

The Tilt Conservation Area Character Appraisal & Management Plan



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The Tilt Conservation Area Character Appraisal & Management Plan

This document has been commissioned by Planning Services, Elmbridge Borough Council, as part of its rolling programme of undertaking conservation area appraisals and preparing management plans.

The document has been produced through collaborative working by The Tilt Conservation Area Working Group. The group included residents, members of the local Conservation Area Advisory Committee, representatives from a variety of historical, amenity and conservation societies, and officers from Elmbridge Borough Council. Forum Heritage Services were appointed as heritage consultants to facilitate the project, organise training workshops and co-ordinate and produce the Appraisal and Management Plan.

The designation, review, protection and management of conservation areas are part of the statutory duties of Elmbridge Borough Council as the local planning authority. However, community involvement is essential in understanding the special nature and different issues for each individual conservation area. The Working Group identified many aspects and issues and these were incorporated into the document at its initial draft stages. This document has been the subject of wider public consultation for a six-week period commencing on 8 December 2014 and comments received have informed the final document.

This guidance document will be a material consideration with regards to the implementation of the Elmbridge Local Plan as a basis for understanding the area, informing decision making, monitoring and management. It will be the subject of future review providing the opportunity to take account of new planning policy as it arises. The document was considered and endorsed by the Elmbridge Borough Council Planning Committee on 10 March 2015.

The document is available in PDF format on the Council's website www.elmbridge.gov.uk and to purchase in printed form from Elmbridge Borough Council.

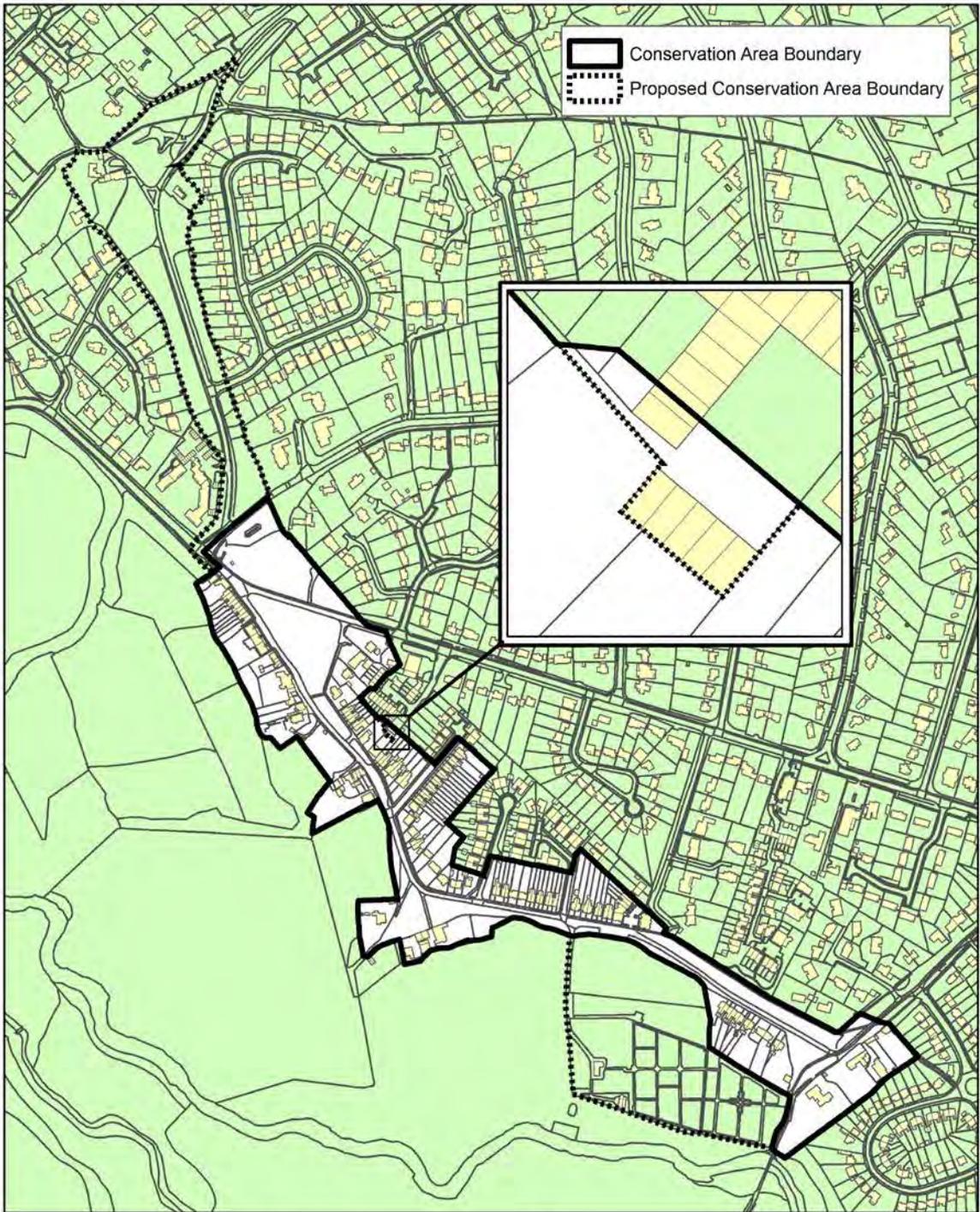
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0 100 200 300 400 500

Scale in Metres

**The Tilt, Cobham
Conservation Area
Location Map & Proposed Boundary Changes**



Part 1 Conservation Area Character Appraisal

1 Introduction

The Tilt, Cobham is an attractive linear settlement comprising a series of enclosed and partially enclosed open areas, formerly part of a much larger area of common land, which form a string of spaces at the edge of the suburban extent of the Borough of Elmbridge. The open views to the south are a key attribute of the conservation area. These track across the designated Green Belt, comprising cultivated and uncultivated fields and flood plain of the River Mole and beyond to woodland of the Cobham Park Estate.

The area was historically part of one large common but in more recent years it has commonly been described as being divided into two areas: The Upper Tilt, is an area developed at a fording point of the River Mole known as Ash Ford. This is likely to have been the reason for the location and name of Ashford Farmhouse which sits to the south-east edge of Upper Tilt. The Lower Tilt is based around the tree lined Tilt Green, a larger irregular space straddling Stoke Road and enclosed predominantly by Victorian and Edwardian houses.

The area is generally characterised by modest groups and individual dwellings set around a series of informal open spaces. These are mostly private residential homes although there is a public house, The Running Mare, and a small recent development which part-comprises apartments and a small late-20th century two storey block of flats.

Most of the buildings date from the mid to late 19th century when there was urban expansion to both Cobham to the west and Stoke D'Abernon to the east. Development was largely, but not entirely, driven by the arrival of the railway, and began to encroach in a structured and planned way onto what had been a rural edge to these settlements. Older houses from the 16th, 17th and 18th century are dotted through the conservation area. Some are former farmhouses and others are development which has encroached on common waste land. A common characteristic of these early buildings is their timber-framed construction sometimes (as is the case with Ashford Farmhouse for example), hidden behind later brick facades. Most of these important survivals are statutory listed.

The grouping of traditionally built red brick houses (in pairs and short terraces) and enclosure of a series of informal greens set away from the busy trafficked through roads to the north, combined with the views to open countryside, make for a very attractive modest scaled semi-rural townscape of considerable quality. For these reasons, it is considered that the area known as The Tilt merits Conservation Area status.

Elmbridge Borough Council designated The Tilt Conservation Area on 31st July 1979.

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as "an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development in a

conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the conservation areas and identifies opportunities for enhancement. It is in conformity with English Heritage guidance as set out in Understanding Place, Conservation Designation, Appraisal and Management (March 2011).

This document seeks to:

- Define the special interest of the conservation area and identify the issues which threaten the special qualities of the conservation area (in the form of the “Appraisal”);
- Provide guidelines to prevent harm and achieve enhancement (in the form of a “Management Plan”).

This document therefore provides a firm basis on which applications for development within The Tilt Conservation Area can be assessed. It should be read in conjunction with National Planning Policy Framework (NPPF) policies and English Heritage Guidance. In addition it should be read in conjunction with the Elmbridge Local Plan. Currently this includes the Elmbridge Core Strategy (2011) of which policies CS3, CS12, CS14 and CS17 are particularly relevant, the Elmbridge Development Management Plan (2015) and the Elmbridge Design and Character Supplementary Planning Document (2012).

2 Location and Setting

(a) Location

The Tilt is located approximately 0.5 mile south-east of the town of Cobham and less than 0.5 mile to the north-west of Cobham & Stoke D'Abernon train station. The string of small green spaces is south of Stoke Road and set along Tilt Road which forms a continuous access road to houses set around common land. This turns to the north-east at the junction with River Lane (the entrance to Cobham Cemetery) and returns to Stoke Road.

(b) Boundaries

The boundary of the conservation area takes in houses and their rear gardens to the south of Stoke Road which front onto the green spaces to the urban fringe of Cobham, Oxshott and Stoke D'Abernon, with the exception of modern houses to the north side of the Lower Tilt opposite Nos 1-12 Korea Cottages Tilt Road. The boundary includes part of Elm Grove Road to the northern boundary, a short street of late-Victorian semi-detached pairs of houses to the east side of the road. The northern-most green space is cut in two by Stoke Road and the conservation area boundary extends to and runs along the centre of the lowest section of Leigh Hill Road and the access road (Mizen Way) to the Oxshott Way Estate. The houses to the section of green space to the north of Stoke Road are excluded from the designation which runs along their garden boundaries.

(c) Topography and landscape setting

The green areas within the conservation area are generally perceived as relatively flat although these spaces range between 24-26m Above Ordnance Datum (AOD). To the south of the boundary the River Mole begins to cut a shallow valley.

The landscape setting to the south is an open rural landscape, often with glimpsed views over and through hedgerows and fences. To the north, there is a strong sense of an urban edge together with more modern garden enclosures and this is interspersed with mature tree cover. There is also evidence of surviving historic field boundaries.

(d) Geology

The underlying geology of the conservation area is Cretaceous, a mix of Hastings Beds, Weald Clay, then Pleistocene Folkestone and then covered by a layer of Claygate Beds and Gault Clay mixed in with some eroded limestone from the north downs. The soil stretching from The Tilt through Downside as far as Effingham and to the east and south-west is what is known as a slowly permeable loamy/clayey slightly acid but base-rich soil. This gives rise to flora of trees, grasses and crops which can be cultivated easily.



Aerial view of The Tilt Conservation Area

Aerial photography – Cartographic Engineering 2013

3 The Historical Development of the Settlement

(a) Historic Background¹

The open green spaces seen within the conservation area today are a remnant of a much larger common which in the 18th century stretched from the parish boundary with Stoke d'Abernon all the way north to Leigh Hill and beyond to what is now known as Fairmile Common (historically Great Heath). In the medieval period the area which is now the conservation area was open common land interspersed with farms and small houses with livestock grazed on the common land and small strips farmed in the common field.

The earliest settlement in Cobham was on the higher ground above the flood plain of the River Mole on the area known as Leigh Hill. Evidence for Iron Age settlement has been recorded and the site appears to have been occupied through the Romano-British period and into Saxon times. At the base of the hill lay areas of good arable land forming part of the flood plain of the River Mole. This land is thought to have been ploughed from an early date and came to be known as The Tilt from the Old English word 'tilthe' meaning tilled land, land used by farmers for crops.

Post Norman conquest The Tilt appears to have reverted to pasture, meadow and wood. In the 13th century, the Manor of Cobham belonged to St Peter's Abbey at Chertsey. There were various agreements made between the Abbott and Sir John d'Abernon which related to the rights across the land) which was known as The Hook between Ash Ford and the Old Fire Station (former school).

In the mid to late 16th century, The Tilt formed part of the hunting park enclosed as the Honour of Hampton Court - an extensive deer park which stretched from Hampton Court to Esher and beyond to the River Mole at Ash Ford (to the south-west of the present Ashford Farmhouse).

The present form of The Tilt derives from enclosure of the commons as a result of a Parliamentary Act of 1793 (please also refer to the Enclosure Map of the same date). Stoke Road which bisects Tilt Green to the Lower Tilt was laid out at this time and has to an extent defined and shaped the subsequent development to the north of Tilt Road. Tilt Road itself defined the western edge of the common separating it from the farmed land to the south and the River Mole.

Short-lived fairs on the Green in the 19th century became very large and unwieldy and unpopular with local residents. These all but ceased in the early part of the 20th century.

Cricket has been played on the Green and is referred to as early as 1771 in the Gazetteer and London Daily Advertiser. This is thought to have been played regularly on the Green until the early 20th century when increased traffic to the Stoke Road became a significant issue for both players and users of the highway.

The Running Mare Public House is a reminder of the racecourse that existed on The Tilt in the 18th century. The building dates from the 18th century but was not built as a public house but is referred to as such by middle of the 18th century. The public

¹ The Historic Background is an abridged version of David Taylor's Cobham Tilt – A Guide and History published in 2010 by the Cobham Conservation & Heritage Trust for which EBC are very grateful.

house no doubt catered for both the visitors to the horse races, regular cricket matches as well as local people.

