6.04** *Development should not obstruct medium and long distance views towards the tree lined ridges and the wooded valley. New development in Whyteleafe and Caterham urban centres should preserve the open views and glimpses between buildings to the hillsides and wooded skyline beyond;*

**CA.6.05** *Development along streets parallel to the valley should ensure views over or between the rooflines from*

*adjacent streets are maintained through consistent building height and roof slopes and types to neighbouring context; and*

**CA.6.07** *There is a range of historic architectural styles, materials and local vernacular which creates a strong urban texture. Older, historic buildings of architectural merit shall be conserved and enhanced, as well as provide references to new design. Vernacular detailing includes flint panels, yellow brick and ored brick decoration, bay windows, ironmongery fences for boundary treatments and rendered facades with black timber beams.*



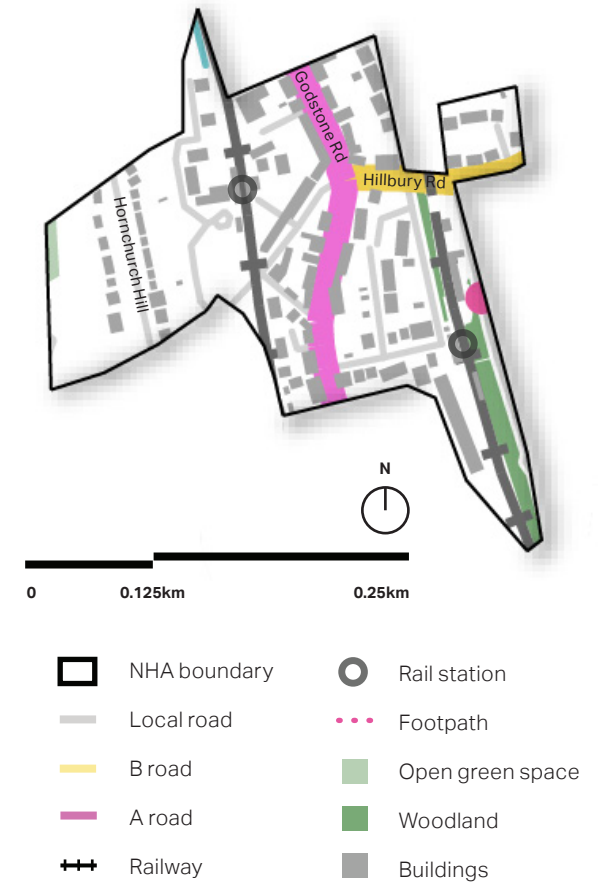
**Figure 70:** The rhythm in the urban centres through consistency in rooflines preserves views of the verdant wooded backdrop.



# Neighbourhood Heritage Area codes

## Whyteleafe centre

Theme	Code
<b>Density</b>	The density and massing of new development <b>should be informed by those in adjacent sites</b> but here may be some scope for higher density on streets that already have an urban character. New development <b>must not significantly increase this present density</b> in the more formally laid out residential area west of Whyteleafe Station.
<b>Settlement pattern</b>	Along Godstone Road there is a regular, linear settlement pattern which <b>must be preserved by new development and avoid adding tandem development</b> which would risk over urbanising the area. <b>Hornchurch Hill has a highly regular linear development which must be preserved.</b> Roundburrow Close is a simple, short cul-de-sac on the edge of Whyteleafe Recreation Ground and <b>new development must not infringe on this valued green space.</b>
<b>Setback</b>	Godstone Road and Whyteleafe Hill have a regular building line with either no setback from the pavement or enough setback to allow for on-plot parking directly in front of the building facade. Along these roads are instances of tandem parking including a surface level car park between Whyteleafe Hill and Aspen Vale. <b>Development in this area must follow the building line and ensure there is a dedicated space for on-plot parking.</b> Along Hornchurch Hill, there is a very formal, consistent building line, with properties <b>east of the street having a setback of approximately 7 metres and west approximately 15 metres.</b> The properties on the east do not have on-plot parking and there is a congestion of street parking here, therefore <b>new development must follow this regular setback and allow for space for on-plot parking to avoid further congestion.</b>
<b>Heights and roofline</b>	There is a variety of building heights, with buildings along Godstone Road, Whyteleafe Road and Hillbury Road <b>consistently being three-storeys which must not be exceeded by new development.</b> Hornchurch Hill is on a sloping surface which can be seen from surrounding areas and <b>should retain a building height of two-storeys with a hipped roof variety consistent to the road.</b>
<b>Vernacular</b>	There are surviving Victorian and Edwardian buildings such as the villas along Station Road that retain original architectural details typical of the period. St Luke's Road contains early, circa 1866, flint and brick buildings along with the Whyteleafe Tavern and its flint outbuildings. <b>All of these surviving examples could be referred to in future development to enhance the historic setting of this area.</b>



**Figure 71:** Whyteleafe centre within CA.6.

*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.*

*Along 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.*



**Figure 75:** Platform at Whyteleafe Station. Copyright: Marathon.



**Figure 74:** Whyteleafe Recreation Ground from Hillbury Road.



**Figure 73:** Dwellings within Roundburrow Close.



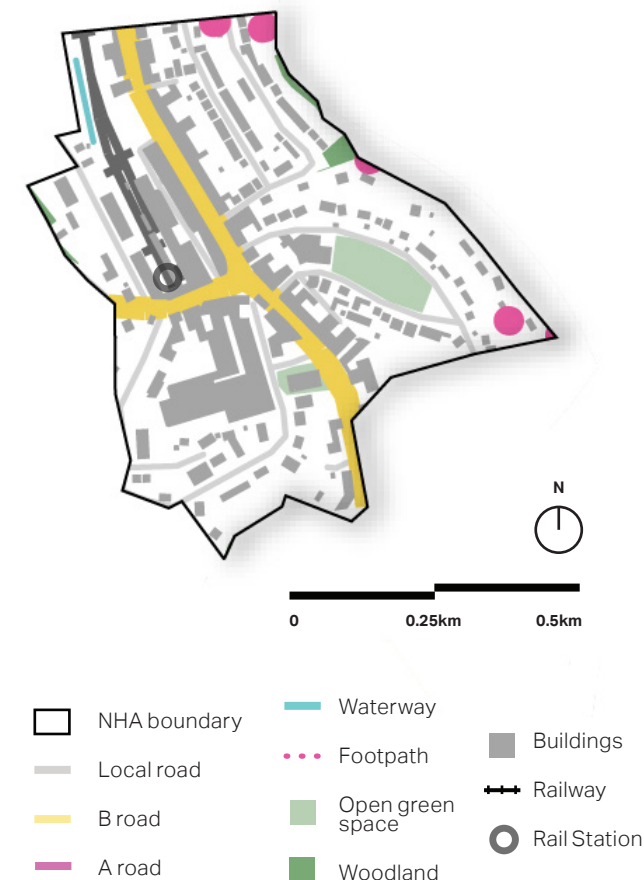
**Figure 72:** Viewpoint 24: Photo looking up from Upper Warlingham Railway Station towards the rare chalk grassland of Riddlesdown. Copyright photo sources: [Geograph.co.uk](https://www.geograph.co.uk) licensed for reuse under Creative Commons license.



# Neighbourhood Heritage Area codes

## Caterham Valley centre

Theme	Code
<b>Density</b>	The density and massing of new development <b>should be informed by those in adjacent sites</b> but here may be some scope for higher density on streets that already have an urban character. New development <b>must not significantly increase this present density</b> in the more dispersed residential area surrounding Timber Hill Park.
<b>Settlement pattern</b>	Crescent Road has a curved, regular settlement pattern distinctly set into the hillside backing Timber Hill Park, with more isolated dwellings backing these further along the rising topography. <b>This is a highly characterised feature of this area that provides a layered backdrop which must be preserved by all future development.</b> Along Timber Hill Road is a highly regular, linear settlement pattern which <b>creates a strong sense of enclosure facing the park and must be preserved.</b> Faringham Road and Commonwealth Road have <b>highly regular ribbon development which should be preserved, avoiding any tandem development.</b>
<b>Setback</b>	Along Crescent Road there is a slightly irregular setback from the road partly due to the topography incline along the hillside. <b>The approximate setback here is between 10-15 metres</b> from the road. Tandem to these buildings is an additional building line with the main access point also being from Crescent Road, <b>with an approximate setback 50 metres</b> from the road. <b>Development must follow this setback, allowing for a deep front and back garden to preserve the hillside backdrop.</b>
<b>Heights and roofline</b>	There is a variety of building heights within this area, with buildings along Station Avenue, Croydon Road and Godstone Road <b>consistently being three-storeys which must not be exceeded by new development.</b> Timber Hill Road is lined with a consistent row of two-storey gable or hipped roofs and <b>new development must not go above two-storeys or have a roof design that may infringe on views of St John's Church tower</b> that back these dwellings. Furthermore, development along Crescent Road <b>must not exceed two-storeys</b> which would infringe on the scenic wooded hillside.
<b>Vernacular</b>	There are surviving Victorian, Edwardian and pre-war buildings of architectural variety, reflecting the gradual development of the area. The station façade and nos. 9-29 Station Avenue opposite, along with Victorian, Edwardian and pre-war frontages on Godstone Road, The Square and the east side of Croydon road <b>could all be referred to in future development to enhance the historic setting of this area</b> , which acts as a key gateway for the NA.



**Figure 76:** Caterham Valley centre within CA.6.

*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 79:** Looking over the roundabout from Croydon Road. Copyright: Andy Potter.



