

The Consultative process

The Effingham Village Plan was established in 2013, as a local answer to the Local Plan.

Members of the Parish Council and Community were chosen to form a Steering Group not only for their individual skills and knowledge of the village, but also as a representative group.

A questionnaire forming a Housing Needs Questionnaire was sent out to the Village with a 60% response.....

A public meeting was held to explain the purpose of a Village Design Statement, with a draft for discussion.

After informal consultations with Guildford Council, a questionnaire was sent out to all households, business and social organisations within the village to gather further opinions, views and information on the village from the whole spectrum of the community.

***** responded with a wealth of background information.

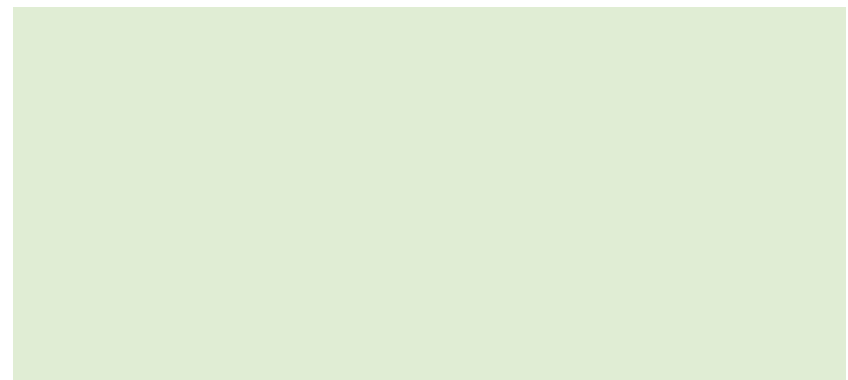
Members of the Steering Group prepared a working draft of the Design Statement which was submitted to the Parish Council and a number of independent advisors with specialist knowledge of subjects covered by the draft.

After revision to reflect their comments the draft was then displayed at a second well attended public meeting before being submitted to Guildford Borough Council for their informal comments.

The document was then substantially redrafted in the light of the Council's Guildford Borough Council for their further comments. Having received their provisional approval it was also submitted to Surrey County Council for their approval as Highway Authority.

The final version was then submitted to Guildford Borough Council for formal approval and following a period of public consultation has been adopted as Supplementary Planning Guidance to the Local Plan.

Acknowledgments



Effingham Village Design Statement 2015



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Forward

For any village, the visual experience is so important to its residents. Beauty and practicality are both vital, because together they have a restoring effect on us. It is important to keep a village compact, with village facilities in easy walking-distance and plenty of public places and greens where people can stop to meet in pleasant, not crushed or noisy, surroundings. We need to be easily in reach and in touch - connecting paths and lanes are important for a community with balance and an outdoor life. We want the scale of our buildings to convey the particular 'flavour' of each different village area.

We want our new buildings to have character and beauty, showing confident use of local materials in innovative ways; it is essential that they do not look the same everywhere.

In Effingham we value these things and there are very few people who do not worry about losing them.

If building in the Green Belt is inevitable, it is important that the natural environment is enhanced by encouraging beautiful architecture and scenery everyone will enjoy.

Introduction

The aim of this document is to improve and promote design and sustainability in our rural area. It was developed from the views and ideas of local residents expressed in open meetings and surveys initiated for the Effingham Neighbourhood Plan.

It has been compiled by Effingham Parish Council. The preparation has further been aided and supported by

Guildford Borough Council,
Effingham Local History Group,
Effingham Residents &
Ratepayers Association
TBC*

This document will be of interest to:

- Householders
- Community groups
- Local Businesses
- Local Councils
- Statutory Bodies
- Utilities Providers
- Architects
- Planners
- Developers
- Builders
- Engineers

What is a Village Design Statement ?

Effingham today is a semi-rural village of approximately 2,700 people, living in approximately 1,000 dwellings (2011 Census). These numbers are bound to grow, and the challenge is to ensure that sustainable growth is accommodated in a manner that conserves the green and semi rural character of the village for the future whilst meeting the needs of residents today to give the best outcome for the village. Visual change will also be caused by developments of all types including the smaller extensions and alterations to homes and gardens, open spaces, paths and hedges.

1. The aim is to ensure that the design of future development and the management of change in Effingham will be based on an understanding of the parish's past and present, contributing to the protection and improvement of Effingham's special character, and maintaining the high quality of its environment.
2. The Statement describes Effingham as it is today, and highlights the particular qualities or characteristics that residents say they value. Thus it creates a practical tool capable of shaping & guiding the sustainable design of future development in the area, in accordance with Effingham's Neighbourhood Plan. It links local views with the Planning Authority's current Local Plan.
3. The Statement goes on to offer everyone considering development in the parish simple design advice so they can take into account the characteristic pattern of the settlement and the open spaces, the scale, height and proportion of buildings, the detailing of buildings and architectural features, the treatment of boundaries, materials and finishes, local highway conditions, trees and landscaping.
4. The Statement supplements Neighbourhood Plan, and will assist Effingham Parish Council when commenting on planning applications, and Guildford Borough Council in its material consideration and determination of planning applications.

Village or Parish?

The design principles outlined in this document should be understood to apply throughout the whole of the civil parish of Effingham (see map showing the boundary of the civil parish).

This includes the small 'nucleated village' historic centre around the churches, manor houses, pubs and shops, the areas of twentieth century housing south of Guildford Road, and the ribbon developments along Orestan Lane, Effingham Common Road, Beech Avenue etc. It also includes the small outlying hamlets at Effingham Common and Effingham Hill / Dog Kennel Green (which have their own individual historic centres and identities). People living in all these places rightly think of themselves, and are, Effingham villagers.

For clarity therefore, in this document the word 'village' means 'the built environment', wherever this is within the parish.

If/when the text singles out specific regions, this will be stated.



Map of Effingham civil parish
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Map of Effingham civil parish
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The Natural Environment

Setting within the geological and natural landscapes

The civil parish of Effingham is a predominantly rural expanse of the Metropolitan Green Belt. Rounded up, its area is some 1,200 hectares, or 3000 acres, or 4.6 square miles. It is set on a gentle but steady incline: from the northern boundary of the parish on Effingham Common which is 50m above sea-level, the land rises to the south. By Strathcona Avenue it is at 100m. At Stars Wood / White Hill it is at 150m and by the southern boundary at Ranmore it is at 200m, higher than the Hog's Back. The residential areas on the higher slopes of Woodlands Road, Strathcona Avenue, High Barn Road and Beech Avenue are at a greater altitude than other residential areas in Guildford Borough.

Effingham Common is an area of wide open space and low sporadic woodland adjacent to the larger Bookham Common SSSI beyond. Here the landscape lies above the heavy London Clay which extends on eastwards into the valley of the River Mole. To the south, by contrast the geology is of highly porous chalk. The chalk downland area is traditionally used for open grazing land and includes large tracts of airy beech wood. The chalk dries out easily at the surface but is porous and capable of storing great volumes of water. As a major aquifer it is of great value. It contributes to the water supply not just locally but over wider areas of Surrey. At the centre of the parish, Lower Road lies above the narrow band of the sandy Thanet and Woolwich Beds where the permeable chalk and the impervious clay meet, creating 'the spring line'. Flooding and road subsidence both frequently affect central Effingham. This is not only because of blocked

drains or ditches or more rainfall than the surface-water drains can process (which could happen anywhere) but because ground-water water from the chalk aquifer moves underground, carrying away the loose sand/gravel sub-surface material, and releasing water almost anywhere along the spring line. Because this water is close to the surface, it is therefore very easily obtained by digging wells; an essential for any home or farm. This is why Effingham community and other adjacent villages are located along this line and forms what is now Lower Road. Steady seepage of water onto the road surface particularly affects the most southern stretch of Effingham Common Road and in winter frequently causes black ice.

The narrow elongated shape of the parish preserves its rural origins. It is typical of and echoed by the other parishes to the east of Guildford and into Mole Valley. It is a surviving record of the land use of the earliest settlers in this area, derived from how they used different types of terrain for their year-round farming and food needs. From these earliest times through the medieval period up until Enclosure, and until mechanised farm vehicles made huge changes possible, these different types of terrain provided a fertile and self-sustaining mix for local people: space to graze larger herds but also smaller flocks; woods for fuel, forage and game; open common for grazing and some arable use.

The Chalk influence on Effingham

The geology in the south of Effingham is chalk. This has had the major influence on shaping Effingham, its conservation area and its buildings. Over the centuries chalk has been used extensively in agriculture for both animal pastures and arable. It has been produced locally and very conveniently by digging it out of the ground, and Effingham and its surrounding area has many chalk pits. Some are largely filled-in these days like the pit on Standard hill, the pit close to Salmons Road and the pit on what is now the KGV. Other pits however remain such as at Home Farm, Hogden Lane (identified on the tithe map as Old Kiln, which probably means that chalk was burnt there to make lime), Shortlands in Oreston Lane and Dell farm. In neighbouring parishes there are also many chalk pits such as those in Chalkpit Lane, Little Bookham, East Horsley and the conserved pit at Hawks Hill in Leatherhead.

Flint

The digging of chalk produces a by-product, flint, which has become a key part of Effingham village housing and buildings. It is used in many buildings particularly those associated with agriculture. An instance of this is Middle Farm which has certain walls of Flint. The timber frame walls are also built on a plinth of flints which, because of the imperviousness to water has been used. In present times a damp proof course would have been required. Middle Farm is the oldest building in the village and dates from 1190-1210 (Surrey Domestic Buildings Research Group – DBRG)

which demonstrates that flint has been used in Effingham buildings for many centuries. It also demonstrates how flint has preserved many buildings from damp and is probably responsible for the survival of many of our local timber framed buildings. Timber for building was very expensive and whilst oak was usually the wood of choice for timber frame buildings, Middle Farm uniquely was built using Elm and is possibly the only known house so constructed in England. Some of the buildings in what was the Middle Farm yard also have walls of flint.

Flints were also used as the plinths on which to build the timber frame at Home Farm House (dates from 1520 – DBRG) and also the barn, although the barn also has a whole flint wall at one end. Various other farm buildings around the Home Farm yard are also constructed in flint (including the Parish Room!). Other older buildings in the parish that use flint include Oreston farm, parts of Westmoor Cottage and High Barn farm buildings. Quite a few buildings have been constructed around the 1800's using flint, including the Methodist church, The Cottage, TW White, etc.

Additionally, both Middle Farm and Home Farm have wells that are lined in flint which is also thought to be very rare as the usual well lining is brick.

Flint is often specified in much more recent buildings as a feature to blend into the village scene and it is also used in many boundary walls and also the parish church. In the 1800's flint was adopted as a style on outbuildings associated with the Lovelace estate in neighbouring East Horsley.

Vistas and Gateways

The parish has retained many large natural green expanses from this rural heritage. This means that today, from locations throughout the parish whether on roads, lanes, Rights of Way or even from the ends of back gardens, some astonishingly beautiful wide and far-reaching vistas suddenly open up in unexpected places. From several high vantage points in the south, views reach north as far as London - Wembley Stadium and Canary Wharf and Windsor Castle. From rises within Effingham Lodge Farm, there are views to as far south as the Area of Outstanding Natural Beauty. More typically, the vistas are across expanses of fields or common land such as across to the historic village centre with its prominent church tower, or to the far-distant boundaries of Effingham and Bookham Commons.