The early 19th century saw the construction of a School House and Almshouses at the intersection of Stoke Road and Tilt Road. The former became a fire station in the last years of the 19th century. From the early 19th century, there was also a workhouse on the Upper Tilt (Nos 9 and 10 Korea Cottages - Grade II Listed).

Cobham Cemetery was opened in 1885. The land was once known as Mill Fields and was given by Charles Combe for use as a cemetery. The cemetery holds the graves of a large number of local Cobham families and includes the McAlpine Mausoleum, a striking building and private garden to the south-east of the chapel. The architect for the Chapel was George Henry Birch, President of the Architectural Association and curator of the Sir John Soane's Museum in London.

The late 19th century saw the beginning of major development to the north side of Tilt Road with the development of Elm Grove Road and the north side of Tilt Road by the end of the 19th century/early 20th century. This march of houses stops at the north side of Tilt Road probably through concern for potential flooding on developing parts of land further south of the present extent of suburban housing and partly through land ownership patterns.

To the south side, isolated early encroachment onto the common land, of which the Grade II listed Woronoake dating from the 17th century is a good example, was joined by a series of short Victorian terraces and semi-detached houses. The Cobham Park estate built a series of labourers' cottages to the south side of Upper Tilt (c1910) which joined the former workhouse (Nos 9 and 10 Korea Cottages) to form a group to the south side of this part of The Tilt.

A building known locally as 'The Tin Shed' stood on ground now occupied by a modern housing development to the north end of the Upper Tilt. It was a small engineering works, owned by the Purefoys family. The factory was used for the production of parts for aircraft that took part in the Dam Buster raids. This is commemorated in a plaque to the front wall of the present development.

(b) Archaeology

The Tilt Conservation Area does not fall within an area of High Archaeological Potential. However, the conservation area and its setting forms part of a once much larger area of common land which has been progressively encroached upon over a considerable period of time possibly extending up until the late medieval period.

The characteristic presence of a series of farmsteads to what was probably the former edge of the common together with the subsequent encroachment along the lines of the Enclosure roads has left a well-defined and ordered pattern of gradual and progressive encroachment onto what was once an area of very large common land.

There is the potential for the survival of former cottages, isolated farmsteads and associated buildings within and to the edges of the conservation area although much of the built form is likely to be underneath present buildings. There is archaeological potential in undeveloped sites to the south of the areas now enclosed by built form particularly at the two characteristic funnel gateways to undeveloped land to the south of Ashford Farm around the entrance to what is now the cemetery and adjacent to Elmcroft.

4 Surviving Historical Features within the Conservation Area

(a) Summary of Historic Development

- Important remnant survivals of a once extensive common area stretching to some 380 acres.
- Two characteristic funnels which were used for the management of animals grazing on the common land, often linked to farms. These are located adjacent to Ashford Farm, forming part of the access to the cemetery, and adjacent to Elmcroft.
- Developed as a series of farms and farm buildings to the edges of common land and other associated dwellings, for example, farm labourers' cottages, set onto waste land to edges forming encroachment plots which have subsequently been redeveloped, or the houses remodelled from earlier dwellings.
- Retains a series of important buildings (protected through statutory listing) from the 17th, 18th and 19th centuries, perhaps most notably Ashford Farmhouse.
- Enclosure Acts through the enclosure of the former Open Fields and Commons, have helped define what is now the present series of open green spaces which are known as Upper and Lower Tilt. Evidence for this can be found in the long straight stretches of "enclosure roads" such as Stoke Road which cuts through the upper section of The Lower Tilt.
- A number of important historic buildings with significant former (and present) uses such as the Old Fire Station, Cobham Almhouses, the former workhouse (Nos 9 and 10 Korea Cottages), and the Running Mare Public House, reflecting the historic connection with horse races held on The Tilt in the 18th century.
- The links with the large Cobham Park Estate to the south and Downside, which also has extensive common land beyond and is also designated as a conservation area.
- The urban expansion of adjacent areas with planned and structured Victorian and Edwardian development some of which was probably speculative
- The later infilling of plots with 20th century development.
- The creation of Cobham Cemetery in the late 19th/early 20th century encompassing the boundary (in part) to the south.

(b) Street pattern and building plots

The pattern of development which has given The Tilt such a distinctive linear character comprises the valuable survival of a layering of settlement patterns over what is now the mosaic of small sections of a once much larger common. This is a result of the setting out of enclosure roads in the late 18th century and the march of suburban development as land holdings created by the enclosing of land are sold off, together with the demand for housing driven by proximity to the newly built rail connection at Cobham & Stoke D'Abernon.

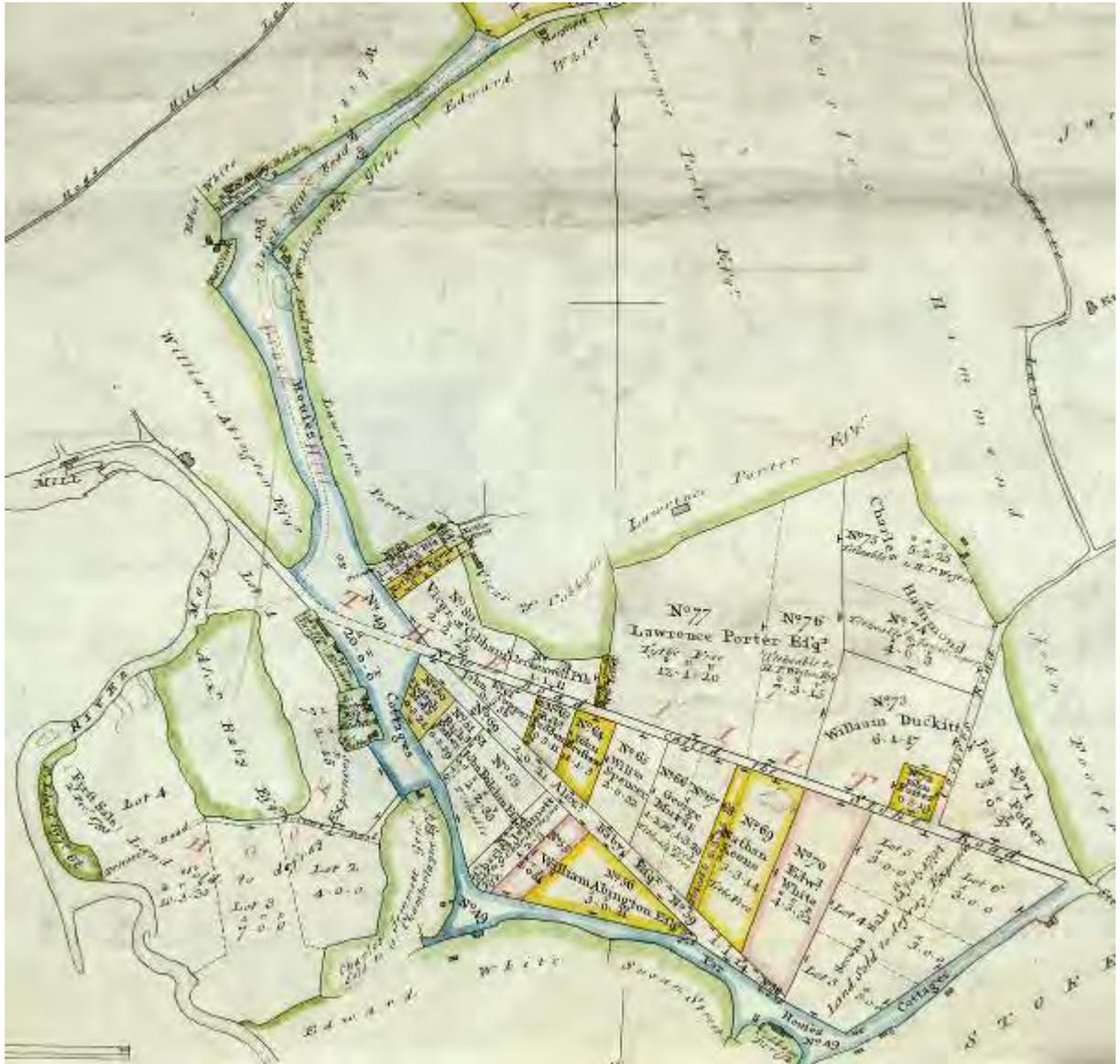
Whilst the street pattern maintains the characteristic of a lane meandering and linking a series of open green spaces, the nature of the sub-division of the land has led to two distinctive plot types which are found in large groups (see the character areas section of the appraisal) and smaller groups between building plots which have originated from a much earlier pattern of development and land use.

19th century development is characterised by the relatively narrow deep plots with houses set to the front and with a consistent building line within groups. Good examples would include houses to Elm Grove Road and Nos. 76 and 100 Tilt Road. In contrast with this older plots are generally large, irregular and have a varied building line although buildings are generally facing into the green spaces which form The Tilt. Good examples of this would be Nos 57 and 83 Tilt Road, Elmcroft, The Running Mare and Ashford Farmhouse.

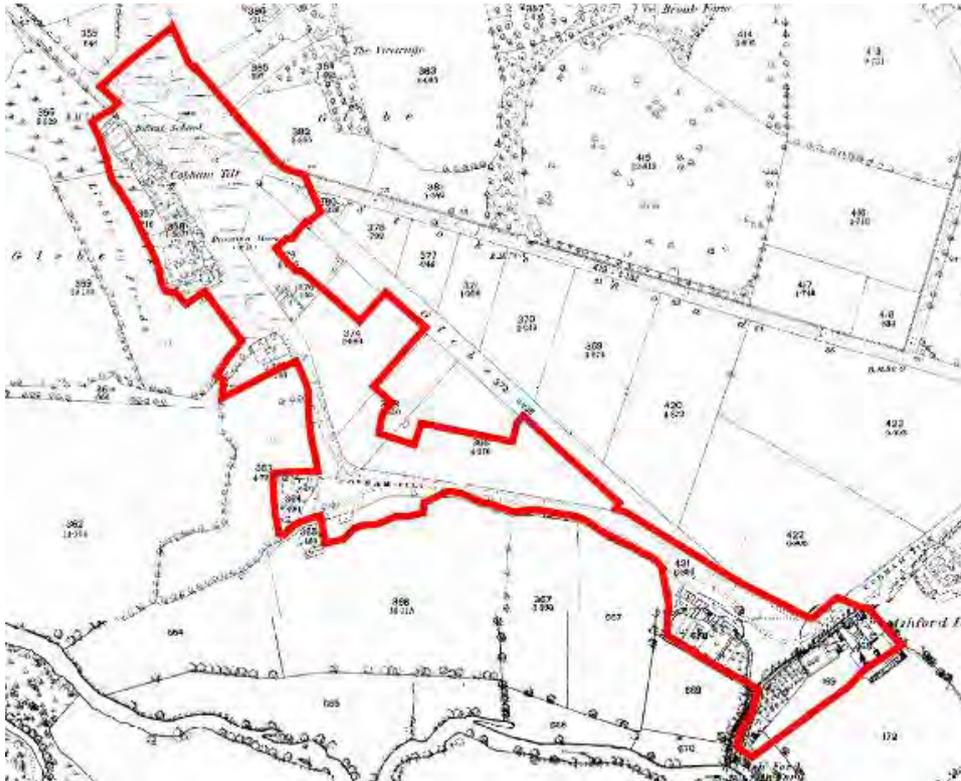
It is the mix of this type of formal and informal plot pattern which contributes to the complex character and appearance of The Tilt Conservation Area. The juxtaposition of the formal Victorian and Edwardian suburban planned extensions with the informal organic nature of the plots borne out of encroachment of the common land is an important underlying characteristic of the conservation area.