**Figure 77:** The south side of Timber Hill Road Copyright: Stephen McKay.



**Figure 78:** Church Walk shopping parade opposite Caterham Railway Station. Copyright: Kurseong Carl.



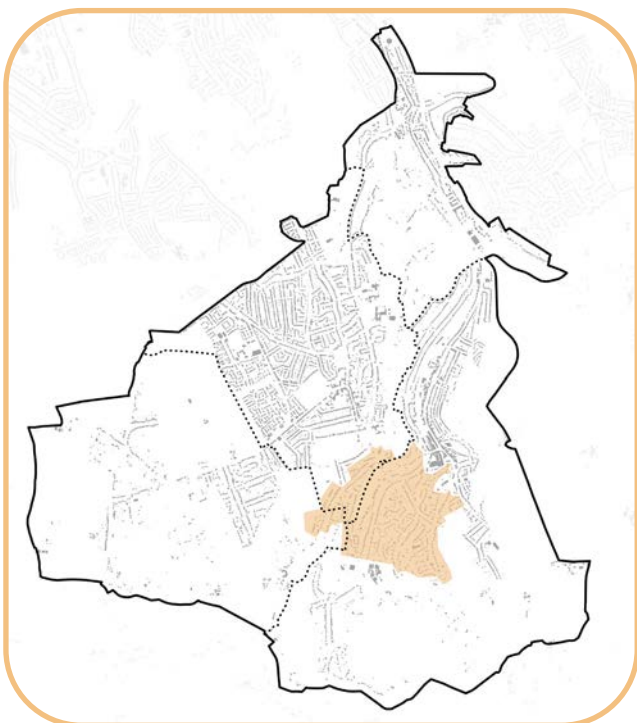
**Figure 80:** View of St John's Church tower over Timber Hill Park.



## 2.9 Harestone Valley

This Character Area includes a small portion of Caterham Valley centre Neighbourhood Heritage Area and is notably an area of Special Residential Character for Harestone Valley. Tandridge District Council has published two SPDs for the Character Assessment<sup>1</sup> and Design Guidance<sup>2</sup> specific to this area. These are bespoke guidelines that are to be referred to for development in this area alongside the following description.

The key characteristics of CA.7: Harestone Valley are as follows:



**Figure 81:** CA.7: Harestone Valley boundary.

Prepared by AECOM

Feature	Description
<b>Character</b>	The predominant feel on this area should be of low to medium density, set within woodland in an undulating topography;
<b>Pattern of development</b>	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. 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. Development typically steps down the valley slopes but does not extend up to the top of ridgeline. Shorter more informal cul-de-sacs are situated on the eastern valley sides. A formal, regular development layout follows the valley bottom. Development density increases toward the centre, and bottom of, Caterham Valley.
<b>Land use</b>	The area is almost exclusively low density residential buildings set within woodland, with development density increasing 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.
<b>Topography</b>	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 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 to approximately 210m AOD.
<b>Views and local green spaces</b>	Local green spaces in the area include Church Hill View, the woods above the Western Valley and the tree belt and ornamental gardens above the eastern side of Harestone Valley Road. Local views include: 11 - Caterham School with Old Park Woods beyond at the end of Harestone Valley from Public Footpath at Beech Hanger; and 19 - St John's Church looking east towards Tillingdown. In addition to these, please note that the Harestone Valley Design Guide includes a number of key views that cross the area.

<sup>1</sup> Source: <https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Current%20and%20adopted%20planning%20policies/Supplementary%20planning%20guidance/Harestone-Character-Assessment.pdf>

<sup>2</sup> Source: <https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Current%20and%20adopted%20planning%20policies/Supplementary%20planning%20guidance/Harestone-Design-Guidance.pdf>

Feature	Description
Connectivity and road networks	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. 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. 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.
Vernacular	Shorter more informal cul-de-sacs are situated on the eastern valley sides with development that tends to be two storey, detached houses. The houses have an irregular layout with generous spacing between them and have different architectural styles and materials. Other residential streets on the eastern valley such as Loxford Road have two storey detached houses staggered up the slope. 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. Most of these developments are individually designed and include buildings from Victorian and Edwardian periods. Common materials include red or orange bricks, white render and clay tiles. St Mary's Mount is a cluster of residential blocks and bungalows. The buildings use consistent materials, built in brindle bricks with red brick details and glass balconies, in a modern, simple style.



Figure 82: A steep well vegetated front garden on Loxford Road.



Figure 83: Verdant backdrop with St Mary's Church spire in the background.  
Prepared by AECOM



Figure 84: United Reform Church from Harestone Hill.



Figure 85: Typical properties with substantial front gardens and tree lined streets.





Neighbourhood Area  
context

# APPENDIX A



# A. Neighbourhood Area context

**This chapter provides a baseline analysis of the Neighbourhood Area within its context including an analysis of heritage assets, landscape features and national landscape descriptions. It is based on a detailed appraisal of the area carried out through desk study and fieldwork such as site visits.**

**The analysis in this chapter forms the basis to the general parish-wide design guidelines that follow in Appendix B.**

## Neighbourhood Area overview

Caterham Valley, Caterham-on-the-Hill, 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 2021 census, Whyteleafe had a recorded population of 4,620 in an area of 217 hectares, Chaldon had 1,824 in 472 hectares, Caterham-on-the-Hill had 13,364 in 353 hectares, and Caterham Valley 9,018 in 588 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

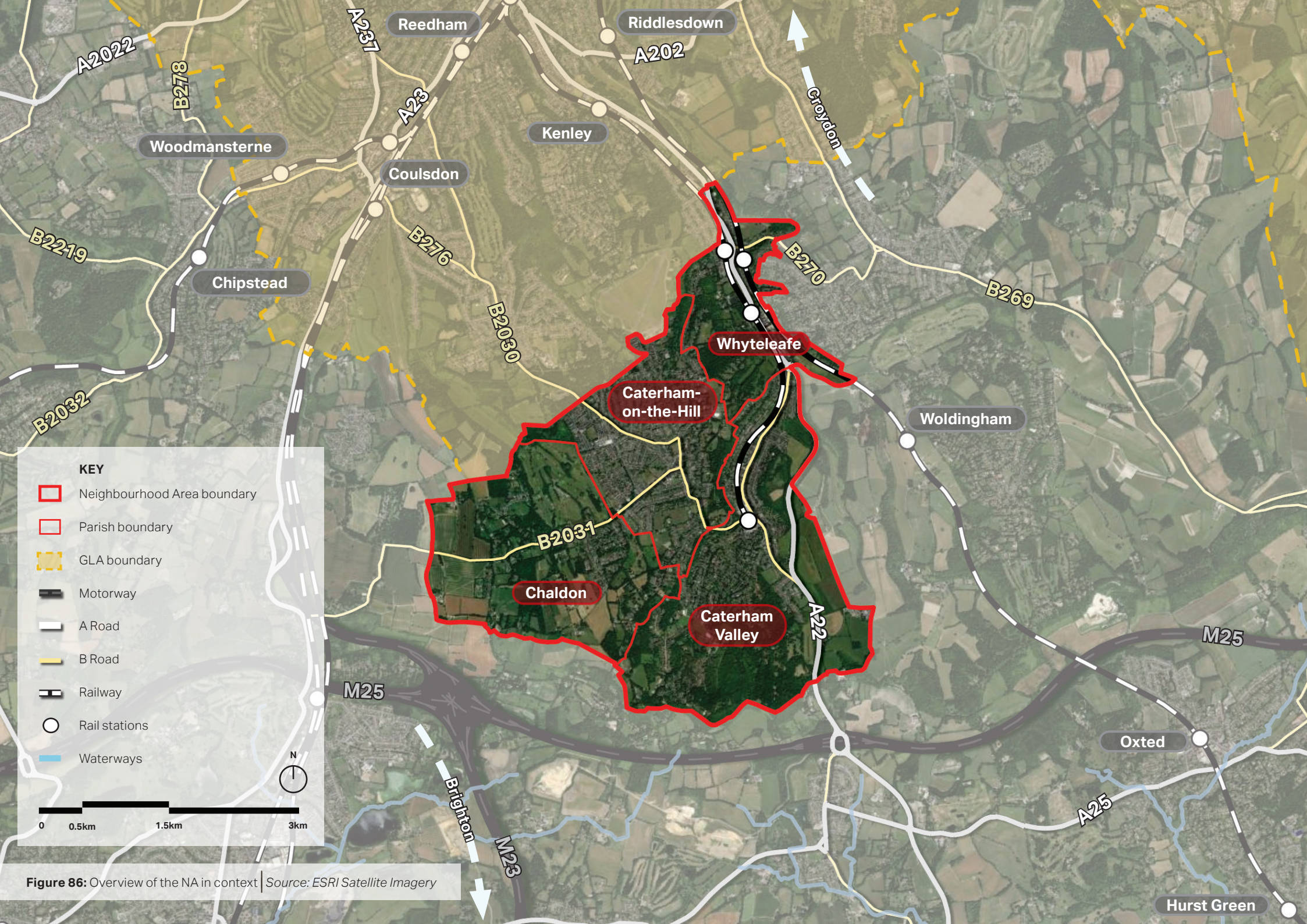
that terminates in Caterham is a branch of the London, Brighton and South Coast Railway and the line which services Upper Warlingham is the Oxted Line.

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 Downlands Circular Walk which connect to other trails including the London Loop.