Arriving from any of the four compass points, main roads within the parish still preserve important open 'gateway views' which do much to relieve what would otherwise be an increasingly stressful experience of the parish's narrow and heavily trafficked network. For instance:

Eastern Gateways:

Views from Lower Road looking north are open. Views from Guildford Road crossing the parish boundary from Little Bookham benefit from the open landscape of Rolls Farm on the northern side, followed by the extensive King George V Fields within the parish

Western Gateways:

View from Orestan Lane looking north show fields and gentle slopes, interspersed by woodland. Views north from Guildford Road are an important landscape context to Effingham looking north show an extensive open landscape of fields and woodland stretching towards Effingham Common and Ockham Common

Southern Gateway:

Views from Beech Avenue west across Effingham Golf Course (a Site of Nature Conservation Importance) and east towards Champion Meadow and the farmland north of the AONB boundary provide an open green landscape between the ribbon development of Beech Avenue and entry to village settlement area.

Northern Gateway:

Views along and to the west of Effingham Common Road are tree-lined out to open fields, with extensive open views to the east between the sections of ribbon development West towards the Downs.

Protected Views

Some views are of particular importance in preserving the green open character of the parish:

- Lower Road northwards across fields of Effingham Lodge Farm to Thornet Wood
- Westward from the Burial Ground steps on Church Street across the rooftops of properties in Church Street & The Street to the Home Farm Estate fields beyond.
- Eastwards cross fields from Standard Hill on Guildford Road to St Lawrence Church.
- From Effingham Common Road across Effingham Common to Hooke Common.
- From the North of Effingham Common Road to the Surrey Hills Area of Natural Beauty.
- From Hooke Common to Wembley Stadium.
- From Beech Avenue to Champion Down & the woodland beyond.
- From the open field to the west of Grove House on Guildford Road northward across the agricultural land of the Home Farm Estate to Ockham Common.
- From Badgers Farm on High Barn Road, looking north to the Village across open fields & hedgerows.
- From Orestan Lane to the row of trees either side of the southern stretch of Effingham Common Road.
- From Effingham Common Road west to Upper Leewood Farm Fields &
- east to Effingham Lodge Farm.

These vistas, views and gateways, with the sense of open-ness and spaciousness and wellbeing they create for the residents, are much loved and highly valued by this community.

Not many parishes have such a wealth of open views as this. Interestingly, however, these views also occur in the heart of the built centre. Part of Effingham's particular character is the very significant number of slopes, hills and changes of level amongst these residences and lanes. Some steep slopes provide significant vistas or overlooks, for instance from the Burial Ground over Church Street, from The Steps over The Street, and so on.

A resident writes

One thing which I always find lifts the heart is driving down Effingham Common Road after a long journey, and the sense of openness which accompanies you all the way into the village centre. Even though there are residential dwellings they are not on both sides of the road, and even then they do not impinge on one's enjoyment of the road. I would suggest it's unusual now to be able to follow a relatively wide road almost into the centre of the village before you encounter a densely built up area, with rural scenes on both sides. It's not surprising cyclists like the route so much! It's similar, though to a lesser degree, driving north along Beech Avenue, indicating you can approach Effingham on a North / South axis and be in the centre of the village before you realise.

Dark Skies

Apart from along a section of the main road (Guildford Road, A246) and one or two other small sections of highway illumination, the built up areas have remained unlit as a result of strongly expressed public opinion. The vast majority of the parish benefits from truly dark skies and consequently thriving populations of nocturnal wildlife. Where this is threatened by encroaching development, for example by the Cobham M25 service station, residents and the Parish Council have made strenuous efforts to contain the light pollution. It is preferable that planning applications do not incorporate large roof or lantern lights that will interrupt areas which previously were fully dark at night.

Tranquillity

The Campaign for the Protection of Rural England (CPRE) has mapped areas of the country to establish how much continuous background sound such as road traffic or aircraft or industry 'hum' or other noise there is at particular locations. Many people feel that truly quiet places are a feature to treasure. CPRE's map shows that areas in the south of the parish, while not the most quiet possible on the scale, are notably free of background noise.

Area of Outstanding Natural Beauty & Area of Great Landscape Value

Part of the south of the parish falls within the Surrey Hills Area of Outstanding Natural Beauty (AONB), a very popular and successful landscape designation and one of the first such designations made, in 1958. This has a restraining effect on housing development, and also has impacts on what type of commercial use is permitted as appropriate.

Although geology, soils and climate have created the bones of the landscape, the appearance of the Surrey Hills has been shaped for centuries by the changing patterns of land use and settlement.

The end result is a rich and diverse built heritage featuring many small farmsteads, pleasant hamlets with village greens, and grand houses set in parkland. Local materials like stone, flint, tile, brick and timber are featured throughout the Surrey Hills, defining the sense of place incorporating architecture whose designs reflect local vernacular traditions.

Woodland cover and topography in the Surrey Hills combine to conceal even expansive development, and create a perception of quietness and seclusion. In the Guildford borough a wide swathe of land south of the A246 performs the function of 'the approach' to the AONB area, and thus development is controlled here also. This is known as the boundary of the AONB/AGLV will come up for review and there is a move towards incorporating more of the AGLV actually into the AONB. Effingham will be working towards getting the land in our Parish between A246 and the AONB designated AGLV. Area of Great Landscape Value.

Common Land

Effingham is fortunate to have a large registered Common in the north of the parish (Registration CL 24). Four named properties retain the historic Commoners' rights of their owners to graze animals and collect wood across the Common. The largest area is a much-loved open, uninterrupted space which has some important wild habitats (rare wetland grazing and unimproved grassland) and rare flora/fauna eg skylarks being monitored by GBC and The Friends of Effingham Common. Other sections have been allowed to go over to scrub / woodland, and the narrow strip of grassland running down the east side of Effingham Common Road is slowly succumbing to ornamental plantings.

Common land does not mean that it is 'ownerless'. The majority of Effingham Common is owned by Guildford Borough Council but other areas are owned by Effingham Parish Council, private individuals, or groups of residents.

Since the Countryside and Rights of Way Act 2000 (CROW Act), members of the general public have the 'right to roam' (walk anywhere) on Effingham Common. But otherwise, like other registered commons, its 'openness' is heavily protected by national legislation.

No vehicles are allowed on it at all, (unless in exceptional circumstances with the prior permission of the owners for very limited periods or reasons, such as mowing, or a few hours on Commoners' Day etc. Cyclists and horse-riders have the right to pass along the routes of Public Bridleways and permissive Bridleways, but they do not have the 'right to roam' (or to use the Public Footpaths).

Anyone wishing to build, erect or plant anything of a permanent nature on registered common land must apply in advance for the consent of the Secretary of State for Environment in England (section 38 of the Commons Act 2006) in addition to any planning or other consent that is required. This would apply, for instance, to

- Erect any sort of fence or barrier
- Erect any sort of shed or building
- Erect signs & advertising
- Planting, eg hedges, non indigenous trees
- Converting the Common to garden
- Building new solid surfaced roads, paths or car parks

any exempt works need to make a declaration to the Secretary of State.

If a work has been erected without consent, the landowner, the Commoners or the local authority may be able to take action and under certain circumstances, the public can too.

Thames Basin Heaths Special Protection Area (SPAs), & Suitable Alternative Green Spaces (SANGs)

Thames Basin Heaths Special Protection Areas were first established in 2006. They are areas of countryside across the south-east featuring a habit which is increasingly rare in Europe as a whole. To support their wildlife and ecology as much as possible, no development at all can be allowed within a certain radius of them, limited development within a slightly wider radius etc. However, where development is permitted in theory, even so this can only take place if the potential impact of new residents on the Special Protection Areas is mitigated, by encouraging the residents to look elsewhere for recreation, walking etc. Therefore the Local Planning Authority must be able to demonstrate that an area of 'Suitable Alternative Green Space' sufficiently nearby has been identified, made available, and serviced with car parks etc so that it is a viable destination.

Ockham & Wisley Common SPA's

Near to Effingham are the Thames Basin Heaths Special Protection Areas of Ockham and Wisley Commons and their surrounding areas within which no further development can take place. In 2006 against great local opposition the Borough Council identified Effingham Common as a SANG for new development within 400m of the Common.

Effingham Common SANG

Today, a northern section of the parish of Effingham (and parts of nearby parishes such as East Horsley and Ripley) lies within the 400m-5km buffer zone. Under the Borough Council's existing SPA Strategy (2009-2014) this prohibits new residential developments of more than 10 homes. Any proposed development such as a car park to extend the range of the SANG must avoid any detrimental impact on the unspoilt nature of the Common which is important to protect its ecology and rare birds. Effingham Parish Council and many residents are strongly opposed to enlarging the scope of the SANG, on the basis that 'works' on the Common are unwelcome, but also that this will heighten the threat to the Common's own ecology and rare birds in addition the terrain is unsuitable since wide areas and any paths are either waterlogged for a great deal of the year. It may or may not be possible to identify SANG elsewhere in the parish.

The Green Belt & the strategic gaps between neighbouring settlements

The whole of the parish of Effingham is washed over by the Metropolitan Green Belt as confirmed by the Town and Country Planning Act 1947. Residents value this designation and see it as an immensely important attribute of the parish.

Very large expanses of the parish, including some areas in the central built up area, are actually still green or wooded, green corridors flow through the village reinforcing the open and permanent nature of Green Belt. For instance listing only the areas currently either in public ownership, or specifically for outdoor sports use:

- Home Farm Estate: arable, pasture land, and woods, in several ownerships.
- Great Ridings Wood, managed on behalf of Effingham and East Horsley Parish Councils by The Woodlands Trust.
- Forestry Commission land.
- Effingham Common.
- St Lawrence Primary School Playing Field.
- Land at Howard of Effingham School.
- Land at Manor House School.
- Land at St Teresa's School.
- King George V Playing Fields
- Browns Field.
- The Allotments.
- Effingham Golf Course.

Recent housing developments in Effingham centre have respected this characteristic and have provided designated green spaces next to the development specifically for the use of the residents, for example Middle Farm Close and Grove House.

When added to many other areas in private ownership, together these pieces of green space largely encircle the built area at the centre. Thus together they perform one of the key designated purposes of the Green Belt, ie to create the important strategic gaps which keep the main settlement area of Effingham from merging in continuous development with the settlement areas of its nearest neighbours:

North

Includes the important landscape feature of Effingham Common and the open agricultural fields either side of Effingham Common Road, at Upper Leewood Farm, Leewood Farm and Effingham Lodge Farm, which contain development and safeguard from encroachment. There is Ancient Woodland behind Effingham Lodge Farm (Thornet Wood Ancient Woodland) and Great Ridings Wood behind the Leewood Farms.

South

The Golf Course with its SNCI and Grassland Inventory Site makes both a significant contribution to Green Belt purposes providing the Area of Great Landscape Value which is the approach zone towards the Surrey Hills AONB. Farmland and hedgerows between the southern boundary of the settlement area and the AONB complete the green girdle to the south of the village settlement.

West

Home Farm Estate, GBC owned woods, Great Ridings Wood, Upper and Lower Leewoods and Effingham Common provide the buffer against the settlements of East Horsley.

East

Includes the open expanses of the King George V Playing Fields, the grounds of Manor House School and Howard of Effingham School, and Effingham Lodge Farm. East of Woodlands Road, the gap is created by green space in Mole Valley. Together they make a significant contribution to Green Belt purposes, maintaining an important strategic gap preventing Effingham and Little Bookham from merging. The Parish Council is strongly committed to maintaining all these strategic Green Belt gaps. Preservation of the gaps to the east falling on the boundary with Mole Valley Rural District Council (between central Effingham and Little Bookham, and between Woodlands Road and Rolls Farm currently are seen as especially under threat and important to secure, so that Effingham is not inadvertently made part of conurbation now reaching all the way to central London.

Wildlife Corridors

Last but by no means least, the preservation of strategic gaps also safeguards the critical 'wildlife corridors' between settlements and built-up areas; not only vital for the non-human residents of the parish, but preserving an aspect of their local environment which human residents value and love.