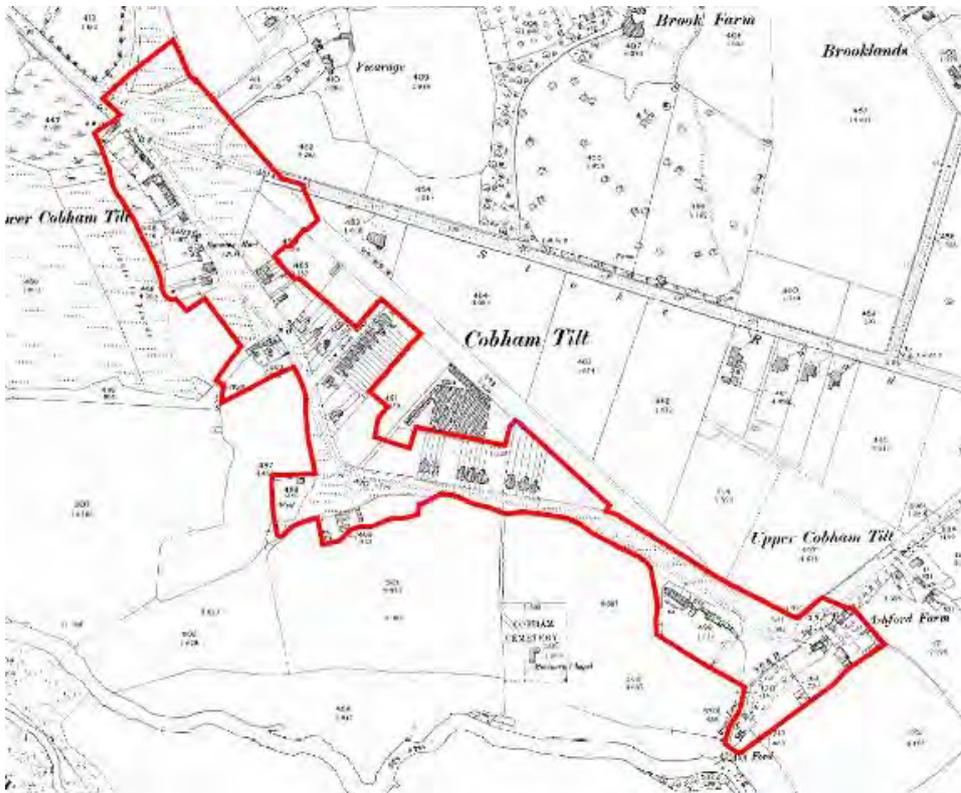
John Rocque's Map of 1768



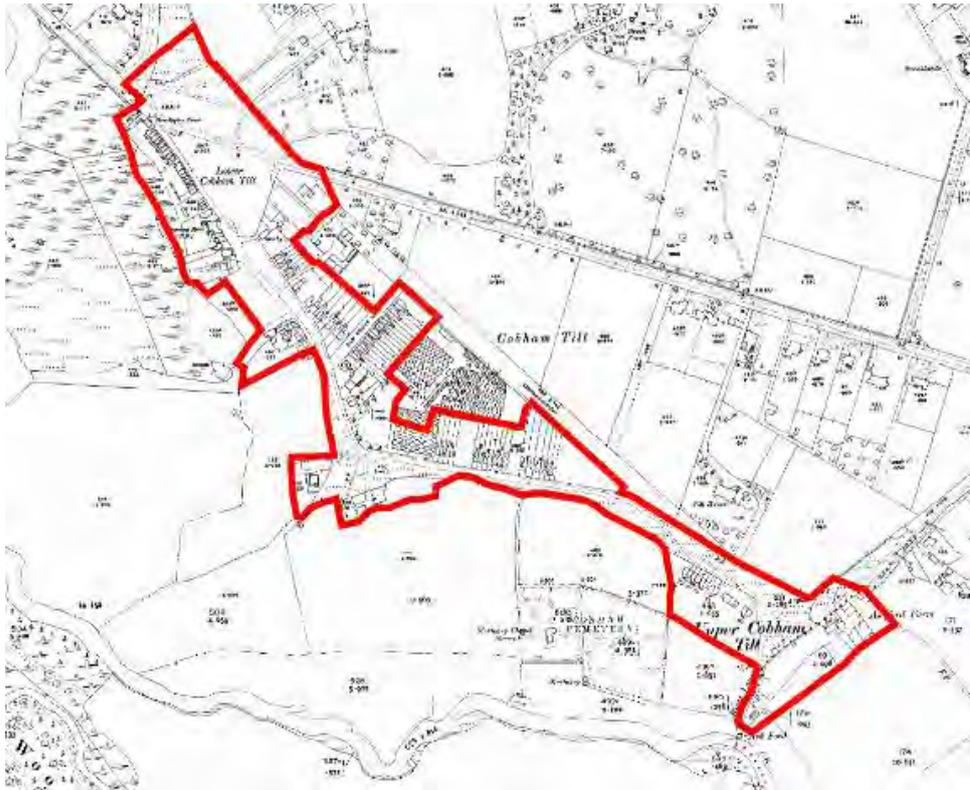
Extract from 1793 Enclosure Map



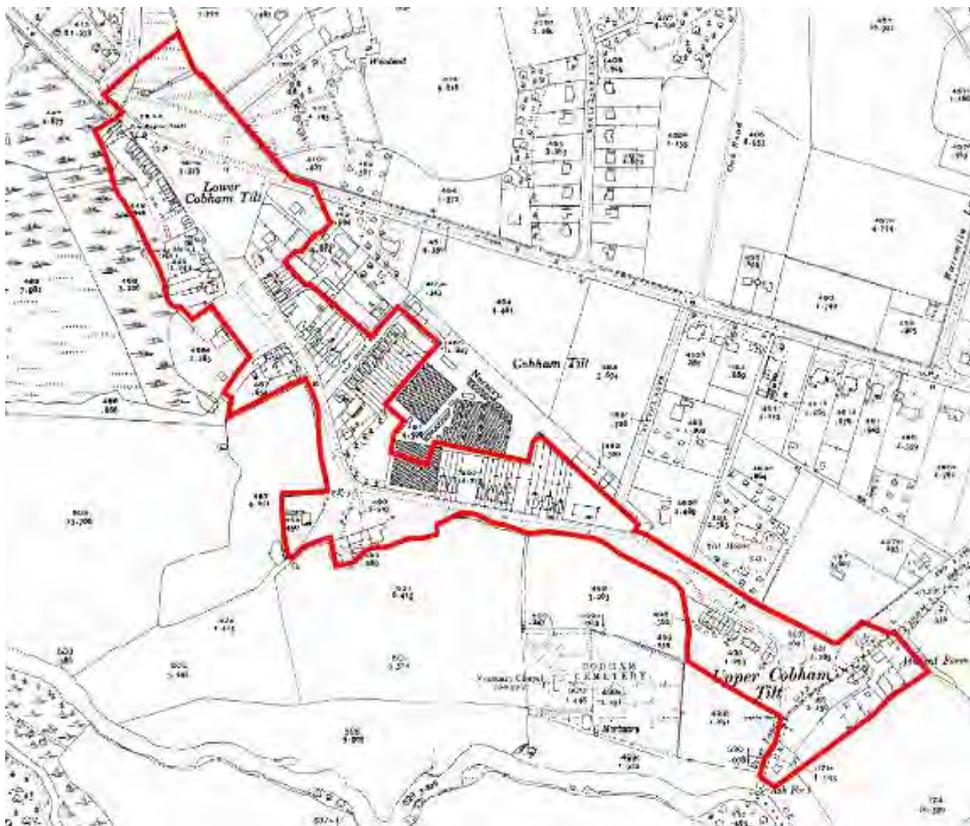
Ordnance Survey 1868



Ordnance Survey 1895



Ordnance Survey 1914



Ordnance Survey 1939

5 The Character and Appearance of the Conservation Area

(a) Summary of townscape features

- Much of the settlement around The Tilt is a 19th century construct, largely unchanged throughout the 20th century but interspersed with buildings of a considerably older date.
- A well-defined plot sub-division within various groups of buildings lining the various green spaces which make up The Tilt (formerly Common land). This varies between the north and the south side with some cross-over.
- A characteristic funnelling of the Common in two locations; adjacent to Elmcroft and to the south of Ashford Farmhouse - a feature possibly originating from the medieval period.
- Key local landmarks such as The Running Mare Public House, the former Fire Station (and village school) and Ashford Farmhouse.
- A consistent scale to development almost throughout - modest two storey built form with very limited retro-fitting of roofspaces.
- A consistent building line to groups with buildings set back from the edge of Tilt Road or from the green spaces in small gardens.
- Open views across the green spaces south to countryside and the tree belts of Cobham Park Estate.
- A non-residential use (The Running Mare) which provides interest, activity and constant movement throughout the day.
- Consistency to materials especially within well-defined groups of houses.
- Important sense of entry and arrival to The Tilt the north-west corner.
- Attractive rhythm of repeated architectural features to building groups to include window details, roof profiles, bays and chimneys.
- Views and glimpsed views out to open countryside to the south some of which pick up the local landmark of the spire of the cemetery chapel to Cobham Cemetery.

(b) Current activities and uses

The conservation area comprises a number of distinct areas which are predominantly enclosed by residential dwellings on a modest scale. The exception to this in terms of use is the Running Mare Public House to the south side of the Lower Tilt, a popular public house with a large car park to the rear. Other than this, the only variation in use patterns is the existence of two developments of flatted accommodation. One of these is a post war development to the south side of Tilt Green (Nos 1 to 12 Tilt View). The other is a relatively recent private development on the site of the former industrial premises used for the production of aircraft parts during World War II, to the northern end of the Upper Tilt. Otherwise buildings within the conservation area are entirely private dwelling houses.

The area is popular with walkers and dog walkers who criss-cross the green spaces and can access further local footpath networks to open countryside to the south and south-east.

The Running Mare, is a popular public house for local people and visitors further afield because of its location on the edge of the Common. This can lead to significant numbers of visitors on weekends, particularly in summer months, and potentially some pressure on the existing road infrastructure particularly in relation to parking.

Parking for private houses and other uses is mostly on roadside or in small parking areas set adjacent to the road. Intermittent users of The Tilt also park along the length of Tilt Road. This can, at busy periods have an impact on the character and appearance of the conservation area.

(c) Focal points, views and vistas

The open character of the spaces which comprise the full extent of this linear settlement gives rise to splendid and often extended open views across green spaces to houses and buildings of distinctive and attractive architectural and historic quality. Notable buildings which form part of particular views include the Running Mare PH and Ashford Farmhouse. Elsewhere views are partially or fully closed by buildings set to the immediate side of the road. A good example of this is Nos 75 to 81 Tilt Road partially closing the view south-east from Tilt Green towards Upper Tilt (Figure 1). Here the elevational treatment and roofscape of the buildings are an important part of the character of these views.



Figure 1: View is partially closed by Nos 75-81 (odd) Tilt Road

Some of the most historically significant and important views within the conservation area and outside looking into the conservation area are towards the open countryside to the south. This is strongly characterised by the openness of foreground (usually the immediate setting of the river) and a backdrop of large expanses of mature woodland set beyond. The open characteristics of the extended views out of the conservation area form a very important part of its character and appearance. These are characteristics enjoyed by residents and visitors alike and are a defining element of this part of Cobham

Views out of the conservation area are mainly concentrated towards the southern boundary. Of particular note is the spire of the Cemetery Chapel. From a number of vantage points within the conservation area (please refer to the Townscape Map) the spire is a notable local landmark of some considerable architectural quality and distinction.

Generally the built form in views is characterised by a consistency to the townscape, a repetition of forms and, in particular, scale to houses in groups. None are higher than two storey when looking south to the edges of the conservation area. The modest and generally open boundary treatments to private houses include well-maintained hedges. In most, views of the houses in their plots are maintained and the presence of mature trees of various species within and on the edge of the green spaces adds to the general quality and complexity of these local views.

(d) Open spaces, landscape and trees

The Tilt could be considered to divide into three distinct green spaces although historically it was referred to as the Upper and Lower Tilt. The largest open space is the area known as Tilt Green. Stoke Road passes through Tilt Green and is lined by Cherry Trees planted in memory of servicemen lost in active service. This Avenue of Remembrance comprised forty cherry trees in 1946 planted by the Cobham Village Women's Institute. Each tree commemorated a member of the armed forces from Cobham who had died during the Second World War. The dedication took place on Sunday 24th February 1946. At that time, each tree had a metal collar giving details of the member of the forces, but some of the trees have died and all but three of the collars have disappeared. Recent replanting organised by the Cobham Conservation and Heritage Trust has reinstated the avenue of cherry trees. These trees and the definition of the spaces are significant in terms of this strong historic association but also for the attractive soft edge they provide to this open space, softening in some way the impact of the often consistent traffic using this route.

Moving south-east along Tilt Road, there is a secondary green space which provides both access to houses set perpendicular to the roadside on the south and commands splendid open views to the south-west out to the open fields and tree belts beyond. There is a very strong sense of containment of this section of the common with the funnelling of the townscape at this point between Nos 75-81 on the south side of Tilt Road and Nos 32 and 34 to the north.

On travelling further south-east along Tilt Road, the second of three open spaces is 'entered'. The unfortunate recent loss of a large ash tree to this space has opened the area but somewhat changed its character. There are a higher number of significant trees to the south-western edge of this boundary but there are still good views through to the tree belts of Cobham Park beyond (Figure 2).



Figure 2: Trees to the south-western edge and tree belts glimpsed beyond

From this point on, continuing along Tilt Road in an easterly direction, the green space narrows and for a short length disappears completely but then widens and becomes a long strip of wide grass verge. To the southern boundary there is a significant mature tree cover and this continues on the south side up until Korea Cottages. To the north side this sense of enclosure with natural boundaries continues giving this part of the conservation area a distinctly rural feel (Figure 3).

A further small triangular green forms the setting for both Ashford Farmhouse and its outbuildings and Korea Cottages. This space is well-defined by tree-lined boundaries and the houses are framed by mature trees to either ends of the green space.

Open spaces are equally important particularly to the southern boundary of the conservation area giving The Tilt the sense of being at the very edge of the suburban development of the Borough. This is important in terms of views south sometimes between housing groups or between individual houses to open countryside and strongly defined tree belts and individual specimen trees (within Cobham Cemetery for example) (Figure 4). The open countryside landscape setting to the southern boundary of The Tilt Conservation Area is very important. The sense of being on the edge of the common land and the transition from suburban to semi-rural is very apparent and strongly felt on travelling through these important open spaces.