**Figure 86:** Overview of the NA in context | Source: ESRI Satellite Imagery



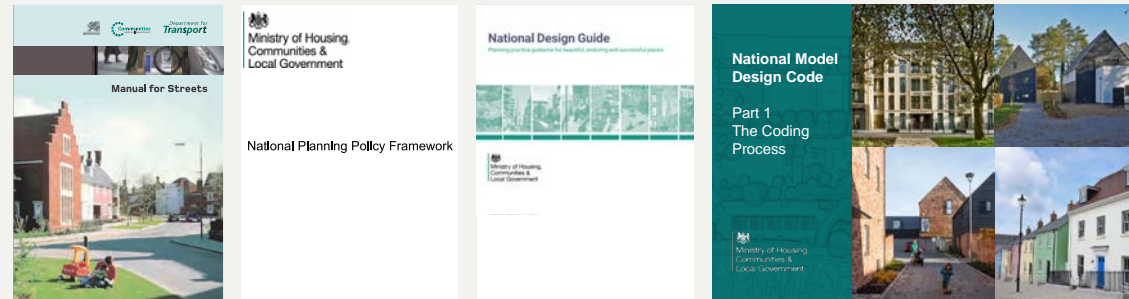
## Policy documents for reference

National and local policy documents provide valuable guidance on how to bring about good design and the benefits accompanying it. Certain documents are for the purpose of ensuring adequate planning regulations are in place to check that development is both fit for purpose and able to build sustainable, thriving communities. Other documents are more technical and offer specific design guidance which can inform the design codes.

The Planning Inspectorate has found the emerging *Tandridge District Council Local Plan 2033* to be unsound, leaving a Local Plan vacuum. Therefore, reference to existing and emerging national, county, district and local documents is especially important for developers. Applicants should refer to these key documents when planning future development in the NA.

Additionally, these following documents have informed the design guidance and codes within this report to ensure they are best aligned with the needs and opportunities identified for the NA:

### NATIONAL LEVEL



#### 2007 - Manual for Streets Department for Transport

Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.

#### 2023 - National Planning Policy Framework

##### DLUHC

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12: Achieving well-designed places stresses the creation of high-quality buildings and places.

#### 2021 - National Design Guide

##### DLUHC

The National Design Guide (Department for Levelling Up, Housing and Communities, 2021) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

#### 2021 - National Model Design Code (Part 1 & Part 2)

##### DLUHC

The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government's priorities and provides a common overarching framework for design.





## 2020 - Building for a Healthy Life

Homes England

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the crucial role that the built environment has in promoting wellbeing. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

NATIONAL LEVEL



## 2017 - Interim Local Strategic Statement for Surrey 2016-2031

Surrey County Council

This document is intended to set out common objectives and priorities through an overarching spatial planning vision for the county covering the period 2016 - 2031. The vision is for a county of well-functioning, well-connected places and healthy communities.

## 2023 - Surrey's 2050 Place Ambition

Surrey Future Steering Board

Surrey's 2050 Place Ambition sets out the collective, long term ambition of Surrey local authorities to achieve "good growth". The Place Ambition sets out a vision for a county of well-functioning and connected places, with healthy communities and a high quality of life.

COUNTY LEVEL

## 2017 - Surrey Infrastructure Study Parts 1, 2, 3

Surrey County Council / AECOM

The document has been developed to demonstrate the challenges being faced across Surrey in funding the infrastructure required to support growth and enhance the lives of existing and future residents and seeks to piece together a strategic perspective on growth and infrastructure provision in Surrey.

## 2014 - Rights of Way Improvement Plan for Surrey

Surrey County Council

The document aims to ensure the benefits from a well connected and promoted network are enhanced for recreational and functional journeys. It encourages sustainable transport choices, work to reduce emissions and achieve benefits for health and wellbeing.



## 2019 - Environmental Design Guide for Surrey Hills

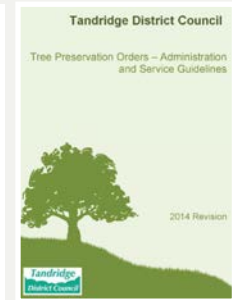
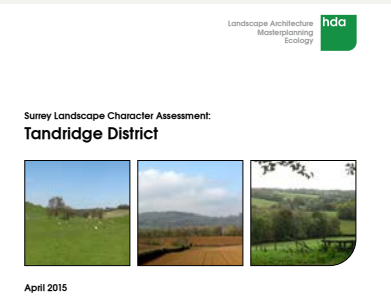
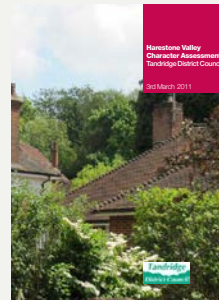
### Surrey Hills National Landscape

This document sets out guidance for conserving and enhancing country lanes and villages in the Surrey Hills Area of Outstanding Natural Beauty (now National Landscape) through principles and best practice.

## 2023 - Healthy Streets for Surrey Design Code

### Surrey County Council

This is aimed to provide developers and other professions with a reference point for Surrey's design code. Healthy Streets for Surrey raises the standard of street design, creating streets which are safe, green, beautiful, and resilient in line with the ambitions of Community Vision for Surrey 2030. The content is based on research into the links between street design with health and wellbeing.



## 2011 - Harestone Valley Character Assessment and Design Guidance

### Tandridge District Council

These two documents are used for the description and design guidance of Harestone located within Caterham Valley. The character assessment seeks to establish what makes Harestone distinctive and provides an evidence base for the special residential character of the place. It forms the evidence base for the Harestone Design Guidance which is intended to be used as a tool to inform the design of proposals.

## 2015 - Surrey Landscape Character Assessment: Tandridge District

### Hankinson Duckett Associates Limited

Surrey County Council commissioned a review of the Landscape Character of Surrey, to provide a consistent landscape

character assessment across the county of Surrey, that accords with current best practice and published guidance for the Landscape Character Assessment. This document is a tool to achieve an understanding of the landscape and how it has changed over time. It is as an aid to decision making and the future management of the landscape.

## 2014 - Tree Preservation Orders – Administration and Service Guidelines

### Tandridge District Council

The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without the Council's consent. The Council's approach to the TPO legislation is set out in detail within these guidelines. This document provides a framework for administration of TPOs within the bounds of the legislation but does not advise on how the service of TPOs should be prioritised.



**KENLEY AERODROME  
CONSERVATION AREA PROPOSALS STATEMENT**



**2014 - Kenley Aerodrome  
Conservation Area  
Proposals Statement**

**Tandridge District Council**

The Kenley Aerodrome and the Commons are situated on Croydon's southern borough boundary shared with Tandridge District Council and occupies space within the NA. The Conservation Areas were designated in 2006 as Tandridge's 19th Conservation Area. The Conservation Area Proposals Statement is divided into two parts, part one describing the history and character to define the special interests of the area, and part two sets out the guidelines to achieve positive changes for the area. The document should be referred to by property owners, occupiers, developers and advisors when considering development within the Conservation Area.

## Engagement and community consultation

As part of the development of this Design Guide, AECOM has had multiple meetings with the CCWNPIG including two site visits. Of these site visits, one was to visit the four parishes within the NA and the other was to provide support for a sustainable active travel workshop.

In addition to this, the CCWNPIG have conducted a series of community engagement events held between March 9th and March 15th 2024. This event was held for the NA community to voice opinions on the existing policies from the *Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2018 to 2033* (made 2021) and the new proposed policies as part of the process of reviewing the Neighbourhood Plan.

A Neighbourhood Plan Review survey was passed around at these events and made available online for residents to answer. The survey was arranged around proposed policies and to what extent the respondent agrees that the policy would be helpful on a scale of 'Strongly agree' to 'Strongly disagree' with an additional fill in box for comments.

The survey comprised eight questions which included policies on:

1. Location of development
2. Meeting local housing needs
3. Protecting heritage assets
4. Green and blue infrastructure
5. Managing the environmental impact of development
6. Managing flood risk
7. Promoting active travel
8. Town and Neighbourhood Centres



**Figure 87:** Walk around as part of the sustainable active travel workshop attended by a member from AECOM.

## Heritage assets

### Listed Buildings

There are a total of 35 Listed buildings within the NA. These can be categorised as 31 Grade II, two Grade II\* and two Grade I. The two Grade II\* Listed buildings are Chaldon Court and Tollsworth Manor House, both located in Chaldon. The Grade I Listed buildings are the Church of St Peter and St Paul in Chaldon and the Church of St Lawrence in Caterham-on-the-Hill.

The division of Listed buildings per parish are four in Caterham Valley, 16 in Caterham-on-the-Hill, 11 in Chaldon and four in Whyteleafe.

In addition to these, there are also two Scheduled Monuments in Caterham Valley. These are Fosterdown (also referred to as Pilgrim Fort) London mobilisation centre and the Large multivallate hillfort at War Coppice Camp.

### Conservation Areas

There are three Conservation Areas within the NA: Chaldon Conservation Area is a historic village centre situated around the Chaldon Court the Church of St Peter and St Paul; Caterham Barracks is a former 19th Century army barracks redeveloped for mixed use purposes; and Kenley Aerodrome is a Battle of Britain Airfield that shares its designation with the London Borough of Croydon.

The Kenley Aerodrome Conservation Area has a proposals statement which was adopted as Supplementary Planning Guidance (SPG)<sup>1</sup> in 2014. The SPG is meant to aid in preserving the quality, character and appearance of the Conservation Area through the control of development and seeks to enhance the area through positive development.