Built Environment

Current distribution of housing & the Settlement Area

Effingham is identified in the east of the Borough of Guildford 2007 Landscape Character Assessment Study by GBC as a semi-rural village within the Green Belt. As such, development is limited to in-filling within the existing Settlement Area boundary provided the development is in keeping with the character of the village.

Semi Rural Character

Significant new development and in-filling of the ribbon development along the main thoroughfares radiating out from the centre is currently prevented by the Settlement Area boundary. At key points on Orestan Lane, Guildford Road, Lower Road and The Street the built environment is relieved and enhanced by green fields consistent with the semi rural character, 'green gaps' plots of undeveloped land which contribute to the openness of the green belt. These gaps must be conserved, in order to protect the Green Belt and the washed over designation of the Village settlement area.

Effingham's main concentration of dwellings is in the centre of the parish astride the A246. The north-western part contains most of the older houses as well as more recent development, and the southern section has a significant proportion of post 1945 housing. In addition approximately 54 Effingham homes on the western edge of Effingham Common lie within the boundary of East Horsley parish's Settlement Area, and approximately 160 homes lie outside any Settlement Area boundary.

Subsidiary settlements

The parish has small but important subsidiary settlements north, west, and south of, the main village centre.

In the north is the small community of houses and cottages in the area of Effingham Common, based on the early grazing, brickworks and railway works there. Some of this property is very old.

In the west the ribbon development interspersed with fields along Calvert Road and Chester Road, connecting Dirthan Lane with Orestan Lane, is the result of sporadic post war attempts to return the Home Farm Estate to sole agricultural use, resulting in some residential land now being occupied by mobile homes.

In the south there are small settlements around Warren Farm, Dog Kennel Green, Effingham Hill and Ranmore Common / Dunley Hill which also have distinct and self-contained historic identities.

All these merit further research and consideration as to the impacts of any future development.

A resident comments:

There's something about a village being a certain population size so that people sort of roughly know all its roads and each other and feel part of the same thing. If it gets beyond that, it becomes too big, it becomes impersonal, and it isn't a village any more it is a dormitory area. So many Effingham people really like the fact that it still actually functions as a proper village.

Density

Very intensive housing density has been avoided throughout the parish. Residential development has also proceeded in such a way as largely to create pleasantly unified roads where dwellings sit well with their surroundings and each other. Characteristic ratios of green space to built area, building scale, property heights and boundary treatments can be observed and easily 'read'. For instance, some of northern Leewood Road and Orestan Lane and Dirtham Lane, have low level buildings maintaining much of their original designed form, whilst Lower Farm Road, Effingham Common Road and Beech Avenue are low density and predominantly have large two storey properties in generous sized plots.

Housing Mix

Effingham currently has a broad distribution of housing types, unlike other Guildford Borough parishes which either are top-heavy in one sector (ie the majority of properties are in the upper or lower rating bands), or have the typical bell-curve shape denoting 'most dwellings in the mid range'. Effingham Parish Council recognises as well as different sizes of property, to sustain the population mix there will need to continue to be even provision for different types of ownership: affordable, shared equity and social housing as well as rented and privately owned.

Siting of the Settlement in a Characteristic local Surrey Landscape

As mentioned above (see *Setting within the geological and natural landscapes*), coming eastwards from Guildford the parishes lie alongside each other like long lozenges in a row: West Clandon, East Clandon, West Horsley, East Horsley, Effingham, Little Bookham, Great Bookham, Fetcham. Each one has the same long narrow shape: one end in the south on the slope of the chalk Downs, the other in the north on the clay. Running across all the middles, at the junction of the chalk and the clay, is the spring line. Orestan Lane and Lower Road is the route of the most ancient road from Guildford to Leatherhead (much older than the route of the A246). At this middle spring line also sits each historic village settlement around its church and manor house. All the parishes including Effingham and Little Bookham still hold their historic settlement shapes in this pattern. It is a unified tract of country, special to this landscape.

Traditional Settlement Patterns

This surviving Surrey settlement pattern is a shared asset benefitting all the Guildford villages in this stretch of country. Existing Planning policy documents on Landscape Character Assessment already produced by both Guildford Borough Council and Surrey County Council lay out and state the importance of conserving and enhancing traditional settlement patterns. Effingham Parish Council intends to defend its continued integrity.

Strategic Gaps

But, the lozenge shapes are narrow. So the separating gaps between the traditional village centres are not large. It would not take much new building in unsympathetic proximity before the settlement areas will be encroached on and overwhelmed. Building close to the centre of Little Bookham, and / or filling the gap between Effingham and Bookham, would take conurbation all the way to the west side of Effingham, eating away a large swathe of this characteristic landscape and diminishing it for the rest.

The Historic Centre

As described above the historic central settlement can still be viewed as a distinctive grouping from a distance across several open vistas. The defined boundary of the 2003 Local Plan Settlement Area has been very successful in preserving a legible sense of the traditional, characteristic, relative scales and disposition of church, housing (both former manor houses and more domestic scale dwellings), shops etc for the village centre. A broad belt around the Settlement Area is designated as the Effingham Conservation Area and further protects this. This part of the Parish also contains an Area of High Archaeological Potential.

Rural & Agricultural Idyll

A sense of the particularly rural and agricultural character of the historic centre is created by the grouping of the Home Farm, the large 19th century country houses, former farmhouses and timber-framed cottages. Important green open spaces and open grounds to key historic buildings have also been retained. Residential uses predominate in the Conservation Area. However, Home Farm fields and Effingham Lodge Farm remain in agricultural use directly adjacent to this area. Boundaries (walls, predominantly flint or flint and brick) are very largely low and give a pleasant open feel to pedestrians on the footways.

Trees & Landscape

Many properties here, as throughout the parish, have open driveways or entrances, not gates. The original scale of the rural roads, with connecting footpaths, fields and the numerous groups of trees and native hedgerows, has been maintained. Grass verges are largely in their natural state, with characteristic hedgerow shrubs and wildflowers, not kept

manicured or planted up with introduced ornamental shrubs or 'municipal' style bedding. The contribution made by many significant trees to the scene should be recognised and enhanced. All the Conservation Area trees are protected, but noteworthy trees are:

- An ancient Cedar at Effingham Golf Club,
- A fine oak on Orestan Lane,
- Trees along the western bank of Effingham Common Road which are protected by a TPO.
- Some Oaks on the KGV
- An Ash In Browns Field at the junction of The Street.
- A Walnut tree on Guildford Road that was donated to the village by a former head of St Lawrence Primary School in memory of his time here.
- A Dawn Redwood 'fossil tree in the grounds of St Lawrence Churchyard near the junction with Chapel Hill.

These are just a few - there are many others in the parish without which the Effingham scene would be diminished.

Listed Buildings

The parish of Effingham currently has 27 nationally 'Listed' buildings or structures, the earliest material dating from the 15th century. Sixteen of them are in the village centre. The Appendix has a condensed text of the Listings. Although the descriptions do not specifically say so, the precincts of the premises and the perimeter walls, boundary treatments and so on of a Listed property are all also included and protected by the Listing.

Guildford Local List

The Guildford Local List was established in 1999-2000. It is a way of identifying and affording some protection to more modest buildings or structures which for various reasons do not qualify for national Listing, but nevertheless contribute significantly to a village's setting and appearance. In the central historic area, Effingham's Local List currently includes some 30 entries.

Additions to the Local List

The text as approved for the original designations (which for the majority was in 1999) is given in the Appendix. In some cases more information has subsequently become available and the 'official entry' needs updating. The Parish Council and Effingham Local History Group have proposed further additions to the List, which at the time of writing will need to undergo research and assessment by GBC Planning Conservation officers.

Activity & the Street Scene

Respecting the character of the Village Cliff & Keith to add

Roads, Traffic, Cycling & Pedestrians

With very limited bus services, Effingham is heavily reliant on the private vehicle. Traffic is a significant problem for residents. Several of the older lanes are the typical single carriageway width without pedestrian footways. Even the main thoroughfare (The Street) and one of the main approach roads (Beech Avenue) have significant pinchpoints little more than single carriageway where a car and a coach / lorry travelling in opposite directions cannot pass without one giving way, and where footways for pedestrians are very narrow or non-existent. In 1983, to protect from excessive vibration not only pedestrians and neighbouring houses but also the several Listed Buildings which front directly onto The Street (and also bearing in mind the narrow railway bridge at Effingham Junction), Surrey County Council established the weight limit of '7.5cwt except for loading / unloading' along The Street and Effingham Common Road.

Traffic

Three flourishing schools provide education from nursery through the primary phase, and three provide the secondary phase through to sixth form. The management of school traffic (including very large school buses wider than a single carriageway in some places) at peak times through the narrow and rural approach roads, is a major concern. Rush-hour traffic queues at the Beech Avenue / The Street / Guildford Road traffic lights, and also on Effingham Common Road tailing back from the junction with Forest Road, are the norm.

A246 is a key access for the village, and any obstruction

means major detours. Blockages on the A3 or M25 quickly translate into traffic queuing solidly along the A246 all the way from Leatherhead to Guildford.

Cyclists

There has been a considerable growth in the numbers of cyclists on Surrey roads in recent years. Given the narrow roads, this can cause some irritation to other road users; but on the other hand they cause little noise, no pollution and little road wear, and the task will be to better manage how they combine with other traffic. The vast majority are cycling for sport or leisure. Providing the road conditions in which people can cycle to school or work in larger numbers is a separate issue - relatively few people do this. A network of off-road paths which echoes the main routes would be a very valuable contribution to village life.

Pedestrians

Pedestrians are provided for in two ways. It is possible with very small interruptions to make an entire circumnavigation of the village solely by using footpaths. However it is a different story in the village centre where footways are frequently narrow or non-existent. Vehicular road users make this area hazardous and inconvenient for pedestrians, and solutions to this including a safe crossing would be a benefit to the village. Plans for significant housing developments should contribute to enhancing free movement through the village for pedestrians. Paths and cut-throughs must be incorporated so pedestrian routes remain as direct and as short as possible; having to go all the way round a development instead of being able to pass through it causes people to resort to cars even

more. Closes, or cul-de-sacs, without through pedestrian through routes are in contrast to community living; it is important to be connected by pedestrian pathways.

Utilities & Street Furniture

Appropriate styles will be recommended to ensure the essential character of the Parish is conserved care has been taken to ensure that appropriate styles of (for instance) lamp standards, seats, bollards, boxes for Telecom installations etc have been used in the Conservation Area.

Connectivity: Public transport & broadband

As stated above, Effingham is heavily reliant on car ownership. The Volunteer Driver scheme is much used and needs more helpers to cope with the growth in the older population. Effingham Junction railway station is just beyond the far northern border of the village of Effingham (1.8 miles from the village centre) in the parish of East Horsley. Effingham Junction is at the junction of the Guildford line from London Waterloo to Guildford and the line from Leatherhead which carries trains from London Waterloo via Epsom. Great Bookham station is approx 2km away. Bus services towards Guildford and Leatherhead are approximately one per hour on weekdays but a more limited service on Saturdays and none on Sundays. As explained above, school buses, and school minibuses shuttling pupils to and from the station, are essential provision even though the large coaches are so oversized for the central village roads. Broadband connection is possible but in some areas coverage is limited.

Business & Social Amenities

The principal retail area is the parade of six shops along The Street, including a small food store incorporating a small sub Post Office, independent butcher, bakery and hardware store. There are two pubs and a Royal British Legion headquarters., although this is by no means the only location in the village. The shops, pubs and businesses are an important part of the village scene and village community life. The owners contribute not only their retail facility but also a great deal of support to community events, activities etc. Significantly 'missing' from local availability are a surgery / clinic, a pharmacy, and a bank, which currently mean that residents must travel at least to neighbouring villages for these facilities.