Figure 3: Upper Tilt – trees to the north side give a distinctly rural character to this part of the conservation area



Figure 4: Views out of the conservation area partly framed by development, Upper Tilt

(e) Lighting, surfacing and street furniture

Within The Tilt Conservation Area, the public realm, i.e. land which is not in private ownership, is varied but generally functional and understated. The areas of common land are owned and maintained by Elmbridge Borough Council and subject to various byelaws. The Council also own and maintain Cobham Cemetery, currently outside the boundary of the conservation area. Roads and bridleways, including street lighting are within the remit of Surrey County Council as the highway authority.

Pavements are found to the south side of Tilt Green, which is perhaps the most urban section of the conservation area, and thereafter are confined to the northern side of the road commensurate with its more urban edge feel. There is only limited street lighting and recently the Council has ensured that replacement lighting by Surrey County Council used a swan necked heritage style column which complements the traditional semi-rural character of the area. Tilt Road which runs the length of the conservation area is not used as intensively as Stoke Road which means that the pedestrians can with some care walk relatively safely along the edges of sections of road. The permissive accesses to houses across parts of the common are generally loose gravel. These are understated and appropriate for the area (Figure 5).

The recent addition of the stone War Memorial to the north side of Stoke Road has added a sense of formality to this section of the green space but is well-designed and appropriately scaled for its open setting.

The use of timber bollards works well in preventing parking to the grass verges and sections of the greens (Figure 6). The Council has provided two parking areas for the general public in the centre of The Tilt. Additional parking has also been created outside the area of Korea Cottages using grasscrete and demarcations on the carriageway. All these facilities are generally well used by local residents and visitors.

Signage has been kept to a minimum with some notable exceptions and some parking areas to the south and north of Tilt Road have been demarcated with stone setts and finished with pressed gravel. These are appropriate responses to the semi-rural character of the streetscape.



Figure 5: Vehicle access to houses on The Tilt is generally understated and low key



Figure 6: Timber bollards throughout the conservation area prevent parking on the green edges

6 Character Areas

Conservation Areas are designated for their special character, but within the area there will be zones which are varied but contribute to the whole. It is important to define these 'sub areas' and provide a clear understanding of the defining elements making up the character of a particular part of the conservation area. This leads to a more useful and comprehensive document in both development control and general management terms.

When using this document it is important to note that in all cases the transitional areas between defined character areas are also important and are exactly this – areas which do not easily fit into the defined character areas but can often be important to both though not necessarily sharing the same characteristics as one or the other. It should be noted that whilst two sub-areas have been identified, it is also important to appreciate the cohesion to the whole conservation area, which should always be considered when addressing the character of The Tilt Conservation Area.

For identification of character areas see the Townscape Analysis Maps (see pages 47 & 48).

For The Tilt there is a very clear sense of being part of the urban edge to the common land and being part of the common itself. This has led to two character areas being defined which have distinctive built form characteristics although some of the building types are shared between the character areas.

Area 1: Urban edge

This part of the conservation area defines the northern 'planned' edge of the common land. The plot sub-division is consistent in groups of houses, reflecting how the parcels were sold and then divided to create land holdings for sale and development. This is also seen to the south side in groups but is not as consistent or defining as seen to the northern section from Tilt Green to Upper Tilt.

The scale and form of houses is generally consistent throughout this part of the conservation area. This comprises almost entirely two storey houses with pitch roofs unbroken by dormer windows but with some rooflights, facing the roadside with tall brick chimneys. These houses are semi-detached and built as pairs. The symmetry and sharing of common features such as bay windows is an important part of the character and appearance of these houses. The building line is consistent throughout within the groups of houses. This is particularly apparent for the houses to Elm Grove Road and Nos 76 to 100 Tilt Road (Figure 7). All houses are set slightly back from the pavement line with small front gardens generally enclosed with low hedging and or a painted wooden picket fence. There are some brick boundary walls but these are generally low with only three to four courses.

The buildings within this part of the conservation area form small groups of considerable quality in both architectural and townscape terms. They are coherent as small groups because of their shared architectural features, use of materials and mirrored plans (Figure 8). With only a few small exceptions most buildings are seen in their original form despite extensions and some changes to windows and doors. This repetition of features and the fact that most of the houses were built within 20 years of each other gives this part of the conservation area a strong sense of place and a more urban feel than other sections of The Tilt.



Figure 7: Nos 76 to 100 Tilt Road – a consistent building line to this group



Figure 8: Mirrored plans and shared architectural features to semi-detached houses

Most houses within this part of the conservation area are brick, a mix of London stocks with red brick dressings or red brick with natural slate roofs where original. Brick chimneys form an important part of the skyline and are seen to most buildings fronting Tilt Road and Elm Grove Road. There is some painted brick and some painted render but this is only limited and does not detract from the dominant presence of unpainted brick to this part of the conservation area.

Houses fronting Tilt Road looking south and south-west have either uninterrupted or oblique views to open countryside to the south side of Tilt Road. For these properties, these views form an important part of the character and appearance of this part of The Tilt Conservation Area and therefore they are very sensitive to change.

The planned character of this part of the conservation area contrasts with much of the more informal areas of development to the south side of Tilt Road. There is a real sense in this section of the conservation area of being its urban edge. This is accentuated by the grouping of the houses and their shared characteristics and building line. The overall character is that of Victorian and Edwardian planned speculative development. Yet despite these consistencies there is sufficient variation to give small groups local distinctiveness and be sufficiently varied to add interest to the townscape.

Negative features

- Some loss of front gardens to parking spaces although this is limited
- The use of railings to the modern development to the eastern end of the character area
- The painting and/or rendering of brickwork
- Some Upvc windows and doors but these are only isolated

Area 2: Rural edge

The second character area comprises the larger section of the conservation area which encompasses the open and semi-open rural edge to this part of the Tilt. There is a strong sense of transition from the planned Victorian and Edwardian expansion (Area 1) to the open and more organic developed edges of the common land to the south. There is some cross-over between areas with some planned development also seen along the south side of The Tilt but this is interspersed with earlier plot division and buildings. The lack of garages in the historic area mean the majority of vehicles are parked on the road which can dominate some sections of the sub-area.

The scale of building is consistent throughout this part of the conservation area. Buildings are two storey, most with pitched roofs, some of a steeper pitch in relation to the more common lower pitch of the Victorian or Edwardian houses often defining older houses in this sub-area. The building line is more varied with some groups maintaining a shared building line and others being more informal within their plots. This is particularly the case to the east side of Tilt Green and within Elmcroft's environs.

There are a series of groups which define sections of the common edge. The first comprises houses, the converted former School and Fire Station and the Running Mare Public House. This group is also seen in relation to the Grade II listed No.57 (Woronoake) and Nos 75 to 81 which sit perpendicular to the roadside and in so

doing enclose this section of the common and create a funnel to the next section. From here the group centred on Elmcroft has a distinctly informal character with Elmcroft offset from the common and facing east and the former agricultural buildings to the south set about in a far more informal grouping unlike anything else in the conservation area. This part of the conservation area, perhaps more than any other, gives a hint of the informal and organic nature of the way in which development has occurred on the common land over time.

The final group has more affiliation with the more planned development seen to the north side of the common (Area 1). However, the survival of the former workhouse and inconsistency to the plot division hints at its earlier development than that to the north. Finally in terms of important groups, Ashford Farmhouse, its barn and outbuildings and Stile Cottage form a group of considerable historic importance and architectural quality and are reflective of the earlier settlement of the common land.

There is more common use of painted brick and natural slate to this part of the conservation area (Figure 9). There are also some excellent examples of weatherboarding and one incidence of the use of pantiles to the roof of an outbuilding. The combination of pantile with weatherboarding makes for a very attractive vernacular palette of materials (Figure 10). The weatherboarding is also seen to the outbuildings of No.75 where these buildings form a very attractive small group to the southern edge of the conservation area. This sub-area has more use of clay tile possibly reflecting the earlier buildings which sit to the south side of The Tilt. Good examples are No.57 (Woronoake), and Nos 9 and 10 Korea Cottages and Ashford Farmhouse (Figure 11).



Figure 9: More common use of painted brick and natural slate to south side of The Tilt



Figure 10: Weatherboarding and pantile to this outbuilding – a very attractive combination



Figure 11: Ashford Farmhouse – use of brick and tile

Most of the open views to the countryside to the south of the conservation area are seen from this sub-area. Built form to this rural edge is often seen in the context of wider views from The Tilt making these buildings particularly sensitive to change in this open setting. Within the conservation area views terminated by built form are particularly important (see Townscape map) in particular the way Nos75-81 (odd) Tilt Road partially enclose the view from Tilt Green and the termination of the view south along Upper Tilt to Ashford Farmhouse and its outbuildings (Figure 12).

The recently erected War Memorial and the associated lining of Stoke Road with cherry trees planted in memory of lost servicemen is particularly important to the community value of these important spaces. Similarly the connection visually with the cemetery chapel of Cobham Cemetery to the south of Upper Tilt with good views of the spire from various vantage points on The Tilt (Figure 13).

This sub-area has some of the key buildings which historically make reference to the development of settlement to this rural edge. These include, in particular,

- the former purpose built village school, later to become a Fire Station and now a private house, to the north-west corner (3 Tilt Road);
- the Running Mare, not only a reference to previous uses on Tilt Green but also an important local asset;
- Cobham's almshouses, built 1867, which sit adjacent to the former Fire Station (1 Tilt Road);
- the former Cobham workhouse now two cottages; Nos 9 and 10 Korea Cottages;
- Ashford Farmhouse and associated structures
- Woronoake (No.57 Tilt Road), which although much altered originated as a small one room cottage.

These buildings point to the once emerging community which set itself on the edge of the common land, the remnants of which survive and are readable today and form such an important part of the significance of The Tilt Conservation Area.

Negative features

- There has been a build-up of wirescape to some sections of the sub-area which can be visually dominating.
- There is a degree of loss of original windows and doors to some groups of houses which is to their detriment.
- Historic brickwork has been painted.
- Some loss of historic house names (for example Gable Cottages).
- Nos1 to 12 'Tilt View' the post-war flat block is considered to make a negative contribution to the townscape quality.
- Some of the edges of the green spaces are in a poor condition as a result of erosion from unauthorised car parking on Common Land.



Figure 12: Views south-east along Upper Tilt are terminated by Ashford Farmhouse



Figure 13: The spire of Cobham Cemetery Chapel can be glimpsed from the conservation area (seen here framed between specimen trees)

Area 3: Cobham Cemetery

Cobham Cemetery was opened in 1885. The land was once known as Mill Fields and was given by Charles Combe for use as a cemetery. The area has very high significance in terms of historic association with a large number of local Cobham families. The area lies to the south of the area known as the Upper Tilt and forms an important semi-rural backdrop to a number of important individual and grouped buildings within the conservation area. The cemetery is partially enclosed with semi-mature tree and shrub boundaries. The Cemetery is laid out on a series of paths forming a grid pattern. There are two distinct sections to the Cemetery, the first area nearest the entrance is centred on a cross arrangement of paths. This leads to a hedge which separates this area from the larger area beyond which is then focused on the Cemetery Chapel to the western edge of the Cemetery.

The architect for the Chapel was George Henry Birch, President of the Architectural Association and curator of the Sir John Soane's Museum in London. The bellcote or fleche is particularly striking and there are views of this belltower from both the Cemetery and from the conservation area to the north. The chapel is red brick in English bond, a notable but attractive exception to the predominant use of Flemish bond elsewhere within the conservation area. The roof is steeply pitched with clay and highly articulated for such a modest building. The linking of rubbed brick arches with a continuous hood mould above links the two elements of the chapel and is a particularly attractive architectural feature which ties the composition together (Figure 14).

To the south-east of the chapel building, there is a private mausoleum owned by the McAlpine family (Sir Robert McAlpine founded the well-known British construction firm). The flat roofed concrete mausoleum is an interesting design complimented by the use of a decorative cast iron screen between offset columns which looks on to a small private garden which has a bronze statue at the far end set within an open niche (Figure 15). The combination of landscaping, built form and sculpture is very successful and it is a unique attractive addition to the Cemetery.

A number of mature trees of various species, some specimen trees notably non-indigenous but nonetheless complementing the contemplative character of this part of the conservation area, enclose the McAlpine Mausoleum and largely obscure it from view. Trees also frame and form a backdrop to the Cemetery Chapel. These trees are also seen as a backdrop to the Upper Tilt and the area around Elmcroft where they form part of the skyline to the south-east.

The field between the Cemetery and Upper Tilt forms an important part of the open setting to both and its openness allows views across to the Cemetery Chapel bellcote spire.

Negative features

- Occasional random and unregulated parking to the northern entrance of the Cemetery to the edge of this character area (and mentioned elsewhere) can have a negative impact on views towards the Cemetery from Tilt Road and generally give a cluttered appearance.



Figure 14: Cobham Cemetery Chapel by George Henry Birch 1885



Figure 15: McAlpine Mausoleum, Cobham Cemetery

Area 4: Leigh Hill

As can be seen from the Enclosure Map of 1793, Leigh Hill (and the area formerly known as Brook Hill) formed part of the remnant sections of common left after the dramatic changes that the Enclosure Act imparted on the landscape of this part of Surrey. This area is a surprising rural oasis now surrounded by residential development on the edge of Cobham to the west and north and Oxshott to the east. This character area, perhaps more than anywhere else within the conservation area provides a sense of rural character of a common now lost both to development and the maturing of landscaping which is largely late 19th and early 20th century but nonetheless gives this area such a distinctive rural character.