<sup>1</sup> Source: <https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Current%20and%20adopted%20planning%20policies/Supplementary%20planning%20guidance/Proposals-Statement.pdf>

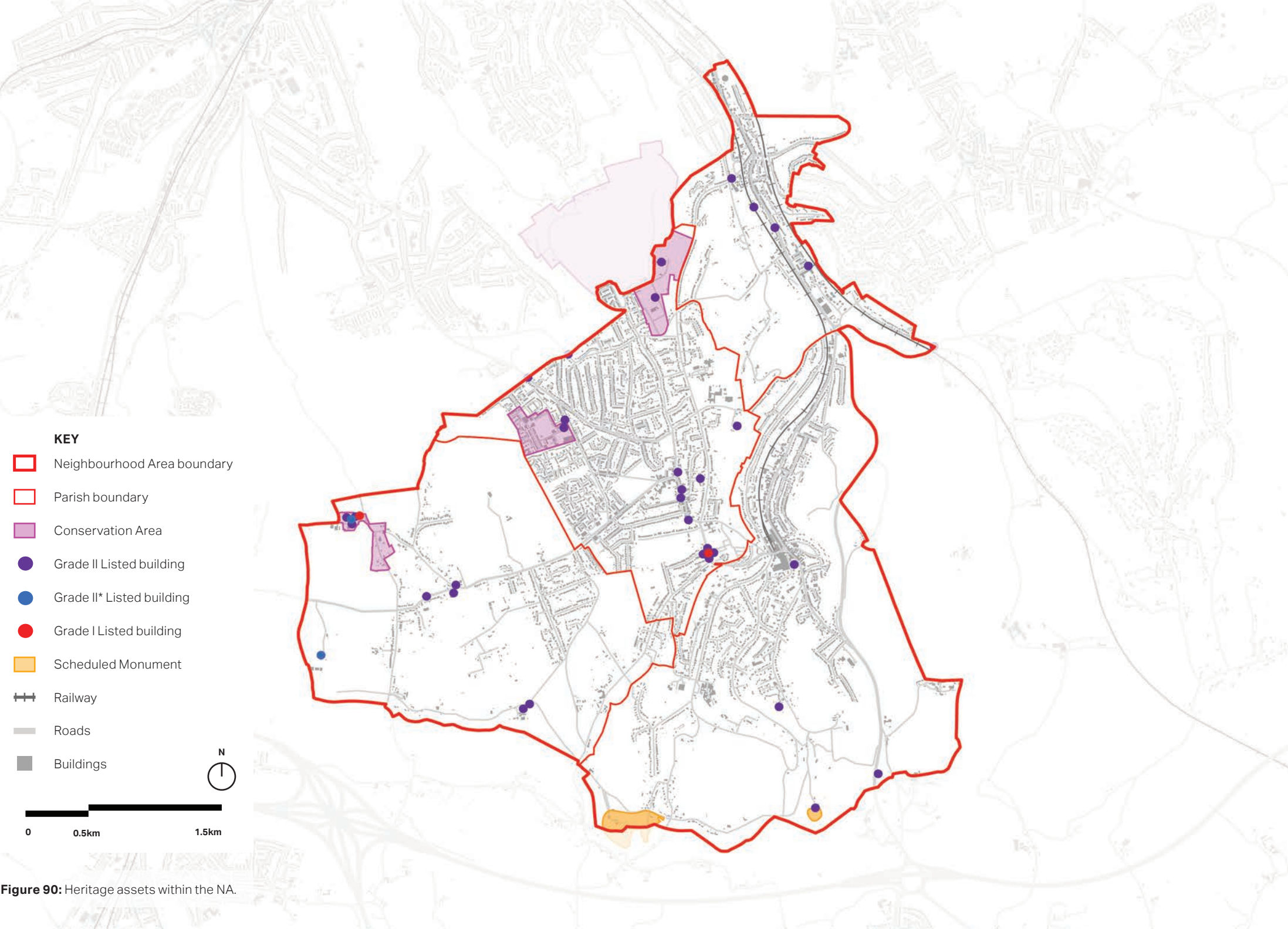


**Figure 88:** View of the tower of the Grade II Listed Church of St John the Evangelist in Caterham Valley.



**Figure 89:** Grade I Listed Church of St Peter and St Paul in Chaldon.





# Landscape

## Designations

### National Landscape

The Surrey Hills National Landscape skirts the southern edge of Chaldon and Caterham Valley parishes and includes the Winders Hill east of the Caterham Bypass (A22). The landscape comprises farmsteads, hamlets with village greens and grand houses set in parkland and has the distinctive feature of winding, narrow lanes often bordered by high banks and hedgerows. The Environmental Design Guide for Surrey Hills<sup>1</sup> sets out guidance for conserving and enhancing these country lanes and villages. It sets out principles and best practice that should be considered when managing the design of development within the landscape.

### Area of Great Landscape Value (AGLV)

The AGLV borders the built-up settlement areas surrounding Chaldon, to the west of Caterham-on-the-Hill and to the south and east of Caterham Valley. It acts as a buffer between the settlements and the Surrey Hills National Landscape, being

<sup>1</sup> Source: <https://surreyhills.org/wp-content/uploads/2022/11/Environmental-Design-Guidance-FINAL.pdf>

largely made up of the Green Belt. Although not a national designation, the landscape is of a similar quality to the National Landscape with a more varied character.

### 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.

### Sites of Special Scientific Interest (SSSI)

The Quarry Hangers SSSI infringes slightly into the south of Chaldon and southwest of Caterham Valley. The character of these areas are of species-rich chalk grass lowland, grazed by sheep and cattle, located on the slopes of the North Downs.

### National Nature Reserves (NNR)

The South London Downs NNR very slightly infringes into the northwest boundaries of Caterham-on-the-Hill and Whyteleafe. The NNR is a diverse landscape including flower-rich chalk grasslands, dense woodland and wood pastures.



**Figure 91:** View of the Green Belt area within Whyteleafe.



**Figure 92:** View of the Area of Great Landscape Value in north Chaldon.



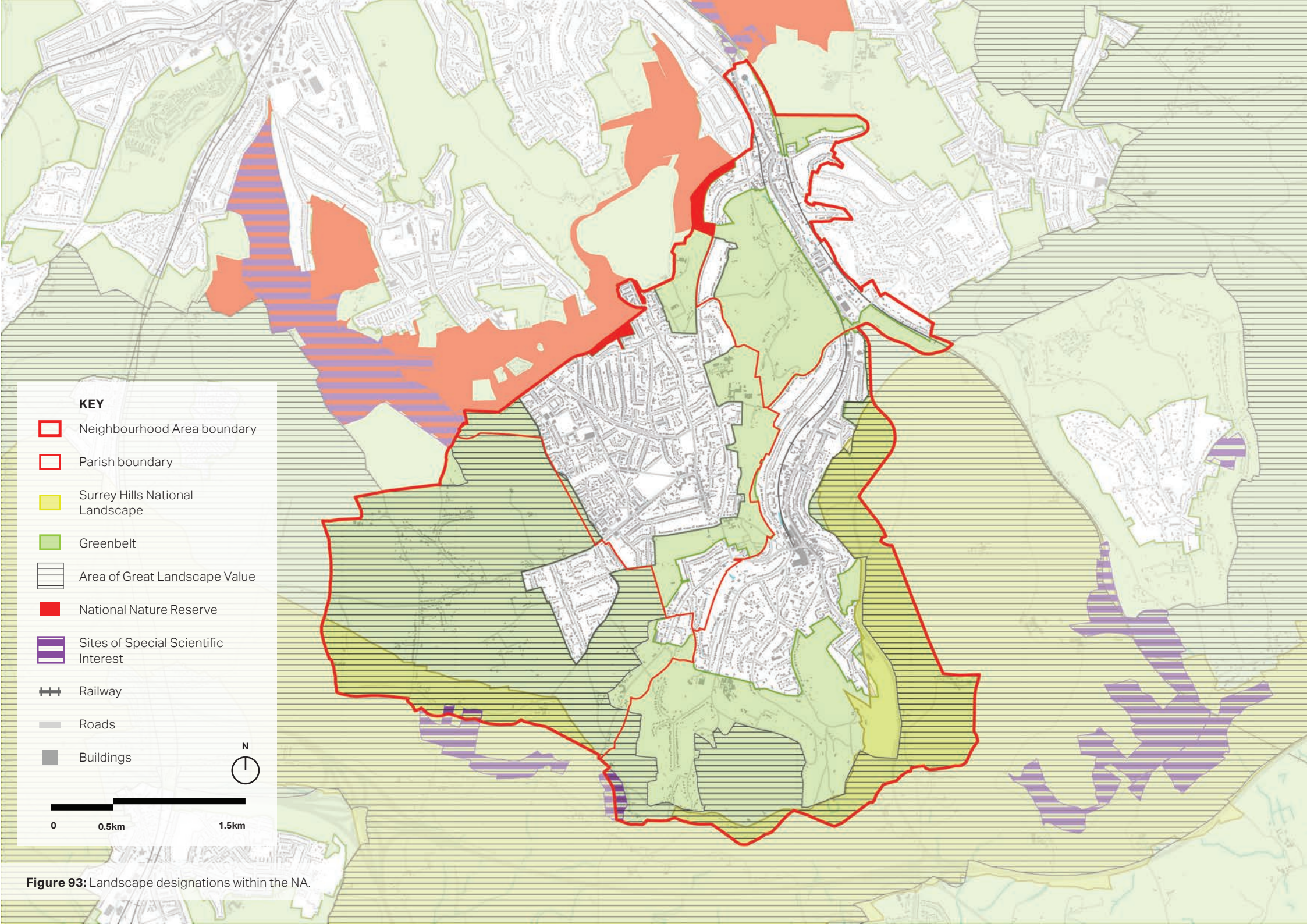


Figure 93: Landscape designations within the NA.



## Character assessments

### National Character Areas

The study area falls within National Character Area (NCA) 119 North Downs, as defined by Natural England<sup>1</sup>. 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;
- Settlement pattern characterised by traditional small, nucleated villages, scattered farms and large houses;
- 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, are a prominent feature of the landscape;
- Distinctive chalk downland ridges rise up from the landscape, with a steep scarp slope to the south providing extensive views across Kent, Surrey and Sussex;

<sup>1</sup> Source: <https://publications.naturalengland.org.uk/publication/7036466>

- 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 on the field boundaries, contribute 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.