Allotments which are owned, maintained and managed by the Parish Council are available for rent to village residents, and are flourishing.

The King George V Fields is a notable open space in the Conservation area of the village, providing over 32 acres of land for playing fields, playgrounds, hard courts and informal recreation, a village hall and premises for various clubs, Scouts etc. Effingham Village Recreation Trust, a registered charity, manages these for the benefit of Effingham residents.

Burial grounds are provided by St Lawrence Church, Our Lady of Sorrows Church, and Effingham Parish Council. The first of these is now full apart from interment of ashes, space for future burials will be an ongoing concern for residents.

The Parish council is looking to improve the area the village shops to encourage the local economy and improve the setting.

Community services & Facilities

Effingham settlement provides many community services, however, Effingham does not currently have a bank or building society or Doctors Surgery. ?

Flooding

The ditches and culverts on Effingham Common Road were historically put in place to hold the Manorial waste, surface water from the fields and springs, therefore it is important to keep them clear from debris and dug out regularly. The ditches are maintained by Surrey County Highways who own them. ?

Development Principles for the Conservation Area and Areas of Outstanding Natural Beauty.

Conservation Areas were first provided for by the Civic Amenities Act of 1967 and after very detailed consultation with residents as to where the boundaries should sit, Effingham's was formally designated by Surrey County Council in 1971.

The principles below apply to all forms of development within the Surrey Hills AONB, whether inside or outside settlements, or for large and small developments, including those for which planning permission is not required. They are quoted here in full as they also apply specifically to the Effingham Conservation Area. Since the Effingham Conservation Area was instituted these principles have (on the whole) been well upheld by residents. The fabric of the built environment in this area has (again on the whole) been carefully looked after and observed, although small scale 'damage' such as replacement of original windows by inappropriate designs or materials occasionally occurs.

Key defining characteristics for Effingham's Conservation Area can be summed up as: rural surroundings; survival of the original settlement and hierarchy patterns with the manor houses and Parish Church at its centre; the historic age of many buildings; the modest scale of many houses; the mix of high quality traditional materials; the use of clay tile roofs and brick walling in combination with timber framing and flint boundary walls. A more detailed analysis is provided in the following section. Future proposals for change in Effingham should refer explicitly to these principles, to demonstrate how the proposal helps to conserve and enhance the area.

Enhance and respect the pattern of the settlement, open spaces &

greens. Contain development within the settlement; reflect established (historic) street and plot patterns; maintain variable building lines; respect the contribution of open spaces and village greens encourage street layouts that support and enhance connectivity.

Conserve and Enhance the character of the setting

Avoid development on skylines, prominent spurs and open slopes; make maximum use of existing trees and landscape features to shield development; new buildings adjacent to traditional ones should link through elements such as scale, form, colour and materials to create a larger group.

Celebrate local distinctiveness

Diversity is a key feature of the Surrey Hills and local character should be cherished and reinforced.

[What is local Character expand on \(Keith?\)](#)

Choose appropriate materials & finishes

Effingham buildings use a wide range of materials and finishes which may be locally specific; maintenance, improvement or extensions should respect the host; new buildings should explore the existing local palette of colour and finishes or justify innovative solutions. (Flint clay tile etc) Simple variation in finishes creates rhythm in the facades of these dwellings. Boundary features enhance the setting of buildings. High quality contemporary architecture can compliment the diversity of settlements or may require a well-wooded setting in a low density area (as above).

Celebrate the detailing of buildings & architectural features

Surrey buildings have a wide range of styles; extensions should respect the host; new buildings should pick up local characteristics, forms of building, existing proportions (windows and doors), roof designs and elevational details. All tradition features such as leaded window designs should be retained in the Conservation Area (they may need to be replaced to modern standards where necessary, however, they will need planning permission.)

Value the treatment of boundaries

Retain the variety in, and characteristics of, boundary treatments walls, hedges, natural boundaries should use native species (not conifers) such as cypresses, yew and hawthorn, fences should only be used in inconspicuous areas only. Boundary treatments would need planning permission in the Conservation Area.

Complement the scale, height & proportion of buildings

Aim for harmony with the height and massing of existing development; retain density and relationship between roof scape and tree cover when viewed from outside the settlement. Respect the hierarchy of the village and the design code of existing buildings promote innovative sustainable design that is ecologically and environmentally sound.

Use representative trees & landscape design. Retain existing trees wherever possible; use native varieties of trees and shrubs in planting schemes.

Cherish designed landscapes

Retain estate, commons and parkland character, boundary walls, gates, fencing, lodges, estate cottages. Eg the care-takers cottage at Howard of Effingham was formerly lodge to Pauling estate.

Effingham Lodge (also called The Lodge and site of former Effingham East Court manor house) - The Little Lodge and flint stone walls around it (now caretaker's house, The Howard of Effingham School), water fountain (Douglas Haig grounds) flint stone boundary wall with St Lawrence Church running west to east, hedge on east of Church Street.

Browns (former manor house of Effingham manor) and converted barns. Flint walls on western and eastern boundaries and to northern boundary now of Browns Barn House. Brown's Field and flint boundary wall to north and west sides.

Effingham House (former manor house of Effingham manor and now Effingham Golf Club) - Walls of Orchard Walls, The Forge in Beech Avenue and Ice House in the grounds. Park landscape now converted into golf course.

Effingham Hill House (former manor house of Effingham East Court manor and now St Teresa's School) West Lodge, White Lodge with old track to House, well and ice house in the grounds. Parkland character to north.

Ranmore Manor (formerly Dunley Hill House). Built on site of Effingham Hill Lodge, formerly part of Effingham Hill estate. Courtyard dating from early 19th century.

Access & parking

Ensure development is environmentally sound by minimizing hard surfacing and promoting natural solutions minimise the impact of vehicular access and parking, including permeable hard surfacing; No rumble strips to conserve tranquility.

Spatial analysis of Conservation Areas

Conservation Areas are each designated for their special character, but within the overall area there will be 'sub-areas' 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.

Sub-areas (Define)

This leads to a more useful and comprehensive document for the exercise of the Council, aids statutory planning functions and the management of development. It is important to note that in all cases the transitional areas between defined character areas are also important. These areas do not easily fit into the defined character areas but can often be important to both. Areas not easily characterised remain important to the character and appearance, including: Form, Scale and building line Significant groups, Materials Views, Local features

Street Furniture

Road appearance entrances to reduced speed areas? conservation areas 20ph speed limit.

Characteristic Design Features in Effingham Conservation Area

Setting buffer Area map

Environment

Tree cover and mature native mixed hedgerows complement the still-wooded appearance of the area, with some large specimen trees in the grounds of manor houses and churches. The rural setting provides the opportunity for many open views across fields.

Intermixed with fields this area retains its essential rural character despite being so close to the suburbs of Leatherhead. The survival of early buildings from the period of sparsely distributed farms and cottages along lanes and surrounded by fields and commons, adds to the historic character and spatial qualities of the settlement.

Buildings

Groupings of key buildings around the focus of the Parish church are important survivals from the village's historic settlement pattern and have considerable historic and architectural significance. Despite 20th century intervention and some infill development, they continue to be important positive elements which make up the special character and appearance of the village today. There are several early 18th century properties; also a fine collection of 16th and 17th century brick and timber-framed vernacular buildings. Set among fields and formal gardens there are some groupings of important buildings, associated with earlier high-status estate or property owners. Given that these large buildings are set back from the road in their own grounds, there is no consistent building line. As a result, this part of the Conservation Area has an informal character.

Many of the buildings in the Conservation Area are Listed or make a positive contribution to the character and appearance of the Conservation Area. In some cases these buildings are linked into cohesive groups. At Home Farm the farmhouse and farm buildings collectively form a historically significant farmstead group with a varied roofscape seen from various viewpoints within and beyond the Conservation Area. Effingham House (Effingham Golf Club) has a collective group of buildings including the former associated stables on the east side of Beech Avenue, and the former orchard garden wall.

Successful development proposals will demonstrate an emphasis on

- Conserving the traditional legible pattern of heights, spaces and volumes created by the church, larger houses and smaller dwellings at the centre.
- Conserving existing views of the frontages of Listed / Locally Listed frontages visible from the street.
- Conserving existing vistas or overlooks from high points.

The Conservation Area has a varied palette of vernacular materials, generally reflecting the complex geology within the District. The choice of materials used varies across the Conservation Area.

The following provides a summary of the use of materials in the Conservation Area. It is divided into Walling and Roofing materials, and has a separate section on Boundary walls as these form an important part of the character and appearance of the Conservation Area.

Walls & walling materials

Brick

Brick is seen throughout the Conservation Area and is the predominant material, but it is often rendered, roughcast or stuccoed and painted shades of white or cream, for example at The Lodge (at Effingham Place on Lower Road). Generally, very early bricks are a red/orange in colour and have the natural undulations associated with their handmade origins. Vitrified and burnt headers are often seen to early brick buildings where a Flemish or English bond has been used. Most older houses are of Flemish bond. Timber-framed houses often have brick nogging, occasionally in a herringbone pattern. Later buildings of the 19th century have a brighter red brick, again, usually laid in Flemish bond. 20th century buildings are mostly constructed of machined brick in stretcher bond. There are frequent examples of painted brickwork. This is generally white or cream in colour. Whilst this is not a traditional finish to houses in the district, it most likely replaced lime-washing of brickwork in some cases and has now become an established part of the variation seen to walling and finishes throughout the Conservation Area. It is important that the correct mortars are used; many older buildings include walls that have been constructed using lime mortar and should be enhance/repared with similar. Similarly treatment to walls of renders and paint should be lime based.

Stone

The only use of stone within the Conservation Area is restricted to dressings to the church of St Lawrence and Bargate stone on the mullions of the Red House and the St Lawrence School houses

Stucco, plaster & render

After brick, this form of wall finish is the most common throughout the Conservation Area, especially associated with high status buildings. It is generally painted white or cream. It is often associated with the houses of the early to mid 18th century onwards and complemented by natural slate or clay tile roofs. Good examples are render to Effingham Lodge and stucco to Effingham House. There are also a number of later buildings dating from throughout the 20th century that have used white, painted render for the walls, providing a sense of continuity with the older use of this material in this part of the Conservation Area.

Tile hanging

There are several examples of the use of tile hanging in the Conservation Area. This is frequently used as a damp proofing measure in older buildings and will often be on the south west facing wall to protect the building from the prevailing wind, which brings the rain. A group of 20th century houses on the north side of Lower Road also utilises tile hanging as a decorative feature as does an earlier building.

Flint

As explained earlier, flint is widely used particularly in older building as it is easily obtained from the chalk geology. A lot of flint is used in boundary walls, and was later adopted as the style for buildings associated with the Lovelace estate. It is also prominently used in the parish church. It is seen both knapped (with its flat face exposed) and unknapped (as nodules of flint), and often complemented in the boundary walls by brick dressings and cappings. Like the mention in Brickwork, it is important that the correct mortar is used with flint, frequently lime mortar.

Clay tile

Clay tile is the most commonly used roofing material within the Conservation Area. Where seen, it is of a red/orange/brown colour and varies in its texture depending upon whether the tiles are handmade or machined. The handmade tile produces a very attractive, undulating finish to the roof, which greatly complements the host building and its wider context. Clay pantiles are seen to the farm buildings at Dunley Hill Farm. As stated above, the pitch is often quite steep.