There is only a small group of houses to the north-west corner of this character area comprising the Grade II listed Leigh Hill Farmhouse and Leigh Hill Cottage and their outbuildings. The grouping of these modest houses with their vernacular outbuildings is a very positive part of the character and appearance of this part of the conservation area. The houses sit between and are framed by mature trees in views from the Common and sit with a backdrop of mature trees which almost completely screen any sense of being on the edge of the residential suburbs of Cobham (Figure 16). To the other side of the road and set back and up from the roadside but lower than the brow of Leigh Hill is the Grade II listed Pullens Cottage, a very attractive late 16th/early 17th century two bay house with smoke bay and additional bay added later. The view of this house changed radically since the early views recorded on picture postcards of the house set back from a pond on open countryside (Figure 17). The picture postcard gives some idea of the previously open character of the area probably 100 years ago.

The building materials to this part of the conservation area are based on a vernacular palette with timber framing, brick infill (replacing wattle and daub) and clay tile roofs with pantile roofs to outbuildings (Figure 18).

Views into and through the lower part of this character area are limited in places by the dense tree canopy of mature trees which line both sides of Leigh Hill Road. These diminish towards the northern end where the gradient rapidly rises up as the road turns to the north-east. This reveals an attractive open section of green space enclosed to its edges by mature trees and hedgerows with buildings set back in their plots and in places only glimpsed. It is this sense of open green space combined with the secondary role of buildings within this townscape that makes this part of the conservation area so distinctive and sensitive to change particularly in terms of the way in which the buildings are experienced within their landscape setting and not vice versa.

Negative features

- Much of the transitional area between Tilt Green and Leigh Hill (the upper end) comprises secondary woodland which has not had active management for over 20 years.
- The ponds (shown on a picture postcard – Figure 17 and still present) have become overgrown.
- Footpaths along the roadside have become difficult to use due to excessive vegetation growth to the sides.



Figure 16: View looking west from the top of Leigh Hill



Figure 17: Historic view of Leigh Hill probably c1900



Figure 18: Leigh Hill Farmhouse and outbuilding; red brick/tile and pantile for outbuildings

7 The Buildings of the Conservation Area

(a) Architectural styles and detailing

There are three distinctive architectural styles within the conservation area which have generated the built form which is seen today. The first is a very valuable survival of vernacular built form which accounts for much of the early houses and buildings within the conservation area and for all of the statutory listings within the conservation area (please see section c).

The most significant building within the conservation area is the Grade II listed Ashford Farmhouse (Figure 19). Its decorative brick façade, probably dating from the late 18th/early 19th century hides a much earlier timber framed core thought to date from the 15th century and comprising a three bay open hall. The hall would have been floored in the 17th century when the large prominent chimney stack was added creating what would appear to be a lobby entry plan. Its characteristics which single this building out for description include the plat band between ground and first floor and the projecting brick pilasters with what appear to be moulded ionic capitals. The steep handmade clay tile roof coming low over the upper floor windows and the flush timber casements under cambered brick arches conclude the composition. The house admirably illustrates the evolution of The Tilt from farmed land to gentleman's country retreat, the gentrification of the house reflecting the changes to The Tilt over time.



Figure 19: Ashford Farmhouse, Grade II listed – a refronted late-medieval building

Two further statutory listed buildings also reflect both the characteristics of the local vernacular and how this has changed over time and the social evolution of The Tilt. Nos 9 and 10 Korea Cottages stand out on a row of semi-detached estate workers houses to the south side of Upper Tilt. The notable use of brick and tile and modest scale to window openings, large tile roof and massive brick chimneys single this pair of houses from the remaining group. The Grade II listed cottages originated as the Cobham Workhouse with the central door dividing the plan into two sides; presumably male and female. They share the characteristics of earlier buildings within the conservation area; unpainted red brick and clay tile roof with large brick chimneys. Despite additions, this building has managed to retain its cottage scale.

The second example of the local vernacular is No.57 Tilt Road (Woronoake) (Figure 20). This building has been much altered from its humble origins. It has a datestone of 1659 and is believed (by the Surrey Domestic Buildings Recording Group) to have originated as a timber framed single room cottage with end chimney stack and rear outshot. In common with other early houses, its timber frame has been encased with red brick but the tell-tale use of tile hanging to the first floor, the steep handmade clay tile roof and large stack to the rear suggest the potential for an earlier building. In common with Nos 9 and 10 Korea Cottages, the roof is hipped. This roof form in tile is mostly confined to the older houses in the conservation area with the much more widespread use of the gable seen in later development.

The unlisted Running Mare Public House (Figure 21) has merit in terms of architectural style and it also follows the pattern set by earlier buildings in that it has seen much change and is an amalgamation of a number of buildings and building phases. The painting of the brickwork is regrettable as it is suspected that it hides valuable archaeological evidence about the physical changes which have taken place to this building. Nonetheless it embraces the characteristics of earlier buildings through the use of clay tiles for the steeply pitched roofs and large red brick chimney stacks. The roofs are gabled as seen to Ashford Farmhouse.



Figure 20: Woronoake – Grade II listed – 17th century timber-framed house much extended



Figure 21: The Running Mare Public House – a significant unlisted building in the conservation area

The conservation area has some good examples of the polite vernacular cottage, the second distinctive architectural group, seen in the form of houses adjoining the Running Mare Public House (Nos 49 and 51) (Figure 21), Stile Cottage (a locally listed building) (Figure 22) to the north-east of Ashford Farmhouse and Nos. 75-81 (odd) Tilt Road (Figure 23), set perpendicular to the roadside. These three examples show the development of a cottage style from the timber-framing tradition of vernacular houses in The Tilt through to the Victorian and Edwardian encroachment from the north to the construction of estate worker housing to a pattern book design. They display the use of red brick, hung tiles used for decorative reasons rather than

the covering over of timber framing, and large tall red brick chimneys. There is a mix of casement and sash windows in these houses, again reflecting that movement towards the polite away from the vernacular of older houses.



Figure 22: Stile Cottage, Tilt Road a locally listed building



Figure 23: Nos 75 to 81 odd Tilt Road – significant unlisted buildings in a polite vernacular style

The third group can be divided into two. The Victorian and Edwardian period of domestic house design, particularly in the speculative market relied upon the uniform and pattern book approach. This is reflected in both the construction of estate cottages (Nos 1-8 and 11-12 Korea Cottages) c1867 by the Cobham Park Estate (Figure 24). These houses are notable for their scale as their tall gabled front elevations and array of sash windows under cambered red brick arches makes a strong architectural statement. This pulls away from the style of estate cottage seen, for example, in neighbouring Downside where a far more neo-vernacular, Gothic style was adopted. This may reflect the status of the person who was occupying these houses but it certainly makes a strong impression in the street scene, with the shared gables of paired houses strongly defining the pairing of houses and emphasizing the cohesiveness of the group to this part of the conservation area.



Figure 24: Nos 1-12 Korea Cottages, Upper Tilt

The final grouping is broad but has shared architectural characteristics which are important to defining the particular qualities of pairs of houses or in some cases individual houses. The late Victorian and Edwardian periods of domestic architecture are admirably represented in the conservation area. Most of the cottage scale houses of this period are paired (Figure 25). They often have mirror plans and share the detailing and/or presence of a bay window, decorative barge boards, decorative string courses brought out in contrasting brick or gabled first floor window bays.

There is one short terrace in the conservation area (Nos 10 to 16 even) (Figure 26). The terrace is notably hipped at both ends which helps diminish their scale and gives them a cottage like quality relating back to earlier roof forms seen in the conservation area, for example, No.57 Tilt Road. The best examples of this group have contrasting brick to doors and window surrounds, decorative lintels in plaster or stone, natural slate roofs, canted bays with decorative columns, decorative ridge tiles, timber framed sliding sash windows. Most houses have some if not all of these qualities.



Figure 25: Paired semi-detached late Victorian houses (Nos 40-42 Tilt Road)



Figure 26: Nos 10-16 even – short terrace of houses (the only example)

Quality has been diminished in places by the painting of brickwork and loss of original windows and doors. This is most apparent in the small group (Nos. 5 to 21) to the south side of Tilt Green. However the collective quality of these groups and the shared architectural detailing and repetition of elements such as bays, chimneys

or gabled first floors makes a very positive contribution to the overall architectural quality of the buildings within the conservation area from all periods.

In addition to these groups, the former village school and later Fire Station (Figure 27) is a unique building in red brick with a natural slate roof. Its distinct form is a product of its former functions and uses, particularly the survival of the fire bell to the ridge. There is also a Victorian posting box set into the wall to roadside which is of historic interest.



Figure 27: Former Village School and Fire Station now private houses, Tilt Green

(b) Boundaries

Boundary treatments are varied throughout the conservation area but tend to be low key and unobtrusive. There is no dominant boundary feature but groups of houses share common features. The use of picket fences is seen throughout the conservation area and although not dominant is a common feature. These are generally painted white (Figure 28).

Brick boundary walls are generally not common with the only notable example being that fronting Ashford Farmhouse. Elsewhere they are mainly modern interventions.

The use of hedges of various species for front, side and rear boundaries is seen throughout the conservation area (Figure 29) and adds to the soft landscaped character of much of the conservation area reflecting its semi-rural location.



Figure 28: The use of white picket fencing is common within the conservation area



Figure 29: Hedging is a common natural boundary feature within the conservation area

(c) Listed buildings

A listed building is one that is included on the National Heritage List for England. Currently they are designated by the Secretary of State for Culture Media and Sport on the advice of English Heritage. These buildings are protected by law and consent is required from Elmbridge Borough Council before any works of alteration, extension or demolition can be carried out. Listed buildings are marked on the Townscape Analysis map. These are:

57 (Woronoake) Tilt Road
9 & 10 Korea Cottages, Tilt Road
Ashford Farmhouse, Tilt Road
Barn to the South East of Ashford Farmhouse, Tilt Road
Leigh Hill Farmhouse
Pullens Cottage

All are Grade II listed.

(d) Locally Listed Buildings

Locally Listed Buildings have been identified by Elmbridge Borough Council as being individually of special architectural or historic interest but falling just 'beneath the line' for inclusion within the statutory list or simply inexplicably omitted. These are:

Stile Cottage, Tilt Road
1 (Cobham Almshouses) Tilt Road
3 (The Old Fire Station) Tilt Road

(e) Significant Unlisted Buildings

A large number of unlisted buildings have been identified on the Townscape Appraisal map as being "Significant Unlisted Buildings" with townscape merit. Buildings identified as having "townscape merit" will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provide the streetscape with interest and variety. Most importantly, they make a positive contribution to the special interest of the conservation area. Where a building has been heavily altered, and restoration would be impractical, they are excluded.

The National Planning Policy Framework advises that a general presumption exists in favour of retaining those buildings which make a positive contribution to the character or appearance of a conservation area (Para 129 of the National Planning Policy Framework). The accompanying Planning Practice Guidance states that proposals to demolish such buildings are likely to amount to substantial harm to the conservation area and should be assessed against the same broad criteria as proposals to demolish listed buildings (NPPF para 133).

Significant groups are:

- Nos 1-8 and 11-12 Korea Cottages (including 9-10 Grade II listed)
- Houses to the south-east side of Elm Grove Road
- Houses to the south-west side of Tilt Green forming an group with The Running Mare Public House
- Nos. 10 to 42 even to the north side of Tilt Road and Nos. 75-81 odd to the south side set perpendicular to the roadside
- Nos 76 to 100 even to the north side of Tilt Road between Fairview and the former 'Tin Shed' site (now redeveloped)

8 Negative Features and Issues

(a) Parking to the edges of the green spaces and along the roadside

At peak times and in relation to domestic and non-domestic uses within the conservation area there is significant pressure on the present parking infrastructure. This is inevitable given the historic age and design of the houses and the modern level of car ownership. Some houses have access agreements over common land to their properties but elsewhere byelaws prevent parking on common land except in the designated areas provided in the commons car parks. In some areas there is incursion and parking by vehicles onto grassed areas of common land this is causing physical erosion and compromising amenity. In addition, cars cause obstruction by parking on the pavement and this can be dangerous for pedestrians especially the elderly or those pushing prams. Introducing further parking restrictions such as yellow lines and physical measures such as rows of bollards can displace the problem elsewhere and urbanise the area they seek to protect so it is important to maintain a balanced approach.

(b) Telephone wires

There is some excessive build-up of wirescape to some parts of the conservation area. This is partially obscuring some local open views along The Tilt.

(c) Painted brickwork

The painting of brickwork originally intended for presentation and where contrasting brick has been used for decorative purposes has been undertaken in a number of places. This has been particularly visually disruptive in groups of similarly styled buildings such as those to Elm Grove Road or where one house of a pair has been painted. These changes are regrettable and are a discordant characteristic of the later periods of development within the conservation area.