**Figure 94:** A view from Chaldon Church over the agricultural land west of Chaldon.



**Figure 95:** Ancient path in Caterham Valley.



## Regional character assessment

In 2015 Surrey County Council commissioned a county wide landscape character assessment. Five character areas fall within the study area as follows:

### **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:

- 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.

### **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.



**Figure 96:** View within South Caterham Wooded North Down landscape character.

### **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;
- 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.

### **South Caterham Wooded North Down**

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

Key Characteristics:

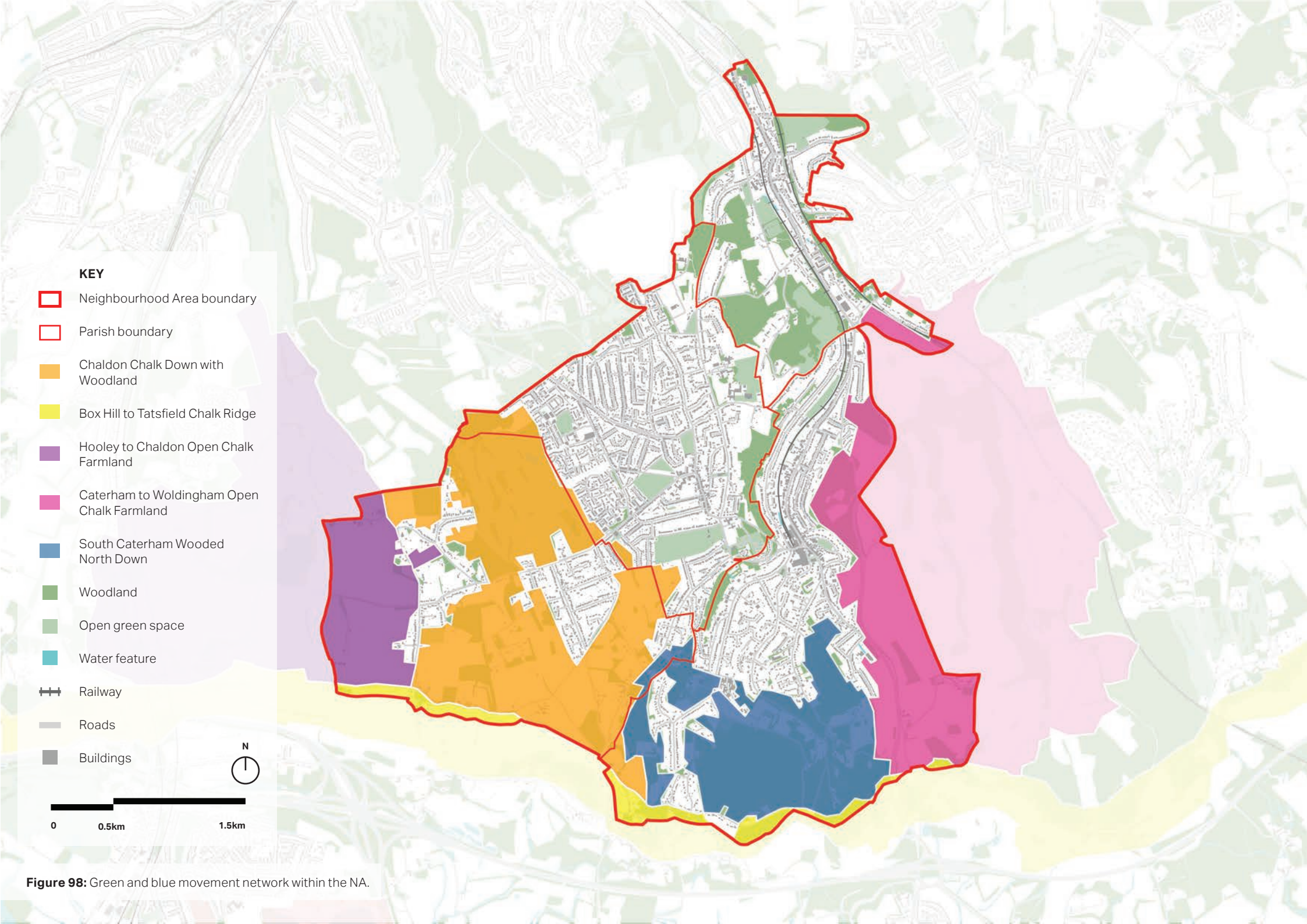
- Complex twisting topography;
- Forms a relatively small area of woodland within wider North Downs;
- Comprises woodland blocks, including ancient woodland and occasional pockets of small scale fields, including school playing fields towards the north of the character area;
- Woodland cover provides enclosure and restricts long distance views from the majority of the character area;
- 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;

- The character area includes several relatively small Sites of Nature Conservation Importance, including 'Fosterdown and Tupwood Scrub', which is designated for its broadleaved semi-natural woodland and scrub; and
- A relatively tranquil character area due to woodland and limited influence from built development. Oldpark Wood is particularly remote due to limited access.



**Figure 97:** View within Caterham to Woldingham Open Chalk Farmland landscape character.





# KEY

- Neighbourhood Area boundary
- Parish boundary
- Chaldon Chalk Down with Woodland
- Box Hill to Tatsfield Chalk Ridge
- Hooley to Chaldon Open Chalk Farmland
- Caterham to Woldingham Open Chalk Farmland
- South Caterham Wooded North Down
- Woodland
- Open green space
- Water feature
- Railway
- Roads
- Buildings

Figure 98: Green and blue movement network within the NA.



## Green and blue infrastructure

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

The green corridors frame and separate the urban developments of the study area and the greenspace and woodland are integrated into the belts of the green corridors. The areas which have been separated are Caterham-on-the-Hill and Caterham Valley and Caterham-on-the-Hill and Whyteleafe; resultingly the areas have verdant backdrops and differ in character.

The greenspace and woodland are largely connected by PROWs, although notably these are almost entirely absent in Whyteleafe. Additionally, the National Cycle Network crosses through Chaldon and Caterham Valley, as well as the North Downs Way long distance route which borders the southern edge of the NA.



**Figure 99:** PROW wayfinding signage.



**Figure 100:** Waller Lane, a popular route used by pedestrians that connects Caterham Valley and Caterham-on-the-Hill.

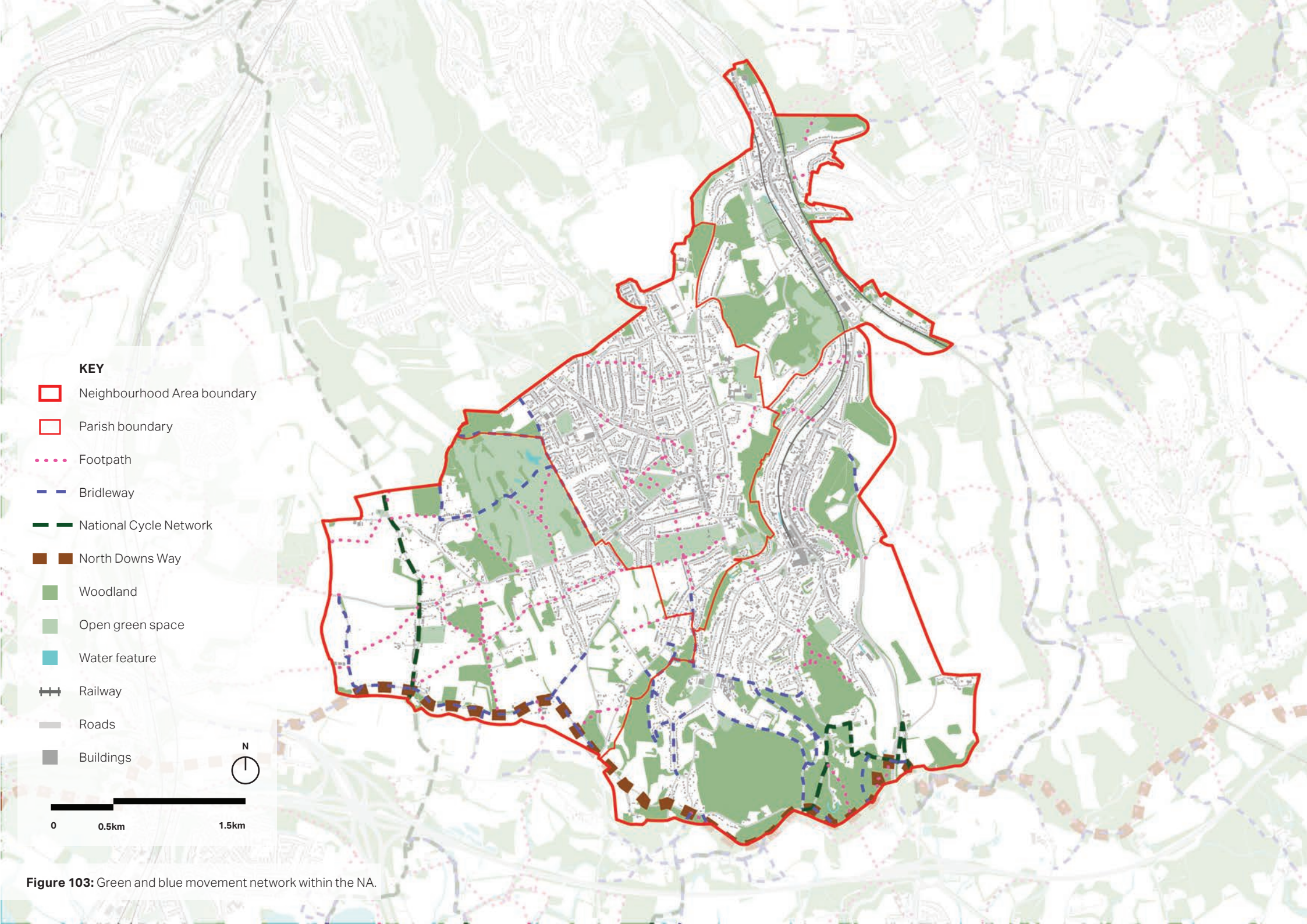


**Figure 101:** Public green space at Caterham Viewpoint.



**Figure 102:** Far reaching views south towards the ridge of the North Downs.





**Figure 103:** Green and blue movement network within the NA.



## 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 2-94 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.

Land use and vegetation that distinguishes the separate areas of

Caterham Valley, Caterham-on-the-Hill, 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.