Characteristic Design Features in Effingham Conservation Area Continued

Weatherboarding

There are some examples of the use of weatherboarding to agricultural buildings within the Conservation Area and it is also seen to the short bell-turret on the parish church, the Home Farm buildings, comprising timber-framed barn, the relocated apple store in the grounds of Browns Field, and the Old Village Hall (now Colets).

Timber-framing

Effingham is fortunate to have a small but significant survival of timber-framing. It is limited to older farm house and farm buildings and is often weather-boarded. Some is hidden behind later re-fronting. The survivals of exposed framing include houses which exhibit timber framing in the local tradition' originally with wattle and daub infill. When these collapsed they were filled with brick nogging (some in herringbone pattern). Recent work at Home Farm House to renew the 17th century wet dash stucco revealed examples of all of these. The stucco was lime based and the subsequent painting was with lime based paint. Timber-framing is also found to the Barn at Home Farm, covered by weatherboarding.

Roofs & Roofing materials

Solar Panels in the Conservation Area are subject to planning and should be placed inconspicuously so as to not harm the setting or the roofscape. Detailed planning guidance on this is given in GBC's 'Microgeneration on Dwelling Houses' document. Roof form is generally reflective of the period of development. Steeper pitches of 35 degrees and more are found on older buildings within the Conservation Area and usually incorporate clay tiles. These older roofs are generally finished with gables or half-hips. Shallower, wider natural slate roofs are seen to the later nineteenth century houses. Later buildings occasionally have hipped roofs such as Effingham House.

Clay tile

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Natural slate

Natural slate roofs are rare in the Conservation Area. They are generally confined to the later 19th century buildings and are of a low pitch but provide an interesting variation to clay tiles in the roofscape.

Boundary treatments

The prevalent styles are flint walling with appropriate matching mortar; low walls or low hedges; open, rural-style fencing; no automated 'compound style' gates; no high close-boarded fences or dense, high dark hedging such as Leylandii. An important feature is not closing fields / properties off by visual barriers which dispel the important sense of open-ness; the need is to preserve the light-filled and open aspect of the parish as much as possible

Window/porch details & materials

These should be in keeping with the house design. New fenestration which will allow leakage of artificial light at night (light pollution) and/or create excessive daylight shining / reflection in sunlight, which interrupts a vista by its presence, should be avoided.

Lighting

Lighting infrastructure in the Conservation Area needs to be in keeping, and needs planning permission. Night-time lighting of advertising signs where business premises are closed, and excessive external illumination of domestic properties, will be opposed.

Signage

A-Boards are not permitted in the village on land other than private land. Signage requires planning permission. Advertising for events should be temporary limited to the owner's land. Signage on greens and common land is also subject to local bylaws.

Roads & Traffic Management

Residents want weight-limits on the roads to be retained to discourage heavy vehicles through the Conservation Area, protect pedestrians, and relieve the narrow pinch-points. The introduction of double yellow lining, rumble strips, traffic lights, warning signage etc and other streetworks which create visual 'noise' and urbanise the appearance of the village roads and lanes will be viewed with caution. A rationalisation of existing Highways signage, and improvements to parking issues, will be sought.

The maintenance and development of cross-parish routes for cyclists and pedestrians, for instance an off-road link to Effingham Junction station from the village, will be a key aim.

Utilities & Street Furniture

Pedestrian guard rails are an urbanising element which, through impact and poor maintenance, quickly become an eyesore. Other solutions should be sought. Benches or seating should be wooden and in keeping with a semi rural area.

Public Transport

Effingham Parish Council will continue to monitor, defend and seek to extend the public transport systems available in Effingham.

Allotments

Under current legislation, if there is sufficient demand for allotments (as described in the legislation), a local authority has a statutory obligation to provide them. Currently the Parish Council are providing the Allotments and this promotes health and wellbeing of residents as well as being a sustainable use of land.

Business

The Village shops are important part of the village community therefore the six shops along The Street can if necessary be protected under the Localism Act. Effingham Parish Council would welcome enhancement of the village shops, green areas and parking.

Agricultural business should be encouraged to expand within the Parish, so that green areas can be useful not lie fallow.

Making use of this Design Statement for the Parish of Effingham

When proposing to extend or alter the exterior, or build a new property in Effingham, the following points will help you consider whether your proposed design takes account of the main points made in this Statement:

Check your answers with your architect or designer and if the design breaches any of the guidelines in this Statement, ask them to consider how this may be overcome.

Points to Consider

1. Look at the front of the property: from some distance, and from any other angle from which the new building work will be seen by others (NB in open isolated settings, this may be from considerable distances). If there are properties on either side, look at the row as a whole – are they prevalently all of a sort, eg detached bungalows or semi-detached two-storey, or detached etc? When you have done this assessment of the environment in which your property sits, consider the points below.
2. Check whether the new work will obstruct or interfere with a well-regarded view, including those noted in this Statement.
3. Will the new building project beyond the front walls of your neighbours' houses ('the building line')?
4. Is your house one in a row of others which have uniform 'characteristic' gaps between them, creating a rhythmically spaced appearance? Will your proposed development interrupt this regular spacing?
5. Will there still be adequate space between your property when extended and your neighbours'? Will it block light to your neighbours' windows?
6. If there is to be a new front boundary, will it blend with those of your neighbours?
7. If it is to be a hedge, will it be of indigenous hedgerow plants only?
8. Will there be sufficient off-street parking?
9. Will any roof windows or lighting be contrary to the Effingham Dark Skies Policy?
10. Make a note of the existing features which make the property distinctive or help it to blend with its neighbours. Does the new work enhance these features?
11. Look at the roof line of any proposed new building. Does it have the same pitch as the original building? Do the new tiles match the old?
12. Is any proposed extension in proportion to the original, both in height and size?
13. Look at the windows. Are they the same size/proportion as those in the original building, with matching glazing patterns?
14. Are the bricks to be used of the same colour as the original, and is any brick decoration in the original repeated in the new?

The following building designs and features may be considered, inappropriate for either new buildings or altered or extended buildings in Effingham, all applications must enhance the

setting of the road, compliment neighbouring properties and retain a sense of proportion between the building and the plot size

Points to Avoid

1. Over-use of flat roofs
2. Garages in front of the building line, unless there is already a precedent on that road.
3. Buildings must not exceed the height of existing buildings they should enhance the setting of the road, compliment neighbouring properties and retain a sense of proportion.
4. Large buildings on small sites, without adequate garden or landscaping.
5. The use of raised or coloured pointing on house or boundary walls
6. Use of concrete, multi-coloured, or composition roof and wall tiles
7. Use of cement or pebbledash rendering, except on extensions to an existing building so treated
8. The use of solar panels or satellite dishes on highly visible elevations in the Conservation Area that would affect the character and setting.
9. Window design is most important and should, where possible, harmonise with nearby window shapes and glazing patterns, leads and arches must be retained within the Conservation Area.
10. Planting of coniferous hedges on front boundaries. Cupressus leylandii or Laurel is considered particularly unsuitable within the conservation area and do little to enhance the natural environment.
11. Ornamental gateposts are subject to the same rules as those that apply to other means of enclosure - fences, walls and gates. The use of open panel wooden gates on front boundaries is felt to be more in keeping with the rural area.

CONSERVATION AREA

PARISH AREA

Two Sections one on Conservation
Area one on Parish

???

The Effingham Conservation Area is generally in good condition. However there are opportunities for improvement in the public realm, and connectivity to existing and new green spaces. Views are also important and these should be preserved as they also add to the historic place of the settlement. On the down side, there is evidence of some unsympathetic building in the mid 20th century although this is now mellowing, and the small but telling removal of some heritage details such as window features.

Owing to the high cost of and demand for housing there is a continual threat to the setting of the village, from development and encroachment into the agricultural setting and the Green Belt. However, the demand (which is inexhaustible) can only feasibly be met where Effingham has a proven need for new development or if Special Circumstances can be proven.

Conclusion

Historic Development & Archaeology

There has been very little detailed archaeological study in the parish, and much remains to be discovered or clarified. To protect the as-yet unknown resources of the central village area, in Surrey County Council's 1994 Surrey Structure Plan, a large expanse of the centre was designated an Area of High Archaeological Potential.

Evidence for prehistoric activity within the Parish itself is limited. There is no evidence (yet) for a Roman settlement in Effingham but isolated Roman coins and pottery shards have been found. Otherwise, the main evidence for Roman activity in the area is the major Roman road, Stane Street, which runs through Dorking and Leatherhead 6 km east of the village.

Anglo-Saxon settlements developed on territory all the way between Guildford to Leatherhead, on the narrow strip of Thanet Sand lying between the clay lands to the north and chalk hills to the south. The name 'Effingham' itself possibly derives from 'Aeffinga ham' or 'Yffinga ham', ie the settlement of Aeffa's or Yffe's people. An early documentary reference to it comes in documents most probably forged by monks around 933 AD. The documents were claimed to be copies of old Chertsey Abbey charters proving that in 674 AD, twenty dwellings in Bookham cum Effingham had been given to the then newly-founded Abbey. The Abbey had subsequently been violently destroyed by the Danes in 871 AD. Whether the forgeries helped or not, it was successfully refounded in 933 AD.

As elsewhere, sites of ancient woodland bounded by common edge wood banks may have been enclosed here in this early medieval period. West of Effingham there is still a good example of where this was actually done, running through Great Ridings Wood on the chalk dip slope of the North Downs. We know this bank functioned as: the manor boundary between the manors of East Horsley, Dritham / Byfleet-cum-Membris; a Hundred Boundary between Woking and Effingham Hundreds; the boundary between the ecclesiastical parishes of St Lawrence and St Martin; and since 1894 it has marked the boundary between the civil parishes of Effingham and East Horsley as well. At the north end it is a large, asymmetrical bank and ditch and at the south end it is a sharply-defined lynchet (an earth bank which forms at the side of an ancient field from soil disturbed by the ploughing). The bank reaches 1.75m high and is 6.0m wide whilst the silted ditch is 2.0m wide. It may be contemporary with Effingham church (12th century), or even pre-date it. A track called The Old London Road also runs through the middle of Great Ridings Wood from north to south. It is an ancient droveway, linking Effingham Common with the old Effingham South Common on the Downs. There is another Ancient Woodland at Thornet Wood, north of Effingham Lodge Farm, which is an SNCI.

Sites of Natural Conservation Interest

SNCIs are the local version of nationally-listed Sites of Special Scientific Interest for ecological or environmental features. At the time of writing there are 6 SNCIs in the parish:

- G124 - Netley Heath & Effingham Woods
- G137 - Golf Club
- G312 - Effingham Common Crossroads
- G371 - Grassy Shaw & Primrose Rew
- G372 - Thornet Wood
- G399 - Ridings Wood

The Manors

Long before today's civil parishes existed, the most immediate units of local authority governing people's lives were the ecclesiastical parishes and the manors. From very early times, perhaps from even pre-Conquest, the area of land we now think of as 'Effingham' was split between several manors held by lords from the King. Domesday Book records four manors in Effingham. After the Conquest, the powerful De Clare family was granted most of the Effingham manors, the most important of which had judicial functions and by medieval times was called Effingham East Court. Other manors with territory at various times in the area of our modern parish included Byfleet cum Membris (= possibly Dirtham), Effingham, Effingham La Place, Effingham La Leigh, West Horsley, East Horsley and Little Bookham.