(d) Replacement of lost trees to common land

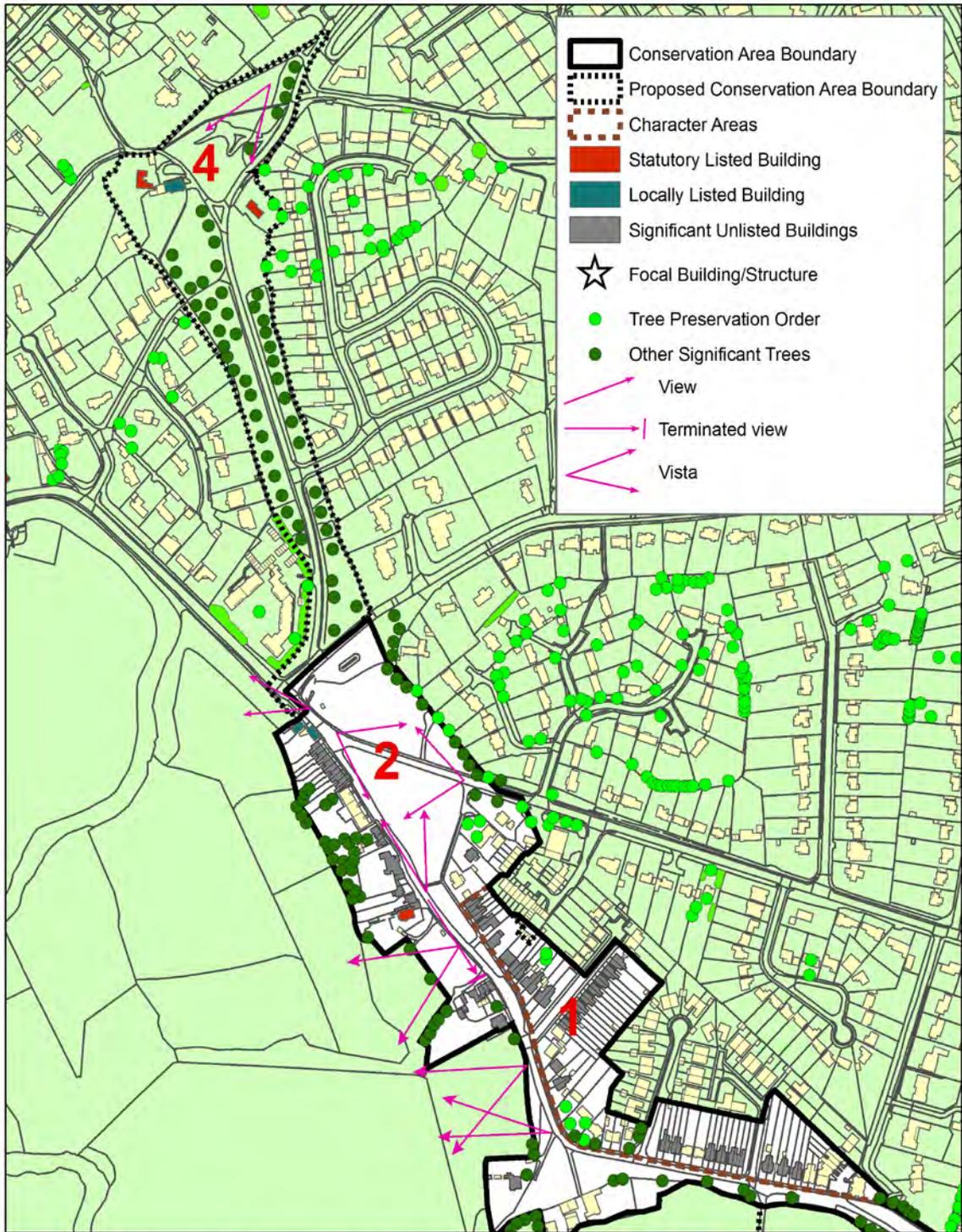
Some trees have been lost relatively recently and replaced. In some cases this is not appropriate and in others new planting would be beneficial. This is particularly the case to the area of land adjacent to Elmcroft which recently lost a large ash tree.

(e) Entrance to cemetery from Tilt Road

The present secondary northern entrance to the cemetery is looking unkempt and has been poorly repaired and resurfaced. The area is used for casual parking, despite the presence of bollards to the edges, which can cause erosion and congestion.

(f) Inappropriately scaled signage

There is a large parking restriction sign to the south east of the churchyard entrance. The sign is prominent and out of scale with the semi-rural character of this part of the conservation area.



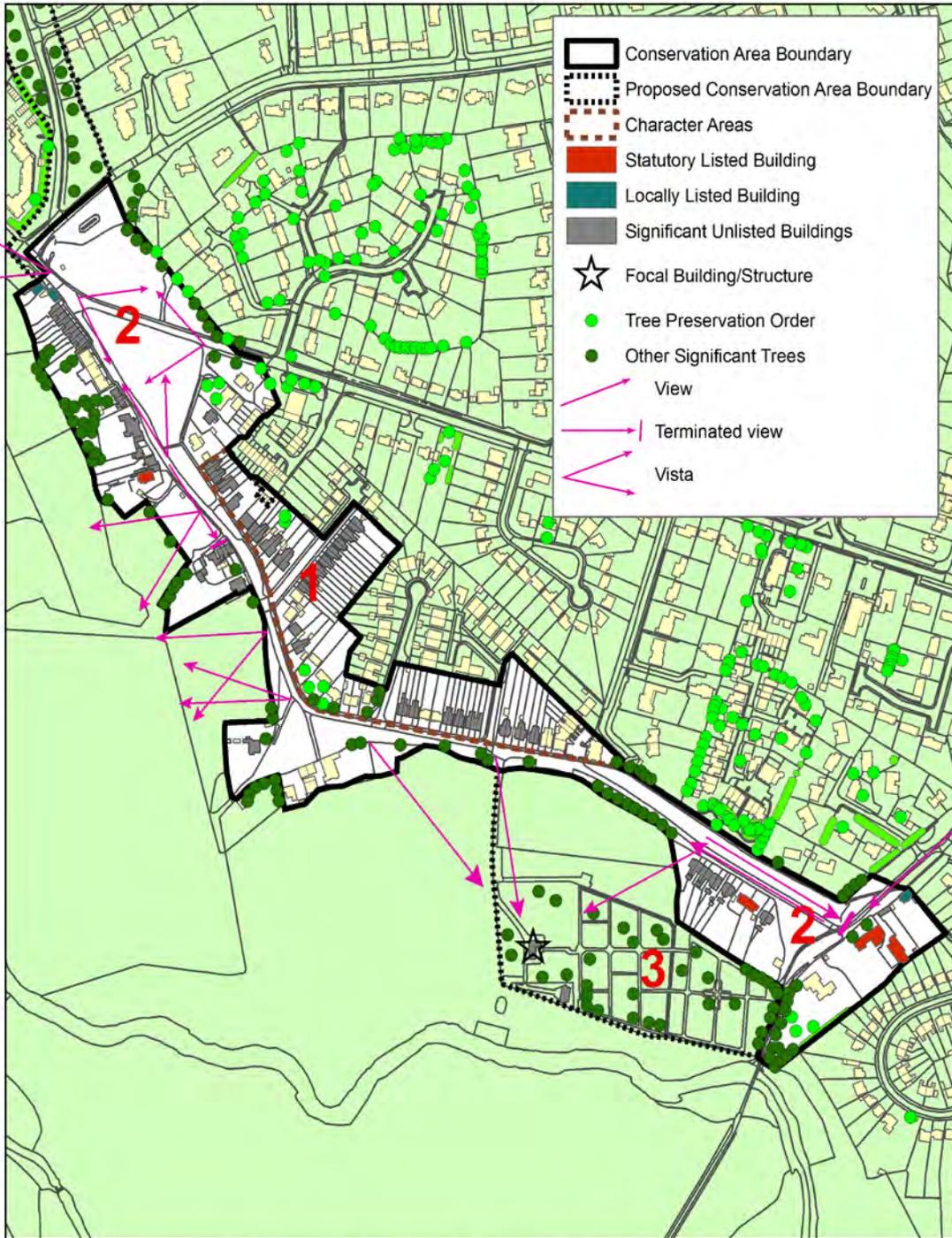
0 100 200 300 400 500

Scale in Metres

**The Tilt, Cobham
Conservation Area
Townscape Analysis Map (North)**

- Character Areas**
1. Urban Edge
 2. Rural Edge
 3. Cobham Cemetery
 4. Leigh Hill





0 100 200 300 400 500

Scale in Metres

**The Tilt, Cobham
Conservation Area
Townscape Analysis Map (South)**

Character Areas

- 1. Urban Edge
- 2. Rural Edge
- 3. Cobham Cemetery
- 4. Leigh Hill



Part 2 Conservation Area Management Plan

1 Management Plan

1.1 Legislative background

The designation and appraisal of any conservation area is not an end in itself. The purpose of this document is to present proposals to or assist/aid the preservation and enhancement of the conservation area's special character, informed by the appraisal, and to consult the local community about these proposals. The special qualities of the conservation area has been identified as part of the appraisal process in the first section of this document and will be subject to monitoring and reviews on a regular basis. This guidance draws upon the themes identified in Section 8 of the Conservation Area Appraisal 'Negative features and issues'. The document satisfies the statutory requirement of section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 namely:

"It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."

Section 69(2) states:

"It shall be the duty of the local planning authority from time to time to review the past exercise of functions...and determine whether any further parts of their area should be designated as conservation areas"

This document reflects Government policy currently set out in the NPPF and its guidance, English Heritage guidance as set out in "Understanding Place: Conservation Area Designation, Appraisal and Management" (2011), policies and supplementary guidance that form part of the Elmbridge Local Plan, including the Elmbridge Development Management Plan, together with the leaflet "Conservation Areas" published by Elmbridge Borough Council.

It is important that the development management process ensures the preservation of special character and that opportunities are taken to identify and implement enhancements.

1.2 Boundary amendments

The appraisal has highlighted three areas for potential amendment to the boundary of The Tilt Conservation Area.

Inclusion: Land to the north of Mizen Way up to and including the section of common land, Leigh Hill enclosed by Leigh Hill House, the Grade II listed Leigh Hill Farmhouse, the Grade II listed Pullens Cottage and Leigh Hill Cottage. To include these buildings with the exception of Leigh Hill House.

Cobham Tilt owes its identity to the former large area of common land called The Tilt. The existence of this common can be traced to Saxon times. The name "Tilt" comes from the word "tilthe" which indicates that there was good agricultural land here in early times. This may have been associated with a small Iron Age settlement that once existed on Leigh Hill, an area of a higher river terrace overlooking the lowing Tilt and the river Mole.

When Cobham's commons were enclosed by an Act of Parliament in 1793 the common, although reduced in size by earlier enclosure and common edge development, extended from the parish boundary with Stoke D'Abernon westwards almost to the old Portsmouth Road. After enclosure the common still extended north-west to the top of Leigh Hill and the whole was considered as one area of common land.

Leigh Hill Road is an old common edge road (and extension of Tilt Road) that skirts the edges of an early enclosure which later became the site of Leigh Hill House (later Leigh Place Hotel – demolished in the 1930s and replaced by the present Leigh Place residential estate. The construction of a new road called Mizen Way in the 1930s created an artificial boundary between Leigh Hill and the rest of the Tilt.

This extension would include four historic properties which surround Leigh Hill – Pullens Cottage, Leigh Hill House, Leigh Hill Farm and Leigh Hill Cottage (Figure 30).



Figure 30: View looking toward Tilt Green (obscured by trees) from Leigh Hill

This proposed extension would reunite areas of the former common under the single conservation area designation and provide greater emphasis on the re-connection of these two areas where once there were views from one to another (Figure 31).



Figure 31: Picture Postcard probably c1910 showing the connection between Tilt Green and Leigh Hill to the top right corner of the view

Inclusion: Cobham Cemetery

The Cemetery sits to the south side of Upper Tilt and is accessed from Ashford River Lane which itself runs from the corner of Tilt Road adjacent to Ashford Farmhouse. The cemetery is laid out in series of axial gardens with a war memorial to the centre of the first section, then a well-defined tree belt, a further section of grid pattern paths and an axially set cemetery chapel of some considerable quality and largely in its original as built form (Figure 32). The architect for the chapel was Mr Birch FSA and Mr A Newland, a local builder, was responsible for its construction in 1885. It has particularly fine stained glass windows in the apse which were installed in memory of a local rector who is buried in the cemetery. Of modest proportions, the chapel has an unusual layout; the mourners sit on the side pews at the east end of the chapel near the altar, while during the funeral service the coffin rests on a catafalque with a turntable mechanism situated immediately inside the sliding entrance doors.

The cemetery chapel spire is local landmark of considerable significance and can be seen from the present conservation area from a number of view points.

To the south of the chapel, there is a walled area which has a locked gate enclosing an open area which forms the setting to a concrete mausoleum. This was built in 1930 to house Sir Robert McAlpine and his family. This area is private and is maintained by the McAlpine family. This building is of some architectural quality and reflects the jazz modern style of the period. The trees to the cemetery area are generally mature specimens which complement and provide an attractive setting for the cemetery grounds and the chapel.