**Figure 104:** Examples of flint being used in the local vernacular.

### 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 NA in the valley north of Whyteleafe.

The dramatic change 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.





**General design  
guidelines**

# APPENDIX B



## B. General design guidelines

**This section sets out some key design considerations and aims to encourage developers and their appointed teams to underpin their approach using good practice. This should result in a process that will clearly communicate design intentions, be collaborative, and ensure the delivery of a high-quality product that is appropriate and responsive to the sensitive context of the NA.**

**Development in the NA should demonstrate how best practice design guidance contained in national and local policy and guidance documents, including this design guide, has been considered.**

### Introduction

The general guidelines outlined in this chapter aim to apply to the whole of the NA. These have been derived from current urban design best practice and are considered essential for a successful development.

These guidelines advocate the use of context for design cues. 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.

Additionally, Surrey County Council has recently published the Healthy Streets for Surrey requirements and guidance<sup>1</sup> which includes topics relating to layout, SuDS management, parking and public transport, for example. The themes that are detailed within this guidance will not replicate those published by Surrey, and so all future development should refer to these alongside this report.

The general design guidelines provided in this section are as follows:

<sup>1</sup> Source: <https://healthystreets.surreycc.gov.uk/requirements-and-guidance>

### 01.LS Landscape

**01.LS.1 Landscaping and views**

**01.LS.2 Connectivity and wayfinding**

**01.LS.3 Open space**

### 02.CM Community

**03.CM.1 Integrated community and sense of place**

**03.CM.2 Community centres**

### 03.BF Built form

**04.BF.1 Streetscene**

**04.BF.2 Infill and extensions**

**04.BF.3 Hillside development**

### 04.SB Sustainability

**04.SB.1 Eco-design principles**

**04.SB.2 Lifetime homes**



## 01.LS Landscape

### 01.LS.1 Landscaping and views

Many built-up areas in the NA are surrounded by open landscape which require a buffer zone or edge softening for a seamless transition to protect the rural character and landscape views. Likewise, introducing soft landscaping into the streetscene can transition the atmosphere from the built-up areas to the landscape and also create more attractive places through screening and increased biodiversity.

**1.01** *Edge of settlement development should gradually transition to the surrounding landscape context by utilising comprehensive landscape buffering, or 'green curtains', implemented along the edge of new developments. Abrupt edges to development with little vegetation or landscaping on the edge of the settlement should be avoided;*

**1.02** *Incorporate landscape and built features to create and strengthen views and vistas and potentially help with legibility. For example, mature trees and other landscape features at entrances to the landscape gateways;*

**1.03** *Maintain existing visual connections to the surrounding landscape and long views out of the settlement. Infill development should be placed so as to retain gaps between buildings and any new development of multiple dwellings should create adequate gaps between buildings;*

**1.04** *Ensure the scale and design of landscaping and boundary treatment, including landscape screening, is not visually intrusive to the surrounding landscape, such as by blocking views out of the settlements or by having hedgerow boundary treatments that infringe on the public realm and pose an issue for accessible active travel;*

**1.05** *Landscape and garden design should be interspersed with a variety of species, sizes and flora of native species suitable for the wildlife, soil conditions and climate;*

**1.06** *Creating short-distance views broken by buildings, trees or landmarks helps to create memorable routes. Creating views and vistas allows easily usable links between places; and*

**1.07** *When planting street trees, the placement should be designed from the outset of development. Generally, larger trees with more canopy coverage have more benefits than multiple, smaller trees, and existing larger trees should all be preserved whenever possible. 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 so that they have the opportunity to mature and grow to their full size.*



**Figure 105:** Caterham Cedar Tree. This large canopy creates a natural, memorable landmark that is useful in aiding in wayfinding and frames the surrounding buildings.

## 01.LS Landscape

### 01.LS.2 Connectivity and wayfinding

The CCWNPIG and local communities have expressed a desire for neighbourhoods to be connected through sustainable active travel routes, implementing principles outlined by the TCPA 20 Minute Neighbourhood.<sup>1</sup> The NA is serviced by an extensive PRow network and the focus of these guidelines is to ensure development preserves and enhances these through comprehensive connections, wayfinding principles and pedestrian safety such as traffic calming measures.

**1.08** Future development should ensure new streets are laid out to encourage connectivity, including direct access to key services and facilities. Designers should collaborate with adjacent landowners and provide direct and attractive footpaths to existing and future development areas, particularly via walking and cycling routes;

**1.09** New developments should facilitate outward connections by linking to the existing PRow and cycle networks;

**1.10** Paving should be encouraged and used along the pedestrian and cycle links. They should, in principle, be permeable to help absorb surface water and mitigate flooding. Concrete paving should be avoided and materials should be chosen according to the immediate context;

**1.11** Street furniture should be added in appropriate locations along movement networks to provide people with places to stop and rest. Distinctive street furniture can improve legibility and wayfinding whilst enhancing the character of a place. The choice of materials should be of high quality that complements the surroundings;

**1.12** Signage should be provided around the area showing destinations and travel times for walking and cycling, particularly to locations of historic importance. Signage should be made of high-quality material and designed to be fitting within the setting;

**1.13** Traffic calming measures should be achieved through sensitive design, utilising landscaping, parking allocation and building

layout. Avoid using urbanised forms of engineered traffic calming, rather lane width can vary to discourage speeding and introduce a more intimate character; and

**1.14** Active frontages with distinctive building features such as towers or chimneys can aid legibility. Additionally, landscape features, distinctive trees, open spaces and views towards historic landmarks can be used as wayfinding aids as well as providing an attractive streetscape to promote active travel.



**Figure 106:** Local twitten (alleyway) providing connections through the neighbourhood. These are not only important for accessibility, but also for the character of the area.

<sup>1</sup> Source: [https://www.tcpa.org.uk/wp-content/uploads/2021/11/final\\_20mnguide-compressed.pdf](https://www.tcpa.org.uk/wp-content/uploads/2021/11/final_20mnguide-compressed.pdf)



## 01.LS Landscape

### 01.LS.3 Open space

Open spaces and play areas play a vital role in creating a positive urban environment. These places offer additional benefits of fostering community and gathering; thus creating lively places within the neighbourhood. The guidelines within this section are meant to ensure that these spaces are accessible, safe and well designed to fit the character of the surrounding neighbourhood.

**1.15** *Design new open spaces to incorporate existing landscape features to create an informal park with opportunities for natural play and recreation;*

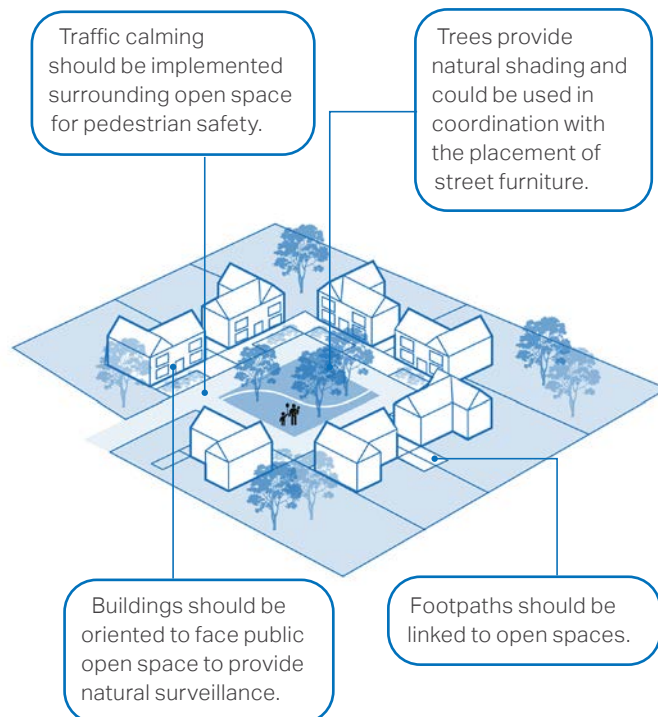
**1.16** *Development in the built-up areas should aim to provide improved access to the existing multifunctional green open space. Developments should provide connections via other green and urban networks such as pavements, tree lined streets and PRoWs to ensure the open spaces are within walking distance;*

**1.17** *Open spaces should be equipped with good-quality street furniture to create*

*pleasant seating areas in shaded spaces and preventing poorly overlooked areas;*

**1.18** *Surrounding buildings should be oriented to overlook play areas and public spaces to provide natural surveillance; and*

**1.19** *Traffic calming should be implemented surrounding open spaces for pedestrian safety, especially in parks which are heavily used by children and pets.*



**Figure 107:** Local park in Timber Hill road, showing an attractive response to topography whilst also providing different activities and areas.