William Howard

The most famous lords of the manor in Effingham were of course the Howards in the sixteenth century: first, William Howard (c1510 to 1573), who was granted Effingham Manor by King Edward VI in 1551. In 1554 he was created 1st Baron Howard of Effingham, named after his new lands. On his death his son Charles Howard (1536-1624) became 2nd Baron Howard of Effingham, the famous Lord High Admiral of the English Fleet who defeated the Spanish Armada in 1588. In 1596 Charles was honoured with the title of 1st Earl of Nottingham. Charles's sons left no heirs. When the last of them died, the Howard of Effingham barony passed to the descendants of his brother (and this line eventually was granted the title Earls of Effingham). The lands of Effingham Manor stayed within the Howard family until they were sold in 1647. It is sometimes claimed that King Henry VIII (ruled 1509-47) came to 16th century Effingham, hunting across the general area which is now Effingham Golf Club. While this is presumably feasible, the source and validity of the statement have not yet been established.

Historic Environment

There are several houses in the village that survive substantially intact from prior to the seventeenth century including Home Farm House and Middle Farm House. Also the properties now known as Crosslands, Norwood Farm and of course St Lawrence Church are known to contain material of this age or older. A vicarage occupied the site of 'The Old Vicarage' on Church Street from the end of the thirteenth century but the present building, dating from 1840, was the vicarage until 1970 when the site was

sold. It also seems probable that the manor houses for the two main Effingham manors were originally sited, for Effingham Manor, at the house now called Browns; and for Effingham East Court Manor, on the site of what is now Marlborough House (previously The Lodge), Effingham Place.

Eighteenth & Nineteenth Centuries

During the majority of the eighteenth century Effingham seems to have remained a largely rural and agricultural village. There was no 'grand' residence nearby owned or frequented by members of the higher nobility, which would have been a strong stimulus for expansion, variety and commercial development. But eventually there was at least a good road: by 1758 the road we know as the main road today (the A246), had been surveyed and constructed from Leatherhead to Clandon as a turnpike or toll road specifically for enabling coach traffic on higher, drier, faster ground than Effingham's 'old' main east-west street, Lower Road / Orestan Lane.

Seventeenth Century

By the Regency period we can be confident that Effingham was becoming a bit more than a small agricultural settlement with few claims to gentility. Enclosure Acts for Effingham in 1802 and 1814 had altered the ancient patterns of farming on strip fields and commons, allowing greater productivity. The very grand Duke of Albemarle sent his son (George Thomas Keppel, Earl of Albemarle 1799-1891) to the school for boys here run by Rev. Farley, who was Vicar of St Lawrence between 1793 and 1836. Some fine new villas and houses were being built or older properties heavily 'up-graded' by wealthy members of the gentry: Effingham Hill House (now St Teresa's School) for General de Lancey in about 1799, The Lodge for William Currie probably by 1817, The Villa (now Grove House on Guildford Road) for Sir Thomas Hussey Apreece before 1830. John Hassell's watercolour drawings of Effingham in the 1820s present an Austen-esque scene - some attractive genteel dwellings, still set among muddy un-surfaced village lanes.

The impact of the Railway

In 1888 the railway came to Effingham. Around Effingham Common the outlying small hamlet previously based around agricultural work and the old brick works now accommodated railway workers as well. The new speedy connection with central London ushered in another distinct period for Effingham - a late Victorian and Edwardian golden era. While their principal residences remained in London, several extremely wealthy self-made men rented or bought for their families larger, grander houses in Effingham from which they entertained lavishly: George

Pauling (his fortune from South African railway engineering) at The Lodge; Charles Edward Lambert (tobacco) at Effingham House; and Julius Caesar Czarnikow (sugar) at Effingham Hill House. They provided work for many estate workers: gardeners to game-keepers, cooks and washer women to house maids and valets. More substantial houses for the professional or independently wealthy middle class are now also to be found in the village: James Ross the stockbroker at The Villa, the Teesdales at The Cottage on The Street, the artist and designer Miss Susan Muir Mackenzie commissioning one of the very first houses produced by the Lutyens / Jekyll partnership, The Red House on Lower Road.

Following the vast social and financial upheavals of World War I, many of these families disappeared from the scene, but again the connection with London proved a strong factor attracting incomers. A considerable number of stars from stage, screen and the media began to rent or buy houses in Effingham, finding it an ideal country bolt-hole for their summers or weekend parties.

World War Impacts

Also following World War I pressure for houses for the working classes was answered in Effingham as elsewhere. Victory Cottages and other housing along with a thriving community of small shops and businesses expanded along the south side of Guildford Road. The growth of nearby Leatherhead contributed a strong influence. By the 1930s there had been huge expansion to the east of the village whilst the west remained relatively more rural. Development across the boundary in Mole Valley has continued post World War II to the present, and eventually housing development has become continuous all the way from central London to the east of the village of Little Bookham. So far resisting this pressure for infill and conurbation, Effingham currently remains the first rural village still surrounded by green space to the south west of London.

Finally, a refutation

In 1962, the enjoyably waspish but idiosyncratic Ian Nairn contributed the following comment on Effingham to the Surrey volume of Pevsner's *The Buildings of England*:

'a battered village of small old cottages, suburbanized since 1930 and largely since 1950s. Sadly little character now, least of all suburban character'.

This guide was republished virtually unchanged (by the authors' own testimony) in 1971, and then again in 2002. The text is now unquestionably an historic document. Meanwhile, Effingham has changed considerably, and for the better, since 1962. The centre has been freed of such detrimental presences as the huge Home Counties Dairy, the Fat Factory on Orestan Lane, and the general rawness caused by the post war housing expansion. Repeating a comment from over fifty years ago is inadmissible as a rational statement about today's Effingham. Yet it has recently been quoted prominently, in a major planning application, as if it is a valid current view and a justification that you can foist any old development on Effingham.

Quoted from the Landscape Character Assessment that emphasises our history and the historic nature of the setting.

It is to be hoped that the text above makes it very clear this is not so.

Prove?

Listed Buildings in the Historic centre

The buildings listed are as cited on the national Schedule by Historic England www.historicengland.org.uk where full details can be seen.

In some cases more information has subsequently become available and the entry would benefit from being updated. Although the descriptions do not specifically say so, the precincts of the premises and the perimeter walls, boundary treatments and so on of a Listed property are all also included and protected by the Listing.

BROWNS LANE

Browns

LBS Number: 288655 Grade: II House. C17, extended and refaced in C18, further extended in C19 and to right end in C20.

CHURCH STREET

The Church of St Lawrence

LBS Number: 288656 Grade: II* Church. C12 origin with south transept of c1250, chancel C14, nave, aisle and western tower 1888 by W. J. Shearburn.

Bogle Vault 25 feet North of the Church of St Lawrence

LBS Number: 288657 Grade: II Vault. Dedicated to the Bogle family. Early C19.

Apreece Tomb 25 feet North of the Tower of the Church of St Lawrence

LBS Number: 288658 Grade: II Tomb. Early C19.

Vault 30 Yards North of the Church of St Lawrence

LBS Number: 288659 Grade: II Vault. C19.

The Old Post Office

LBS Number: 288660 Grade: II House. C17 core remodelled in Early C18.

Nos. 3, 4, 5 & 6 (Church Street Cottages including Rookery Cottage

LBS Number: 288661 Grade: II Possible Hall house, now extended and divided. Early C16, extended to left and rear in C18, C19 and C20.

GUILDFORD ROAD

Crosslands

LBS Number: 288670 Grade: II House. C16 to rear, late C18 to front.

Effingham House

LBS Number: 288654 Grade: II House, now club house. Centre portion early C19 with Victorian side wings (c.1880) added to ends, minor C20 alterations to rear.

LOWER ROAD

The Red House

LBS Number: 288671 Grade: II House. 1893 by Sir Edwin Lutyens for Susan Muir Mackenzie

Lodge / Yard of the Red House

LBS Number: 288672 Grade: II House, 1893 by Sir Edwin Lutyens for Susan Muir Mackenzie

The Lodge

LBS Number: 288859 Grade: II Large house, recently school and nursing home. The east wing was built between 1835 and 1841 by Captain William Manning. Extended in 1897 the railway engineer George Saunders Pauling.

ORESTAN LANE

Old Westmoor Cottage

LBS Number: 288673 Grade: II Remains of Hall house. C15 altered in C16, extended to rear in C17 and with mid-C17 porch, restored in C19.

THE STREET

Home Farm House

LBS Number: 288677 Grade: II House. Early C16 to rear, mid-C16 front with C17 extensions.

Middle Farm House

LBS Number: 288678 Grade: II Hall House. C15 core with early C17 extensions, refaced in C19.

Vine Cottage

LBS Number: 288676 Grade: II House. Mid C18.

Listed buildings in the wider Parish

CROCKNORTH ROAD

Crocknorth Farmhouse

LBS Number: 288662 Grade: II
House. C16 core, remodelled
and extended in 1874 by the
Lovelace Estate, further
extended in 1919 at the rear.

Octagon Lodge

LBS Number: 288663 Grade: II
Lodge. 1873 in Lovelace style..

DUNLEY HILL

Sunhaven (Formerly The Ranmore Arms)

LBS Number: 288664 Grade: II
House, then restaurant, now
factory. 1857 by George and
Peto in Norman Shaw style.

EFFINGHAM COMMON ROAD

Norwood Farm House

LBS Number: 288665 Grade: II

Barn 40 feet West of Norwood House

LBS Number: 288666 Grade: II
Barn. C17 in two builds

Lower Farm House

LBS Number: 288667 Grade: II
House. C17 core with C18 front
restored in 1907.

Tyrells [sic - Tyrrells]

LBS Number: 288668 Grade: II
House. C17, with later refacing
and C20 extensions.

Orchard Cottage

LBS Number: 288669 Grade: II
Cottage. Late C16 extended to
right in C20.

OUTDOWNS

Outdowns Lodge

LBS Number: 288674 Grade: II
Lodge. 1859 built by the
Lovelace Estate

Oldlands Bridge

LBS Number: 288675 Grade: II
Bridge. C1860 built by the
Lovelace Estate.

Guildford Local List in the Historic Centre

BROWNS LANE

The Old Vicarage

Former Vicarage. 1840s. Later, possibly late 1880s(?) crosswing extension, double pile form with gable ends to the street. Brick to all elevations, plain clay tiled roof. Decorative tile hanging to gable ends and part of the northern return flank wall of the later extension. Brick dentil courses to eaves. Timber casements to main part of house, sashes to crosswing.

Outbuilding Southwest of the Old Vicarage

Outbuilding to south west of the Old Vicarage. Possibly early 19C. Flint rubble walls with brick dressings. Clay pantiled roof.

Wall to Manor Barn House

Flint wall with brick dressings approximately 2m in height. Eastern boundary wall to grounds of Manor Barn House.

Wall to the Front of Wildacre

Coursed flint rubble wall. Boundary wall to Wildacre, a modern (1970s?) house. Northernmost section low, approx. 1m in height, increases to approximately 2m in height on southern stretch to entrance to Wildacre.

CHAPEL HILL

White Cottage

House. 1868, later extension to western end, possibly 1880s. Double pile plan, two chimney stacks. White painted brick elevations. Slate roof. Camber arch window openings with sliding sashes to original part of the front elevation, with blue painted shutters. Two 'Lovelace style' cast iron, multi paned windows to the western end of the front elevation with ogee arches to the top. Modern timber multi paned casements elsewhere, one plastic window

visible on the rear elevation. Gable fronted white painted brick porch with slate roof to the front elevation.

Flint Walls to the South side of Chapel Hill (northern boundary wall to Dormers)

Low flint wall, approx. 1m in height. Random flint rubble with some brick dressings. Segmental brick coping on top of the wall. (Timber close boarded fence to top of the wall not included).

Methodist Church

Methodist church, circa 1860. Flint elevations with red brick dressings. Slate roof. Chapel Hill elevation has two pointed arch windows with simple tracery and square paned glazing. Lead dressing to sills. Modern timber porch. Recessed brick dressed date stone above. Recessed stone quatrefoil under the ridge. The Street elevation has two lancet windows with square paned glazing and lead sills. Modern extension to rear with gable end to The Street. Brick elevations and clay tiled roof. Two white timber lancet windows to The Street.