Figure 32: Cobham Cemetery Chapel

Exclusion: Garages to the south of Ravenswood Close

A series of modern late 20th century garages within a block sit to the south of Ravenswood Close and have been built since the boundary of the conservation area was designated in 1979. Part of the southern block sit within the conservation area and part are outside the boundary. It is considered that these garages do not form part of the architectural or historic significance of The Tilt Conservation Area so it is recommended that the boundary be amended to run to the southern building line of the garage block thus excluding them from the conservation area.

Recommended Action: The Council will seek to amend the existing boundary for The Tilt Conservation Area to include and exclude the areas identified above (these are shown on the Location and Proposed Boundary Changes Map).

1.3 Statutory controls

Designation as a conservation area brings a number of specific statutory provisions aimed at assisting the “preservation and enhancement” of the area. These controls include requiring Planning Permission for the demolition of any unlisted building, fewer permitted development rights for alterations and extensions, restrictions on advertisements and requiring notice for proposed tree works. These are outlined in the Council’s guidance note “Conservation Areas”.

Recommended Action: The Council will seek to ensure that any development within the conservation area requiring planning permission preserves or enhances the character or appearance of the area in accordance with policies in the Elmbridge Development Management Plan.

1.4 Listed buildings

Listed buildings are protected by law as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The listing covers both the inside and outside of the building, and any structure or building within its curtilage which was built before 1947. "Listed Building Consent" is required from the Council for any work which affects the special architectural or historic interest of the listed building. There are presently 5 Listed Buildings within The Tilt Conservation Area.

Extensions and alterations to listed buildings should conform with policies contained within the NPPF and Elmbridge Local Plan and in accordance with the more detailed design advice in Part 2 of this document, and should generally:

- take into account the prevailing forms of development;
- complement the form and character of the original building;
- be secondary in bulk and form to the principal building;
- use high quality materials and detailing;
- pay particular attention to roof lines, roof shape, eaves details, verge details and chimneys.

Recommended Action: The Council will seek to ensure that all works to listed buildings and their settings preserve the special architectural and historic interest of these buildings and conform with national policy and legislation, Local Plan policies and other guidance.

1.5 Buildings of Local Architectural or Historic interest and Significant Unlisted Buildings

In addition to the listed buildings, there are a number of individual and groups of buildings and associated features which are of considerable local interest. These are included on a Local List and the Council will seek to retain these buildings and ensure that new development does not harm the character, appearance or setting of the building. There is a presumption that all such buildings will be retained. Policy DM12 of the Elmbridge Development Management Plan provides the criteria against which all such proposals for alterations will be assessed. There are presently 3 Locally Listed buildings within The Tilt Conservation Area.

The townscape appraisal also identified a number of additional unlisted buildings which it is considered make a positive contribution to the character and appearance of the conservation area, and these are marked on the Townscape Appraisal map. There are presently 70 Significant Unlisted Buildings within The Tilt Conservation Area. The Council will encourage all applications for extensions and alterations to these buildings to be particularly carefully considered and assessed against Policy DM12 of the Elmbridge Development Management Plan.

Recommended Action: The Council will seek to ensure that all Locally Listed and Significant Unlisted Buildings are protected from inappropriate forms of development, or unjustified demolition.

1.6 Buildings at Risk

The Council will monitor the condition of statutory listed buildings in the conservation area and, where a listed building is threatened by a lack of maintenance or repair, the Council will use the available statutory powers to force the owner to take action.

The Council also has powers to secure the preservation of unlisted buildings in the conservation area by using Urgent Works Notices in a similar way to listed buildings (Section 54), although in this case, the Secretary of State's permission is required. This is of particular relevance where a building is important for maintaining the character and appearance of the area. The Council may carry out such works as are necessary and recover the costs incurred from the owners.

In some cases it may be appropriate to direct grant assistance towards buildings at risk within the conservation area. Listed buildings would take priority and thereafter Locally Listed Buildings and finally Significant Unlisted Buildings (see Townscape Analysis map). These funds are limited and subject to change on a year by year basis.

Recommended Action: The Council will seek to monitor the condition of all listed buildings and advise action as necessary. Where the condition of a building gives cause for concern, appropriate steps will be taken to secure the future of the building, including the use of statutory powers. The Council will monitor the condition of unlisted buildings as resources permit.

1.7 Trees

Trees play a major part in the character and appearance of all of the conservation area, either as individual trees on the common, memorial trees (in the case of the avenue of cherry trees), those in private property visible from the public realm or those forming part of the wider landscape context which is so important to The Tilt Conservation Area. The attention of householders is drawn to the fact that works to trees including felling or lopping may only be undertaken with permission from the Council, if they are covered by a Tree Preservation Order, or after a period of notice, if they are within the conservation area. Trees that have reached the end of their life should be replaced by a species appropriate to the area and which will achieve a mature height appropriate to their location.

Recommended Action: The Council will seek to consider the use of Tree Preservation Orders to further protect trees in appropriate circumstances, where a tree, or group of trees has significant amenity value and is considered to be potentially under threat. This will include trees both within the conservation area and those outside the conservation area which are considered to contribute to its setting, or to views identified in the appraisal.

1.8 Setting and Views

The setting of the conservation area is very important and development which impacts in a detrimental way upon the immediate setting and longer views into and from the conservation area will be resisted. The important views are identified on the townscape analysis map in the character appraisal. Particular note should be made of the views from Tilt Road south to open countryside.

The Townscape Analysis Map gives a general overview of important views into, within and out of the conservation area. There are multiple views across the green spaces which make up The Tilt. These are often defined by a built form to the edges, some with gaps between to open countryside and often with a backdrop of dense tree belts (Cobham Park Estate) which also form such an important part of the setting of the conservation area.

In these views, there are three key local landmarks which tend to dominate some parts of the conservation area within which they are located (please also refer to the Character Area descriptions). Key local landmarks are as follows:

- The Running Mare Public House
- Ashford Farmhouse
- The spire to the Cemetery Chapel to the south of the Upper Tilt section of the conservation area

There are two terminated views within the conservation area, one looking south-east along Tilt Road towards Nos. 75-81 (odd) and the other along Upper Tilt to Ashford Farmhouse.

Recommended Action: The Council will seek to ensure that all development respects the important views within, into and from the conservation area, as identified in the appraisal. The Council will seek to ensure that these remain protected from inappropriate forms of development.

1.9 New development

There is little potential opportunity for large scale redevelopment within The Tilt Conservation Area, which is located entirely within the Green Belt, although some improvement or enlargement of the existing buildings may be possible subject to very rigorous controls. The Council will encourage good quality schemes that respond positively to their historic setting. Further guidance is found in Appendix 1.

Recommended Action: The Council will determine applications in accordance with national and local policy, including the Elmbridge Development Management Plan (2015), together with design guidance contained within the Council's Character and Design Supplementary Planning Document (2012).

1.10 Boundary treatments

Whilst there are no dominant boundary treatments within the conservation area, boundaries do form an important part of the way in which buildings relate to the green spaces of The Tilt. Low wooden, mostly painted, picket fences are found to all parts of the conservation area. Elsewhere low box hedges are also seen. The important characteristic of all front and rear boundary treatments is simplicity and this should be continued in any proposals for change or replacement of existing boundary treatments. Combinations of materials such as walls and railings should be avoided as should the use of piers. High hedging would also have detrimental impact on the cohesiveness of some house groups and should be avoided and/or carefully managed. This is important both within and to the edge of the conservation area boundary.

Recommended Action: The Council will resist proposals to remove or significantly alter traditional boundaries or for new boundary treatments which fail to respect the form and materials of traditional boundary treatments within the distinct character areas of The Tilt Conservation Area.

1.11 Enhancement Opportunities

Generally the conservation area is well managed. However, a number of issues, particularly relating to management of the Common were identified.

The areas for potential enhancement are:

- Subject to approval of the proposed extension to the conservation area to incorporate Leigh Hill, there is the opportunity to re-unite the two surviving sections of Common Land. The two areas of common land bordering Leigh Hill Road, are in the ownership of Elmbridge Borough Council, and any works would be carried out in partnership with Leisure Services.
- Where timber bollards are broken or missing, these should be reinstated
- Interpretation of the air raid shelter adjacent to Mizen Way could help better integrate this structure into the recognized historic significance of WWII buildings
- Review and possible relocation of some signage relating to the parking restrictions to some parts of the conservation area

Recommended Action: That Planning Services and Leisure Services teams work closely with the local community to prioritise resources in relation to the positive management of the Common areas which make up The Tilt (and its possible extension).

2 Monitoring and Review

The following actions are recommended to ensure that the character appraisal and management proposals are accepted and acted upon by the local community.

2.1 Public Consultation

The Tilt Conservation Area Character Appraisal and Management Proposals have been created by collaborative working through The Tilt Conservation Area Working Group. This has been a partnership between Elmbridge Borough Council and the local community (including the Conservation Area Advisory Committee). The programme was managed by Forum Heritage Services. An initial workshop identified the key issues important to the area, which were incorporated into the document. Drafts were circulated among the working group prior to a second meeting and then amended in the light of comments received. The appraisal and management proposals formed the Consultation document which was then subject to a six week period of wider public consultation.

2.2 Conservation Area Advisory Committee

The Council has an established Conservation Area Advisory Committee (CAAC) which covers the area of The Tilt Conservation Area, which comprises a cross section of local residents, including representatives of amenity associations and

professional people. The Council consults the CAAC on applications affecting the character and appearance of the conservation area. The Committee also plays an important role in the general care and monitoring of the conservation area and makes proposals for their improvement.

Recommended Action: The Council will continue to support and consult the CAAC, and the community in general where appropriate, on applications within the Tilt Conservation Area. The Council and the CAAC will work together on recording and monitoring projects and identifying and, where appropriate, implementing enhancement opportunities.

2.3 Friends of The Tilt

Given the potential for change in relation to the area to the north of Tilt Green becoming part of the conservation area and the opportunity to more proactively manage the areas of secondary woodland which line Leigh Hill Road, it was considered that there may be an opportunity for forming a 'Friends of The Tilt' group. This could be integrated with the Cobham Conservation & Heritage Trust who are keen to pursue projects within the conservation area such as better interpretation of the WWII air raid shelter on Tilt Green.

Recommended Action: That members of the Working Group, the Council and Cobham Conservation & Heritage Trust should consider the idea of encouraging local residents to form a Friends of The Tilt group which could consider the opportunities for better more proactive management of Leigh Hill and potential interpretation of the WWII air raid shelter.

2.4 Boundary review

The appraisal has highlighted three areas for potential change to the present boundary.

For inclusion; Land to the north of Mizen Way up to and including the section of common land, Leigh Hill enclosed by Leigh Hill House, the Grade II listed Leigh Hill Farmhouse, the Grade II listed Pullens Cottage and Leigh Hill Cottage. To include these buildings with the exception of Leigh Hill House. Enlargement of the Conservation Area to take in Leigh Hill would reinstate the historic integrity and identity of the former common and help provide a degree of preservation for the attractive area which is Leigh Hill and the historic properties which enclose and partly define it.

For inclusion: Cobham Cemetery
Enlargement to the south of Upper Tilt would ensure the protection of the setting of important significant unlisted buildings such as the cemetery chapel, McAlpine Mausoleum and the trees which form an important backdrop to the conservation area at this point. It is proposed to include the field to the north of the cemetery as visually it forms an integral part of both the cemetery and the present conservation area.

For exclusion; Garages to the south of Ravenswood Close.
Removal of part of a modern garage block to the south of Ravenswood Close. The garage block is thought to have been built post-designation and definition of the boundary and the reviews seeks to resolve this anomaly.

Recommended Action: The Council will continue to review the boundary of the conservation area in accordance with best practice and guidance on management of the historic environment.

2.5 Inappropriate alterations to buildings

The character appraisal has identified that there is a potential threat to the character and appearance of the conservation area from inappropriate alterations to buildings. This is principally due to the incremental loss of original architectural details such as windows and doors and the painting of original and/or decorative brickwork.

Recommended Action: The Council will use these findings to raise public awareness of the importance of retention of architectural features and historic fabric and of the erosion of character of the conservation area caused by the painting of previously unpainted brickwork.

2.6 Document review

This document should be reviewed periodically in the light of the Local Development Plan and emerging government policy. A review should include the following:

- A survey of the conservation area and boundaries;
- A 'Heritage Count' comprising of a photographic record of the conservation area;
- An assessment of whether the management proposals detailed in this document have been acted upon, including proposed enhancements;
- A Buildings At Risk survey;
- The production of a short report detailing the findings of the review to reflect any changes to the character or appearance of the area that have occurred since the current document was prepared and setting out any proposed actions and amendments;
- Public consultation on the review findings, any proposed changes and input into the final review.

Appendix 1: Guidelines for New Development

Introduction

Much of the conservation area is either well established development or important open space which means that opportunities for new buildings within it are limited. However, there are some sites which may come forward for development and there is considerable pressure for the extension of existing dwellings. The aim of these guidance notes is to indicate how the Council will view subsequent applications for change within, or adjacent to, the conservation area.