**Figure 108:** Positive example of open play space design in the former Barracks Site in Caterham-on-the-Hill.

## 02.CM Community

### 02.CM.1 Integrated community and sense of place

High-quality, well-connected public spaces are essential for neighbourhoods. They create informal meeting places, offer a place to rest, and can even provide shelter. The public realm should be coordinated and strengthen local distinctiveness making it a more legible and user-friendly environment. The sense of place, especially within each of the parishes and areas of heritage such as the Conservation Areas, is especially important in creating a distinctive identity.

**2.01** Streets should be designed to not only accommodate vehicles but also as 'spaces' for people that live on and along them. An active streetscape is an essential part of a successful public realm design and helps create a sense of community. Existing streets should be retrofitted for the same purpose and to encourage active travel;

**2.02** Create public-realm spaces which provides plenty of places to sit, chat or play along the street. Street furniture should be added in appropriate locations to provide people with places to stop and linger.

*Distinctive street furniture can improve legibility and wayfinding whilst enhancing the character of a place. The choice of materials should be of high quality that complements the surrounding;*

**2.03** Places to meet others such as a locally run cafe or a place for events within the open space such as markets can be an opportunity for gathering which could improve the sense of community;

**2.04** Public realms should be designed with child-friendly interventions, aligned with key routes that connect schools and residential neighbourhoods. New development schemes should provide an appropriate amount of accessible footpaths, and should consider design value and the needs of users such as for wheelchairs and buggies; and

**2.05** Public art and installations could be used to assist wayfinding. New landmark sign/sculpture could be used to mark the gateway spaces and aid in providing a distinguishable identity for each of the parishes in the NA.



**Figure 109:** Example of a people-focused, child friendly public space in the village Alpen, Germany. Case study source: <https://landezine.com/futureproof-village-realm-alpen-by-felixx/>



**Figure 110:** Public art display that creates a distinct identity for the parish. Located in Tisbury, UK.



## 02.CM Community

### 02.CM.2 Community centres

The NA has a combined total population of approximately 28,000 residents across 1630 hectares. This lends itself to many opportunities for community centres both formal and informal, such as around train stations, high streets, landmarks and open spaces. These guidelines will provide general design guidance on the scale of these centres, how they can preserve the existing assets and how the shopfront can be sensitively designed within its setting.

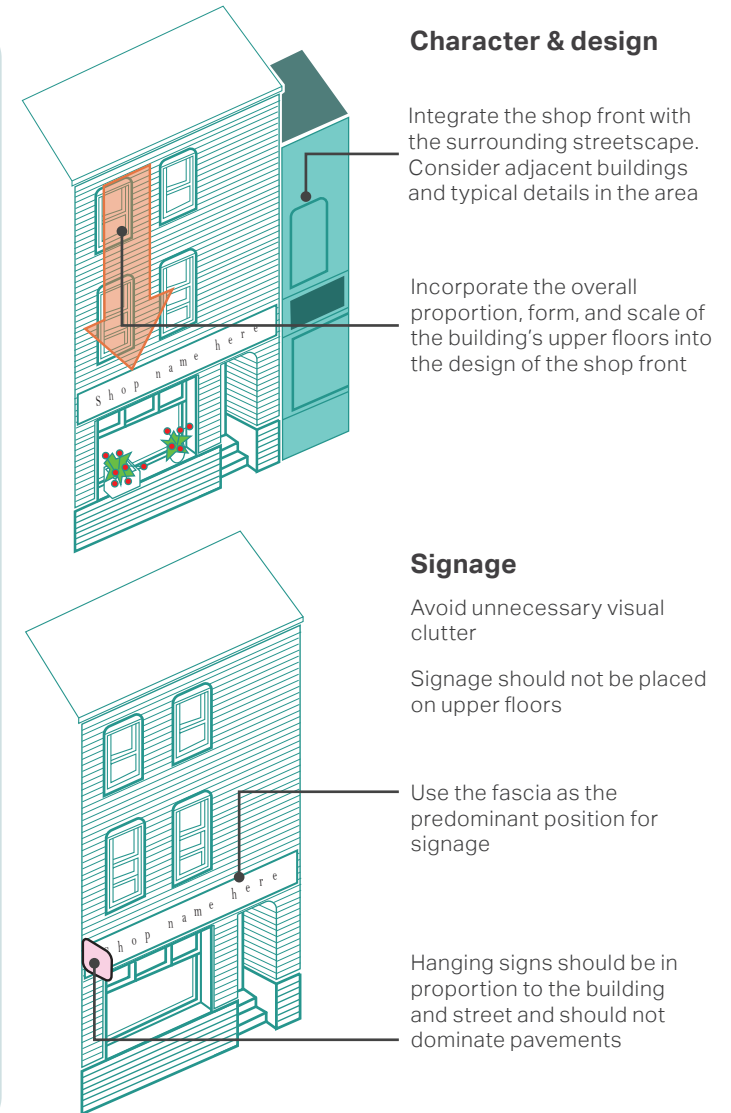
**2.06** *The design, density and urban grain of new developments should respect the historic heritage of the town and maintain and enhance the town centre feeling;*

**2.07** *New development proposals should maintain visual connections to the surrounding heritage assets and local landmarks and long views out of the town centres. Development density should allow for spaces between buildings to preserve views of the landmarks and countryside setting and maintain the perceived openness of the centres;*

**2.08** *The design of shopfronts should take account of rhythm and character of the street such as the width of building, the horizontal or vertical emphasis, the variety of style and architecture of the building itself. Where the shop front continues to another building, a change in its design may be required for uniformity;*

**2.09** *Good practice is to have an entrance door recessed from the back edge of the pavement. To emphasise the entrance door, there should be a stallriser, vertical mullions between the door and glazing and a transom at top-of-door level. The addition of awnings and canopies can also be an attractive feature add variety; and*

**2.10** *Signage should not dominate the pavement space or the facade. They should use an appropriate material, shape and form, avoiding large box signs. Garish colours and materials such as plastic should be avoided in favour of natural materials such as hand painted wooden or glazed signs which can be externally lit if necessary.*



## 03.BF Built form

### 03.BF.1 Streetscene

The streetscene is formed by the enclosure and orientation of buildings onto the streets. Influencing factors can include landscaping, street parking, boundary treatments and even facade detailing. An active streetscene can create strong senses of place and also encourage increased active travel through the NA.

**3.01** New developments must demonstrate an understanding of the scale, building orientation, enclosure and rhythm of the surrounding built environment;

**3.02** Setbacks in new developments should be of an appropriate ratio between the width of the street and the building height, to achieve an appropriate sense of enclosure for its setting. Trees, hedges, and other landscaping features can help create an enclosed streetscene in addition to providing shading and weather protection;

**3.02** The building line of new development should conform with the existing, with close alignment with the exiting arrangement of buildings where there is an irregular, meandering building line;

**3.03** Development must ensure the roof design integrates with the surrounding development, with the scale and pitch referencing neighbouring dwellings. Pitch is also related to roof material, i.e., thatched roofs are likely to have a steeper than slate roofs. The roof pitch should be suitable to the roofing material.

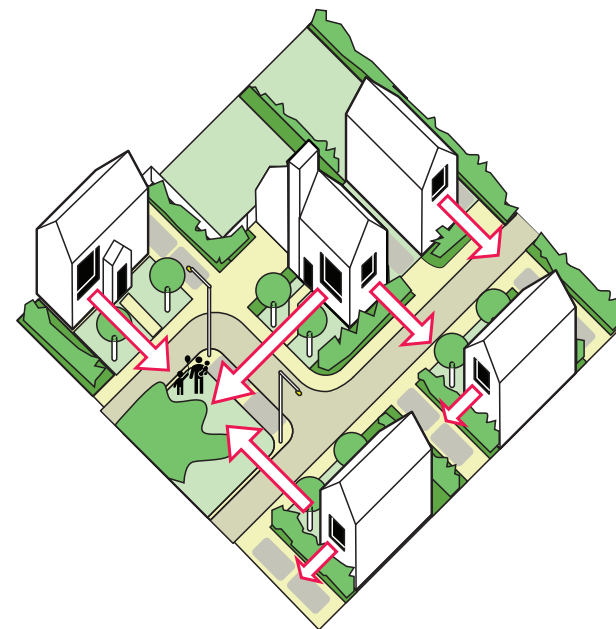
**3.04** Dwellings should include detailing on street-facing facades to minimise the bulk and scale of buildings and provide visual interest, such as with the use of decorative lintels and quoins, front porches, dormers or external chimney stacks on blank facades;

**3.05** Where developments involve multiple houses, fenestration should have a consistent colour scheme, material and thickness of frame and pane detailing across different facades;

**3.06** Proposed boundary treatments should reflect locally distinctive forms and materials, such as stone and brick walls, open timber fencing and gates or well defined green boundaries. Tall, impermeable fences that create a sterile

and monotonous street scene should be avoided; and

**3.07** Physical green boundaries such as native hedgerows, green verges, bushes and flower beds are an ideal rural, soft landscaping technique to enclose the street and define a clear building line.



**Figure 111:** Active frontages, facade detailing and soft landscaping for a well-supervised public realm that also makes for an interesting and dynamic streetscene.



## 03.BF Built form

### 03.BF.2 Infill and extensions

Infill development can influence the layout, density, roofline and views, uniformity and cohesion of the NA, and therefore must be designed with consideration to the surrounding context and the wider parish settings.

It is important to note that many household extensions are covered by permitted development and so do not require planning permission. However, due consideration to the following guidance should be prioritised to ensure good design is implemented within the NA.