Flint Boundary Wall to the Methodist Church

Low flint wall, approx. 1m in height. Appears to be of recent construction. Flint rubble with some brick dressings. Brick coping to top of the wall. (Timber close boarded fence to top of the wall not included). (Also listed under The Street).

This text is as approved for the original designations (the majority was in 1999) is given in the Appendix.

In some cases further information has subsequently become available and the entry needs updating.

CHURCH STREET

Nos 1 & 2 Church Cottages

Pair of semi detached cottages. 1820. Western cottage is white painted brick, eastern cottage is brickwork, with brick to its Church Street elevation. Brick dentil course to eaves. Plain tiled hipped roof with central chimney stack. Mixture of modern timber casement windows. Two gable ended open porches to each entrance door. Flat roofed extension to rear.

Dormers & Thorncroft

House, now divided into two. Circa 1637. Crosswing to rear. Timber framed, brick elevations, tile hanging to first floor. Plain tiled roof. Timber casement windows with diamond paned glazing. Some square paned glazing to part of side and rear elevations. Four chimney stacks. Modern extension to northern end with false pitched roof

Flint Walls to the rear of the Almshouses

Flint wall, approximately 1m in height. Random flint rubble. Boundary walls to the garden of the Almshouses, including the wall running east-west dividing the garden. Wall continues along the Crossways boundary to the property, see listing L/7/13.

CROSSWAYS

Crossways Almshouses

Pair of semi detached cottages. Single storey. Former almshouses. Rebuilt in 1966. Original building possibly dates from early 18C (plaque on gable end states original building constructed in 1774). Gable end to road. Brick elevations. Plain tiled mansard roof. Four small dormers in roof. Three squat brick chimney stacks. Modern casement windows and front doors.

Flint Wall North side of Crossways

Flint wall, approximately 1m in height. Coursed flint rubble. Southern boundary wall to the garden of the Almshouses. Remainder of wall listed under L/7/11.

Flint Wall South side of Crossways

Flint wall, approximately 2m in height. Random flint rubble. Northern boundary wall to the garden of Manor Barn House. See also L/7/3 and L/7/27.

Crossways

Out buildings and Lodge. Circa 1870. Single storey. Brick elevations, part painted white. Projecting brick quoins to corners. Slate roof. One chimney stack. Numerous window types. Canted bay to south (Crossways) elevation. Decorative bargeboards to south and east elevations.

Nos 1-4 Crossways

House, now divided into flats. Circa 1870. Flint elevations with brick dressing. Some tile hanging to first floor to western rear elevation. Two projecting gables to the front elevation with decorative timber barge boards. Crosswing to rear with eaves dormers. Plain tiled roof. One chimney stack. Mixture of glazing; some multi paned metal casements to front, also one 'Lovelace style' metal multi paned window with ogee arches to the top. Timber casements elsewhere with various glazing patterns. Two square projecting bays to ground floor and pentice porch to front elevation.

Flint Walls to Crossways

Flint wall, approximately 2m in height, stepping down the hill westwards. Southern boundary wall to the front of No's 1-4 Crossways. Roughly coursed flint rubble with brick dressings to openings. Opening in wall blocked by horizontally close boarded gate.

Guildford Local List in the Historic Centre (continued)

LOWER ROAD

Our Lady of Sorrows Church

Roman Catholic Church. 1913 by Edward Bonner. Early English Style. Flint elevations with stone dressings. Plain clay tiles to roof. Small square tower. Lancet windows. Attached to rear is the Priest's House, circa 1920. Roughcast render, plain clay tiled roof. Largely original glazing, timber, multi paned casements. Locally Listed Catholic Church, was built for the village by George Pauling, who lived at Effingham Lodge.

Our Lady of Sorrows Lych Gate

Lych gate to church. 1913 by Edward Bonner, with the Church. Timber construction on low flint walls with stone dressings. Plain clay tiled roof.

THE STREET

Sir Douglas Haig Public House

Main public house in village and prominent feature of the main street. Built c.1904 by Friary Holroyd and Healys Breweries, Guildford, and named at the time 'The Prince Blucher'. Large two storey gable facing road at centre with gable fronted porch to the south ground floor and a second door to the north. To north one and a half storey wing flush with gable at front elevation with hipped roof, eaves dormer and tall chimney stack. To south a single storey wing with pitched roof and chimney stack, and small flat roofed extension. To rear the protruding central section has a half-hipped roof. Front elevation rendered and painted white, with brown stained timbers applied to upper storey and gable to simulate timber framing. Other elevations and chimney stacks roughcast and painted white. Plain tile roof to main building

and to porch. Large original multi-paned three and four light timber casement windows to front elevation; doors and side walls of porch also with glazing. Pub name on north and front elevations; front gable carries a metal bracket with pub sign.

Water Fountain

Cast concrete and stone water fountain, probably early 20th century. Approx. 2m high. Decorative back panel set at base into brick boundary wall of pub garden. At top twin pilasters flank shell and fish which hides water source. Water fell into a shallow bowl set into top of an urn resting on leafy capitals of a fore-shortened triple column. Whole fountain is set at ground level inside larger semi-circular bowl.

Nos 4 & 5 The Steps

Pair of semi-detached two storey brick cottages of 1813. Set back from and above road with steps down. Pitched slate roof with two chimney stacks. Symmetrical front elevations, probably originally of similar appearance. Central door to each with small window above. One window to either side of centre to each storey of front elevation of both cottages. Segmental brick arches over all windows and door. Timber casement windows with stone sills. No 4 has modern multi-paned glazed door with rectangular fanlight and small gabled pentice porch with slate roof. White painted window frames. Brickwork of No 5 painted white with blue painted window frames. Timber shutters to larger windows on upper floor also painted blue. Not original. Gabled wooden porch with slate roof added over front door. Painted white, but timber of weather-boarded gable left exposed. Windows to sides.

Flint Walls West of The Steps up to 1-5 The Steps, Flint Walls to the West of Methodist Chapel

Restored coursed flint walls with brick dressings, approx. 1.5m high, on street boundary of properties, with brick steps leading from street level up to front gardens of 1-5 The Steps. Timber close-boarded wall [? fence] to top of section bordering Methodist Chapel not included. Wall turns to run east up Chapel Hill. (Listed under Chapel Hill, L/7/8). Included for contribution to street scene.

1 & 2 Old Post Office Cottages

18th Century brick building now two cottages. Two storey, double pile, the front with pitched plain tile roof to south and half-hipped to north. Two chimney stacks, one external on south gable, one ridge stack to north. Small brick gable lean-to to south with plain tiled roof. Brick white painted to ground floor and lean-to; decorative tile-hanging to 1st floor on front elevation and both sides. Rear of building lower and narrower. White painted brick to both floors and plain tile pitched roof. No chimney stacks. Windows to all elevations modern large paned casements, in combinations of top and side hung, On front elevations windows are of irregular size and placement. On rear size and placement is more regular along its length to both floors. One window to upper floor on north side of front range. Two wooden doors of differing styles to front elevation.

Brick and Flint wall to the South of Yew Tree Walk Wall, approx. 1.5m high. The easternmost section running up to The Street of brick resting on a low flint plinth. Red-purple brick with a red brick segmental coping and vertically elongated geometrical pierced openings, flanked by decorative clay blocks with floral motif in a 'Lovelace' style. Western section of wall of random flint rubble with brick dressings and some substantial brick repairs to northern side in particular.

Flint & Brick Walls to the East of The Street, bordering properties between Manor Barn House & Old Hollies

Wall running length of The Street on western boundaries of all adjoining properties between Manor Barn House to north and Old Hollies to south, stepping up hill to south. Varying in height from 1.25 to 3m. Largely of roughly coursed or uncoursed flint rubble and flint topped, with brick dressings to property entrances. Part of section forming western boundary of Browns of brick on a flint plinth, and is continuous with the western wall of a small brick outbuilding hard up against the property boundary. At Orchard Cottage and Old Hollies flint walling topped into hedges. Close boarded timber fencing surmounting sections of flint walling at Old Hollies not included. At Crossways to north the wall turns and runs east up this road, following the boundary of Old Manor Barn. (L/7/14)

Outbuilding to Manor Barn House

Small timber framed outbuilding to Manor Barn House. Brick skin to east and west; to west this skin is continuous with the boundary wall to the property (see listing L/7/26), and is raised on a flint

plinth. Plain tile ridged roof. Weatherboarding to both gable ends. To southern elevation large metal framed multi pane casement windows, similar in appearance to French windows but set high above ground level in the wall. To north one large pane casement window and modern stained timber garage style doors with glazing to top.

Flint Walls to the East of The Street, bordering Orchard Cottage and Old Hollies

Roughly coursed flint wall approx. 1.5m high partially topped with hedges. Brick dressings to property entrances. Close boarded timber fencing surmounting sections of flint walling at Old Hollies not included. To north wall becomes boundary wall to Browns and is Grade II Listed as a curtilage structure to that building.

Old Hollies

Early 19th century brick house. Apparently of two square plan forms joined. To south two storeys, to north two and a half storeys, having a semi-basement. Both with decorative tile hanging to first floor front elevation and cream roughcast below. Northernmost elevation roughcast. Southernmost with decorative tile hanging to first floor. Both halves with hipped plain tile roofs. One ridge stack to northern part of building, two other stacks rising from rear of southern part. To northernmost elevation small flat wooden porch supported from above by slender iron brackets, over raised ground floor door with steps up. Flanking wall roughcast with brick dressings. Small lean-to extension in front of steps at semi-basement level roughcast with plain tile roof. Long verandah-style porch to front elevation of southern part of building with wooden supports on brick pillars.

Guildford Local List in the Historic Centre (continued)

Shaped wooden brackets under eaves of shallow plain tiled roof. Two large pane timber sash windows to first floor of front elevation of each half of building. Small window to semi-basement of northern half. Within porch to south multi-pane windows flanking door, a shallow curved window and a multi-pane sash window all of timber. To northernmost elevation to timber sash windows to raised ground floor. To southernmost elevation two bay windows at ground floor, two large pane sash windows above.

Flint Wall to the east of The Street bordering the Playing Field (Browns Feild)

Random rubble flint wall approx. 1.25m high on the east side of The Street to the eastern boundaries of The Coach House and Rose Cottage on the other side of the road.

The Cottage

Mid 19th century house faced in flint with brick dressings to front elevation. Two storeys, double pile plan with pitched roofs. North elevation of double-pile also flint with brick dressings. Higher, two storey cross-wing with conservatory at rear to south of front half of double-pile. Flint and brick; cream painted to rear and to rear half of southern elevation. Pitched roof, with wooden finial to gable facing front. Lower two storey extension to rear of double-pile of cream painted brick. Front elevation of double-pile with central gable with wooden finial and deep eaves. Two storey projecting bay to the north of centre with hipped roof. Similar but larger bay to front elevation of cross-wing. Single storey lean-to extension to front of northern elevation. Slate to all visible roofs with tile ridging. Ridge stacks to southern end of both halves of double pile. External stack to north gable of front

half. Single tall stack to south of cross-wing. To front elevation flint porch with brick dressings, with gabled roof, pierced wooden barge-board and wooden finial. Semicircular entrance arch and un-glazed window openings to side. Wooden door with glass lights and rectangular fanlight over. Two canted bay windows with timber casements and slate roofs to front elevation of double pile. Three-light timber casements above; two-light above porch and single to side walls of bay at both floors. To bay of cross-wing windows are on a larger scale and appear double glazed. To both storeys of this bay three-light casement window to front elevation and single-light window to sides. All windows painted white within black.