Contextual Design

All development, but especially that in conservation areas, must respond to its immediate environment, its 'context', in terms of scale, form, materials and detailing. Applicants for planning permission must therefore provide with their proposals a 'Design Statement', to justify the design decisions that have been made as the scheme developed and how it relates to its context. Most of the development opportunities within the conservation area will be on small, enclosed sites, where the 'context' – the surrounding buildings and the historic grain of the immediate area - may be obvious, but still needs to be acknowledged and respected in new design.

The emphasis in any new development or alterations must be on the need to provide a high quality of design. This could be modern design, providing a contemporary statement, or, more generally in historic areas, a traditional design solution. Positive change in the historic townscape can provide vitality and interest to the streetscape and designation as a conservation area should not stifle well thought-out contemporary design of a quality in material and detailing terms as its neighbours.

The basic form of new buildings or extensions should be governed by the urban grain, scale, height and massing of existing development. These elements should be used to set out the basic form of the building or addition, including roof shape and pitch, height, depth of plan and the rhythm and composition of the façade.

Urban grain

The "urban grain", or form, of historic development has been described in Part 1 of this document. It varies according to location but is also consistent to groups of houses for example whether development is north or south of The Tilt (please see character areas).

The degree of coverage of built form to the plot width is an important part of the character of the various groups found around the south side of The Tilt. This ratio of plot to open space should be very carefully considered and responded to when considering development which might change in real terms and/or the perception of these gaps and plot sizes in the streetscape.

This "urban grain" is an important part of the character and appearance of The Tilt Conservation Area and should be protected. Proposals for new development must include a detailed analysis of the immediate locality and demonstrate that there is a full appreciation of the local townscape and how it has developed, including prevailing building forms, materials and plot ratios. This is particularly important on sites which front The Tilt and on sites which have a dual aspect and can be seen in distant views such as Nos 57, 63, Nos 75-81 and Elmcroft to the south side of Tilt

Road. It is also very relevant to potential development to the edge of the conservation areas most notably to the northern edge of Upper Tilt.

Scale

Scale is the combination of a building's height and bulk when related to its surroundings. The scale of traditional buildings within the conservation area is rarely more than a modest two storeys. This is the case throughout the conservation area and there is a notable welcome absence of the retro-fitting of roofspaces for accommodation. There are a very small number of dormer windows, roof extensions and a limited number of rooflights which maintain the modest cottage scale of most buildings and make the continuous uninterrupted roof planes all the more important and sensitive to change. Dormer windows on front elevations will generally be discouraged.

Almost all of the residential buildings in the conservation area have a modest cottage scale and it is important to maintain this scale when considering future changes to these buildings. Extensions which alter the scale of buildings from a cottage scale to something larger should be resisted as this would erode the special character of the conservation area.

Care must also be taken with changes to buildings to the edge of the conservation area as whilst there is some scope for changes, these should not become large houses as this would be completely alien to the established scale of built form which presently encloses The Tilt.

It is important that the character areas identified in the appraisal are respected by new development. In practice, it is the combination of scale with layout, landscaping and other factors which determines the quality and "feel" of new developments. Developments which have a detrimental effect on the character of the conservation area will be resisted. Part 1 of the document explains the historic development of the area and new development must recognize the often subtle differences in building pattern and form which can be attributed to different periods of development in The Tilt Conservation Area.

Height and massing

Within the conservation area, some buildings are already more prominent because of their height and massing. Generally, the height of any new development should match the adjoining buildings. This is particularly the case in The Tilt. This should not be the height of the highest buildings but the height of the majority of buildings which make up a group (see character area descriptions for the definition of groups).

Massing is the combination of the scale of the development, its layout and its site coverage. The majority of redevelopment in the conservation area will be extensions to existing buildings. There is very limited scope for new buildings within the conservation area. There may be scope for development adjacent to the boundary, particularly to the northern edge of Upper Tilt. In this area, the height and massing of buildings which generally front this part of The Tilt should be considered as the upper level. This will not necessarily mean being able to build as high as the adjacent or opposite plots as there are already precedents which start to challenge the overall height and massing fronting The Tilt.

Appearance, materials and detailing

Both traditional and modern approaches to design are appropriate in a conservation area, provided both are executed well.

High quality materials are very important for any new development. Existing buildings in the conservation areas make use of a wide variety of materials, including red stock-brick, red handmade rubbed bricks and painted weatherboarding and handmade red clay tiles (and some examples of pantiles) and natural Welsh slate for roofs. This palette remains appropriate for both traditional and modern designs. Presumption will be in favour of the use of best quality building materials including handmade brick and clay tiles and natural slates.

Traditional roofs particularly of handmade clay tiles are becoming increasingly rare and their retention is important within the conservation area.

Red and London Stock brickwork is seen throughout the conservation area. It is generally seen finished in a Flemish bond with some notable exceptions such as the terrace of houses Nos.10 to 14 (even) The Tilt and the front boundary wall to Ashford Farmhouse. The brickwork is invariably contrasted to window and door dressings and sometimes quoins and string courses. It will be important to agree and implement the correct brick bond and traditional mortar mix where development will be seen from the public realm and/or is prominent in extended views or is adjacent to a listed building, building of local importance or significant unlisted building within the conservation area.

The composition of facades should harmonise with adjacent buildings in terms of storey height, rhythm and proportions. This need not imply a slavish copy of the existing buildings, but an informed response to them.

Where a more traditional approach is appropriate, the Council will expect new buildings which are designed in a traditional form within the conservation area, to be detailed in a manner appropriate to the historic setting. Roofs should be pitched and covered in plain clay tiles or natural slate.

Where a traditional design is adopted, windows should be painted, not stained, sashes or side hung casements. Glazing bars should be narrow, in keeping with most of the buildings in the conservation area. Casements should sit flush with the surrounding frame and avoid the use of trickle vents or storm seals. If windows are to be double glazed, then they must be carefully designed. Avoidance of glazing bars (where these aren't a distinctive feature of an area) which can otherwise appear to be over-dominant, can assist in achieving a satisfactory solution. Consideration should be given to alternative ways of complying with Building Regulations if traditional windows are to be used. In all cases, modern top-hung lights and non-traditional materials, such as plastic or aluminium, are generally unacceptable for windows in the conservation area, particularly where a new building abuts a listed building or faces a principal street. Doors should also be of painted timber. In all cases, joinery details must be submitted with the planning or listed building consent applications.

Design check list

- All new development in the area should seek to:
- Where relevant and appropriate, achieve continuity in street frontage building lines, either set on the back edge of the pavement (in the case of shops), or behind shallow front gardens or forecourt enclosures;
- Maintain the historic pattern of development by respecting the historic grain associated with historic plots and the historic morphology of the immediate area, including retained spaces between buildings which contribute to the local character;
- Complement the human scale, height and massing of historic development in the immediate streetscape and the wider conservation area;
- Reflect the proportion of solid to void found in the elevation of traditional buildings and employ robust detailing, avoiding fussy or gimmicky use of applied features or detailing;
- Respect the historic hierarchy of development and detailing between principal and secondary street frontages, and within plots between frontage and rear elevations;
- Conceal any parking or servicing areas behind built frontages of appropriate scale, or by the sensitive use of hard and soft landscaping to provide screening;
- Reinforce local identity by the use of the traditional materials used in the conservation area;
- Re-use traditional buildings which contribute to townscape quality.

Appendix 2: Sources and further reading

Nairn, I, & Pevsner, N, 1971 The Buildings of England Surrey, Penguin

Ravenhill, W, 1974 Two hundred and fifty years of map-making in the County of Surrey: A collection of reproductions of printed maps published between the years 1579-1823

SCC 1976 Antiquities and Conservations Areas of Surrey, Surrey County Council Town & Country Planning Committee

Taylor D 1980 Cobham A Short History and Guide to the Conservation Areas
Cobham Conservation Group

Taylor D 1999 Cobham Houses and their Occupants Appleton

Taylor D 2003 Cobham A History Phillimore and Co Ltd

Taylor D 2006 An Estate for All Seasons Phillimore and Co Ltd

Taylor D 2010 Cobham Tilt – A Guide and History Cobham Conservation & Heritage Trust

VCH The Victoria history of the county of Surrey, ed H E Malden, 1902-12, 4 vols

For further information regarding planning and conservation related matters including contact details for the Cobham Conservation Area Advisory Committee

Planning Services, Elmbridge Borough Council

Civic Centre, High Street,
Esher, Surrey
KT10 9SD
01372 474474
www.elmbridge.gov.uk

Further information regarding local history

Elmbridge Museum

01932 843573
www.elmbridgemuseum.org.uk

Surrey History Centre

130 Goldsworth Road
Woking, Surrey
GU21 6ND
01483 518737
01483 518738
www.surreycc.gov.uk/surreyhistorycentre

General information related to listed buildings and conservation areas

Historic England

020 7973 3700
www.historicengland.org.uk/

For technical guidance

The Georgian Group

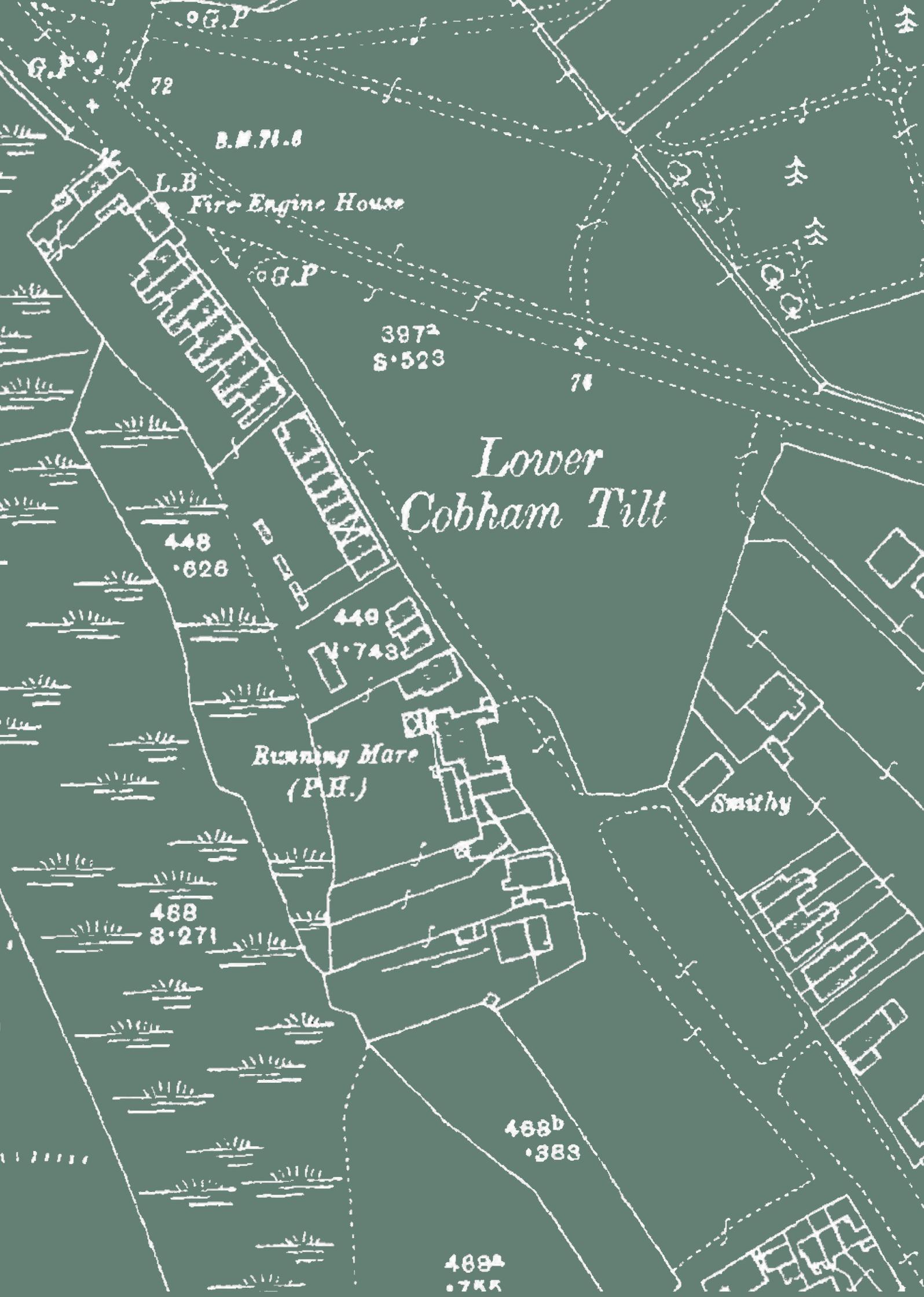
6 Fitzroy Square
London W1T 5DX
Tel: 087 1750 2936
www.georgiangroup.org.uk

The Victorian Society

1 Priory Gardens
Bedford Park
London W4 1TT
020 8994 1019
www.victorian-society.org.uk

The Society for the Protection of Ancient Buildings (SPAB)

37 Spital Square
London E1 6DY
Tel: 020 7377 1644
www.spab.org.uk



72

B.M. 71.6

L.B.

Fire Engine House

G.P.

387^a
8.523

74

Lower Cobham Tilt

448
8.628

449
8.743

Running Mare
(P.H.)

Smithy

488
8.271

488^b
8.383

488^a
8.755