**3.08** *The density of any infill development should reflect the character of the immediate area and location within the village. The optimum density will respond to surrounding densities, whilst making efficient use of land;*

**3.09** *Developments should ensure that there is diversity and variety in scale and bulk informed by the architectural style and immediate surrounding context;*

**3.10** *Infill development must be responsive to surrounding context and not detract from the existing rhythm and pattern of development and views of local landmarks and out to the landscape;*

**3.11** *Plot infill should respect the dominant orientation patterns and existing setback if there is a standard street edge. Where no consistent building line exists, establish a legible building line that provides space for front gardens and on-plot parking;*

**3.12** *Infill set to the rear of the existing dwellings should not be obtrusive in character nor be an overbearing or dominant feature within its overall setting. It should respond sensitively to the scale, density, massing and architectural style of its immediate surroundings;*

**3.13** *Extensions must be appropriate to the scale, massing and layout of the main building. The general dimensions of the extension should normally be less than the original building. The original building should remain the dominant element of the property in terms of scale and form;*

**3.14** *Extensions should not result in a significant loss to the privacy and loss of amenity to neighbouring properties or the streetscape, in particular loss of privacy and overshadowing is not acceptable; and*

**3.15** *Side extensions should be set back from the front of the main buildings and retain the proportions and detailing of the original building. This is in order to make the addition subservient in status to the original building and also reduces the perceived overall mass of the building as well as the distinct of joining point of the original and new.*



**Figure 112:** New development that provides a variety of building materials, detailing and forms to provide visual interest, located in Oakgrove, Caterham.

## 03.BF Built form

### 03.BF.3 Hillside development

The topography changes within the NA are a key defining feature of the character distinct to the parishes. These provide unique key views around the NA but also require specific design guidance to ensure that development reacts appropriately to the location. This will involve landscaping guidance to avoid gaps from cleared trees, building design guidance so that key views are not disrupted such as roof heights and also how to integrate the mass of the building to the elevation changes.

**3.15** *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;*

**3.16** *Groups of trees should not be cleared to open views from buildings on hillsides;*

**3.17** *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;*

**3.18** *Building footprints should follow the topography contours and the heights stepdown following said topography;*

**3.19** *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; and*

**3.20** *At the higher points of the hills, the roofline should be below the tree ridgeline.*



**Figure 113:** View of dwellings spread across stepped topography changes within the NA.



**Figure 114:** 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.



## 04.SB Sustainability

### 04.SB.1 Eco-design principles

Starting from the design stage, there are strategies that can be incorporated towards passive solar heating, cooling and energy efficient landscaping which are determined by local climate and site conditions. The retrofit of existing buildings with eco-design solutions should also be encouraged.

**4.01** *The five principles central to Passivehaus design and construction, determining the energy efficiency of the buildings, are highly insulated envelopes, airtight construction, high performance glazing, thermal-bridge-free detailing and heat recovery ventilation, any external associated elements of the system should be designed in keeping with the property;*

**4.02** *Minimal passive design actions that can be utilised to achieve energy efficiency include increasing glazing thickness, controlling daylight through louvres, blinds or porches and utilising natural shading and cooling such as through trees and shrubbery. These provide eco-design opportunities that can be utilised in the historical context with minimal impact on the visual streetscene;*

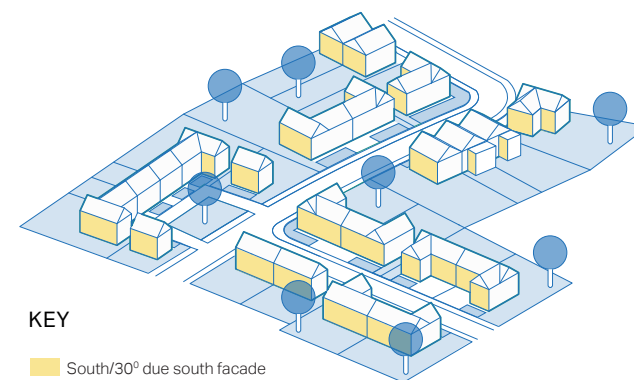
**4.03** *The aspect and orientation of a building is crucial to eco-design techniques as it helps maximise solar gain. For that reason, one of the main glazed elevations should be within 30° due south to benefit from solar heat gain. Any north-facing facades might have a proportion of window to wall area that minimises heat loss on this cooler side;*

**4.04** *Ventilation with heat recovery, EV charging points, ground and air source heat pumps and solar panel integration must all be considered alongside smart meters from the outset. Every attempt should be made to design and orient the roof so that it is of an alignment that allows for the fitting of solar panels. This applies to all future dwellings whether solar panels are initially proposed or not to allow for retrospective implementation; and*

**4.05** *Reusing building materials such as bricks, tiles, slates or large timbers all help achieve a more sustainable approach to design and construction. Recycling and reuse of materials can help to minimise the extraction of raw materials and the use of energy in production and transportation.*



**Figure 115:** Solar panels should be integrated into the design of buildings from the outset. This example of a new home in a historic setting shows how the panels can mimic the appearance of traditional slate roofs.



KEY

South/30° due south facade

**Figure 116:** Orientation of development to make best use of passive solar gain.

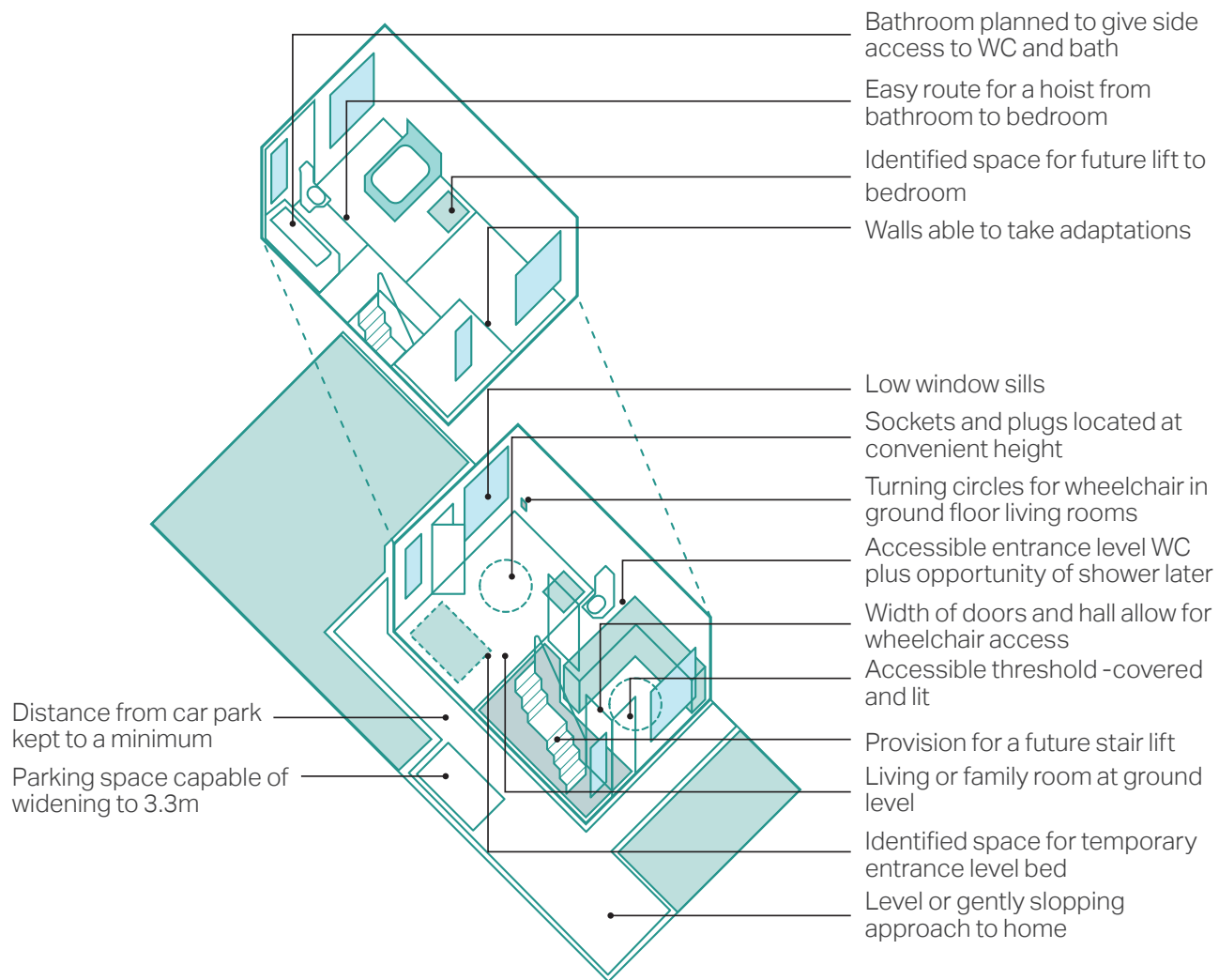
## 04.SB Sustainability

### 04.SB.2 Lifetime homes

Dwellings should be designed to meet the differing and changing needs of households and people's physical abilities over their entire lifetime. One way to achieve this is to incorporate the Centre for Accessible Environments (CAE) Lifetime Homes Standards design criteria<sup>1</sup> into the design of new homes and retrofitted in existing properties.

The criteria are: parking, approach to dwellings from parking, approach to all entrances, entrance communal stairs and lifts, internal doorways and hallways, circulation spaces, entrance level living space, potential for entrance level bed space, entrance level WC and shower drainage, WC and bathroom walls, stairs and potential through-floor lift in dwellings, potential for fitting of hoists and bedroom/bathroom relationship, bathrooms, glazing and window handle and location of service controls.

The adjacent diagram illustrates the main principles of inclusivity, accessibility, adaptability and sustainability.



**Figure 117:** Diagram to illustrate the main principles of inclusivity, accessibility, adaptability and sustainability.

<sup>1</sup> Source: <https://cae.org.uk/our-services/housing-services/lifetime-homes/>