Applestore

Small 19th century timber apple store. Weatherboarded to all elevations, with a plain tile ridged roof. Perhaps originally on stone staddles but now resting on timbers. Wooden door to one gable end. Small windows with decorative leaded lights to other elevations, now boarded up.

Guildford Local List in the Wider Parish

LOWER FARM ROAD

Flower Cottage (formerly Mornshill Cottage)

Cottage, once known as Flower Cottage, dating from at least 1780. 2 bay, double pile plan, the lower rear range being probably a 20th century extension. Both ranges with ridged roofs. Front range with external chimneystack to each gable. To northern gable of rear range a single storey projection with hipped roof to front and half gable to rear. To rear elevation of rear range a small lean-to and a large modern metal and glazed conservatory. White painted roughcast to all elevations, red plain tile to all roofs. To front elevation, modern leaded light casement windows to both floors, to ground floor under segmental arches. Central flat-topped window to ground floor replacing an original door: entrance to property now through door to front elevation of gable end projection to rear range. Single leaded light casement to northern gable of front range. Windows to rear range timber casements or fixed timber windows. French windows leading into conservatory from main house.

BANKS COMMON ROAD

Banks Cottages

Semi detached cottages, formerly known as Whitehall and Banks. Early 19th century. Red brick, with red plain tile to ridged roof. Brick gable lean-to on one end, with plain tile roof. External chimneystack to each gable and one ridge stack. Few small windows under segmental brick arches to front and rear elevations. Timber casements. Two doors under segmental brick arches to each long elevation. Timber doors, at least one a modern replacement with glazing to top.

DOG KENNEL GREEN RANMORE COMMON

Appledore Cottage

The property appears to be of mid-19^C date. It has a rendered ground floor and tile-hung first floor with alternate bands of plain and scalloped tiles. The gabled tile roof has end brick chimneystacks. Windows are wooden casements. The former principal front on the east side has two three-light casements with cambered heads on the ground floor, and the ground floor additionally has two central smaller casement windows with cambered heads adapted from the original front entrances.

The north and south ends have alternate bands of plain and scalloped tiles, with a late C20 penticed addition to the north and a large C20 conservatory to the south, screened by a brick wall. Attached to the eastern side is a C20 single storey link block with porch at the north western end linking the original cottages and an existing outbuilding, which has been adapted into further living accommodation.

The south ground floor has a chamfered spine beam and the fireplace has a wooden bressummer with a runout stop to the chamfer, supported on later C20 brick piers with C19 bricks to the chimney. The north ground floor room fireplace has a C20 bressummer and later C20 brick piers, although the hearth brickwork is C19. Doors are late C20. A C20 straight flight staircase probably replaced two C19 staircases and there is a plank door at its head.

Guildford Local List
in the Wider Parish
(continued)

Dog Kennel Green
Farmhouse

Dog Kennel Green Farmhouse is built in the Vernacular Revival style with brick ground floor in Flemish bond and a tile-hung first floor of mainly scalloped tiles. The gabled tiled roof has a formerly central original brick chimneystack and a later end chimneystack. Windows are wooden casement windows with small panes.

The principal front, facing south, has three four-light casement windows on the first floor and two casements with cambered heads to the ground floor, the left hand one three-light, the right hand one four-light, replacing c.1929 garage doors.

There is an off centre gabled porch with timber-framed supports and herringbone brick infilling. The west side elevation has two later C20 sash windows to the first floor and a curved bay window to the ground floor. The east elevation has a c.1929 first floor four-light casement window and a half-glazed door with sidelights below. The rear or north elevation has similar four-light casement windows to the first floor and late C20 casements to the ground floor. Part of the eastern side of this has been covered by the later C20 rear addition, which is in matching materials. This has a full-height four-light bay and half-glazed door on the west side.

Attached to the north side of the building is a large late C20 conservatory. The C20 single storey addition to the east side is in brick with hipped tiled roof and has two half-glazed doors with side-lights on the north side. Internally two ground floor rooms have had C20 Adam style fireplaces introduced and there is a plain half-winder staircase. Some four-panelled doors are possibly original.

The former garage on the ground floor c.1929 extension is now converted into a kitchen and has wooden ceiling beams, which appear to have been added from another building.

Nos 1-4 Dog Kennel Green

Nos 1 to 2 and 3 to 4 Dog Kennel Green are two identical pairs of semi-detached estate cottages built c1890 in the Vernacular Revival style. The ground floors are faced in knapped flints with red brick dressings, plinth and band between floors and the first floors are tile-hung with alternate courses of plain and scalloped tiles. The plastered gables have indented floral decoration and there are wooden bargeboards, coving and porches. The roofs are tied with clustered central brick chimneystacks set diagonally.

Nos. 1 and 2 retain the original tiles with terracotta ridge tiles and finials. Nos. 3 and 4 have C20 cement tiles and have lost their terracotta roof details. Each pair is two storeys with two windows to front and rear, one window at the sides and set-back porches in the corners under penticed roofs. The front elevations have central projecting bays to each property with plain wooden bargeboards, close-studding and coving with indented floral decorations and carved bresssummers.

Each floor has two four-light mullioned and transomed wooden casements, mainly with leaded lights, with cambered head linings to the ground floor windows. Set back at the sides under penticed roofs are wooden porches with deep cornices decorated with pierced quatrefoils, supported on turned balusters and with built-in stone seats.

The porch to No. 3 is reported to have been replaced in replica and the porch roof to No. 4 has

also been replaced. The plank doors have large iron hinges. The side elevations have half-hipped gables with close-studding, carved bressummers and indented floral decorations to the coving.

There is one three-light mullioned and transomed casement, with cambered head linings to the ground floor. The rear elevations have a similar central half-hipped gable with indented floral decoration over two central mullioned and transomed windows. There are two cambered headed mullioned and transomed casements immediately below, smaller windows at the sides and cambered headed plank doors. No. 3 has a C20 conservatory. Each pair has a detached pair of former washhouses in red stretcher bond brickwork with gabled slate roofs with central moulded brick chimneystacks, plank door cases at the front and wooden casement windows in the side elevations. The interior of the wash house of No. 2 retains the original stepped brick chimneybreast and tiled floor. The others have been modernized. The internal arrangements of the cottages comprise side entrances into narrow lobbies in front of the staircases with a parlour at the front, kitchen to the rear and half-winder staircases leading to three bedrooms and a box room, which has mainly been adapted into a small bathroom. No. 2 has a ground floor bathroom inserted into part of the original kitchen and retains the box room. There are a number of four-panelled pine doors. The parlour fireplaces are reproductions. The half winder staircases have plank partitions. The upper floors have pine four-panelled doors and the larger bedrooms have metal fireplaces, which are thought to be reproductions.

Scheduled Monument

The monument in Greatlee Wood (12753) includes both the moat, with its associated embankments and drainage channel, and the area within the moat which features a narrow oval fishpond. Moated sites are generally seen as the prestigious residences of the Lords of the manor, the moat marking the high status of the occupier but also serving to deter casual raiders and wild animals. Most moats date to the period either side of 1300 AD, and pottery recovered during small-scale excavations at the site of the monument in 1952-3 concurs with such a date range. The excavators suggested that the site was that of the manor house of Effingham-la-Leigh. The form of the monument is unusual, with two straight sides at right-angles and of sizeable proportions (80m long by 9-12m wide), with a curved, narrower moat closing the circuit.

The inner edge of the moat is strengthened by an earthen bank. On the south-eastern side where the moat is at its widest, a strong outer bank exists. This bank continues north-eastwards, bordering the drainage channel for the moat which extends for some 70m nearly to the edge of the plantation. There is a causeway entrance towards the centre of the south-western arm of the moat. Within the moated area are a number of hollows left over from the excavations but a deeper and oval-shaped depression on the south-east side is considered to be the remains of a fishpond or similar internal water-filled feature. A breach in the inner bank was made to allow water to fill this feature. Some fragments of Roman bricks, tiles and pottery found during excavations at the moated manor house.

Proposed new Local Listings

There is a number of currently unlisted buildings and structures which make important, positive contributions to the character of the parish, both individually and in groups. Proposals will be made to add them to the Guildford Local List. They include (but not exclusively):

LOWER ROAD

St Lawrence School & Caretakers House

Little Lodge
(Currently Caretakers House at Howard of Effingham School)

Others to follow...

Conserving the Three Heritage Routes of Effingham

Three Effingham Heritage Routes

1. Lower Road
2. Guildford Road
3. Old London Road

The population of Britain since the last ice age has been based on settlement, and thus primarily on horticulture, farming, low level resource generation (in this area mainly quarrying for chalk and flint), local trading and manufacturing.

The primary routes, therefore, have been used most frequently for local trading purposes, and are those that link market towns. Most of the routes in this area run east-west, not north-south, as markets grew into towns and cities like Winchester, Farnham, Guildford, Leatherhead, Dorking, Rochester and Canterbury.

The only major north-south route was the Roman Stane Street linking Chichester to London via the Mole Gap at Dorking, but this was a “motorway” for internationally traded goods, government officials and armies rather than for local producers and traders.

Our most ancient east-west route runs along the North Downs ridgeway, and below it to the south runs the much more recent so-called Pilgrim’s Way (only named as such in the 19th century). However, there was, and is, comparatively little population on the southern side between Guildford and Dorking in contrast to us on the northern side of the North Downs.

This more northerly east-west route features a trail of thriving villages: Merrow, Clandons, Horsleys, Effingham, Bookhams, Fetcham, Leatherhead, (down to Dorking), Ashted, Epsom onwards

This is evidenced in Effingham by the fact that its major north-south route, Old London Road, has been reduced to a footpath (and similarly the north-south route via Chalk Pit Lane), whereas the east-west routes – not least Lower Road and A246 – are increasingly popular. The prestige houses of their day

were built, significantly, off Lower Road – Effingham Lodge and Fetcham Park House to name but two – whereas the toll road connecting Leatherhead and Guildford was rather less prestigious, featuring hostleries not mansions.

However, between these two roadways lies the well-used east-west footpath system not only connecting people and villages, but churches – St. Lawrence’s, built on the highest point in Effingham, All Saints on a historically holy location (signified by its single yew tree), and St. Nicholas in Great Bookham.

That the primary route linking these most important of village buildings is, and was, mainly a footpath is indicative of its popularity – how villagers got from place to place on foot and horseback – rather than its insignificance. It is a drier route in winter in contrast to the occasionally boggy, not to say flooded, Lower Road as well as being the cooler, more shady route in summer, and the cheaper more direct (no tolls) route year round.

It is also the route that runs over shale rather than the clay below and the limestone/chalk/flint above, making for a naturally better track.

It also runs closest to where the water table enabled farmers and gardeners to have reliable wells that did not need to be deep, and it was this easy access to water that was a compelling reason for so many villages being located along the shale bank.

In Effingham, then, we have three parallel east-west routes, each of historic importance and distinct function, that have served the populations of these villages for millennia.

Today we have a duty as well as an obligation to protect and maintain all three of these heritage routes.

Notes

Glossary

Area of Great Landscape Value	AGLV
Area of Outstanding Natural Beauty	ANOB
Domestic Building Research Group	DBRG
Campaign for the Protection of Rural England	CPRE
Countryside & Rights of Way Act 2000	CROW
Effingham Conservation Area	CA
Effingham Local History Group	ELHG
Effingham Parish Council	EPC
Effingham Residents Association	EFFRA
Effingham Village Recreation Trust	EVRT
Friends of Effingham Common	FEC
Guildford Borough Council	GBC
King George V Fields	KGV
Sites of Natural Conservation Interest	SNCI
Suitable Alternative Green Space	SANG
Surrey County Council	SCC