

Bridge End Farm, Ockham, Surrey

Technical Appendix: Built Heritage

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Introduction

This report is a technical appendix to support a Hearing Statement in relation to the Examination in Public of the Guildford Borough Proposed Submission Local Plan (June 2017). The evidence specifically relates to the land south of the former Wisley Airfield (including Bridge End Farm) in Ockham. The report identifies the relevant nearby heritage and considers the potential impact of the proposed site allocation on these assets.

Context

- 1 The site forms land surrounding Bridge End Farm, Ockham, Surrey. There has been a settlement in Ockham since at least the middle bronze age and it appears in the Domesday Book of 1086.
- 2 The settlement largely grew up in proximity to Ockham Park and All Saints Church. Ockham Park was originally a Jacobean house built in the 1620s for Henry Weston. It was altered by Nicholas Hawksmoor after 1724, when the front was refaced and the hall remodelled. This was Italianized in about 1830, altered by Charles Voysey in 1894-5 and largely burnt down in 1948. Now all that remains of the house is one kitchen wing with an Italianate tower, the stables and Orangery¹.
- 3 Ockham Park was owned by the Earl of Lovelace (who from the 1850s lived at nearby Horsley Towers) and during the second half of the nineteenth century a series of estate buildings in Victorian polychrome and rat-trap bond brickwork were built. These included the Estate Office, cottages, the Hautboy Hotel and Ockham Mill.
- 4 A number of these buildings contain decorative terracotta banding, dentil work, string courses and window details – all in a characteristic red brick and using the distinctive rat-trap bond of brickwork. Several also display the Lovelace Coat of Arms.
- 5 The Church of All Saints, which dates to the 13th century lies close to the site of Ockham Park at the west end of the settlement which otherwise gravitates around a triangle of roads: Ockham Road North; Ockham Lane (which contains the Parish Rooms) and Alms Heath. East along Ockham Lane through Bridge End are a series of farms and cottages until it reaches Martyr's Green.
- 6 To the north is Ockham Common. This flat slightly raised area is the site of the former Wisley Airfield (now disused).

¹ Nairn, I, Cherry, B & Pevsner N (1971) The Buildings of England: Surrey p.392



Figure 1&2: The Hautboy Inn and The Old Post House



Figure 3&4: Ockham Parish Rooms and All Saints Church

- 7 There are a number of dwellings in the immediate vicinity of Bridge End Farm and the site. These are clustered along Ockham Lane close to the Bridge itself and centre around Bridge End House. They are all of red brick with red tile roofs, some also with tile hanging. Of differing dates – ranging from c.16th century through to the early 20th century – they reflect the typical Surrey vernacular styles through to the ‘Olde English’, made fashionable by architects such as Norman Shaw in the later 19th century.
- 8 Their setting is semi-rural with low brick dwarf walls along the road – perhaps reflecting the Ockham Park Estate – and mature trees, planting and shrubs filling their setting in both the fore and background.
- 9 The following images show these buildings:



Figure 5-9: Properties located at Bridge End, along Ockham Lane

The Proposal Site

- 10 The proposal site is land to the south of the former Wisley Airfield and partially surrounds Bridge End Farm, to the north of the eastern most end of the Ockham Conservation Area (see figure 10 & 11).

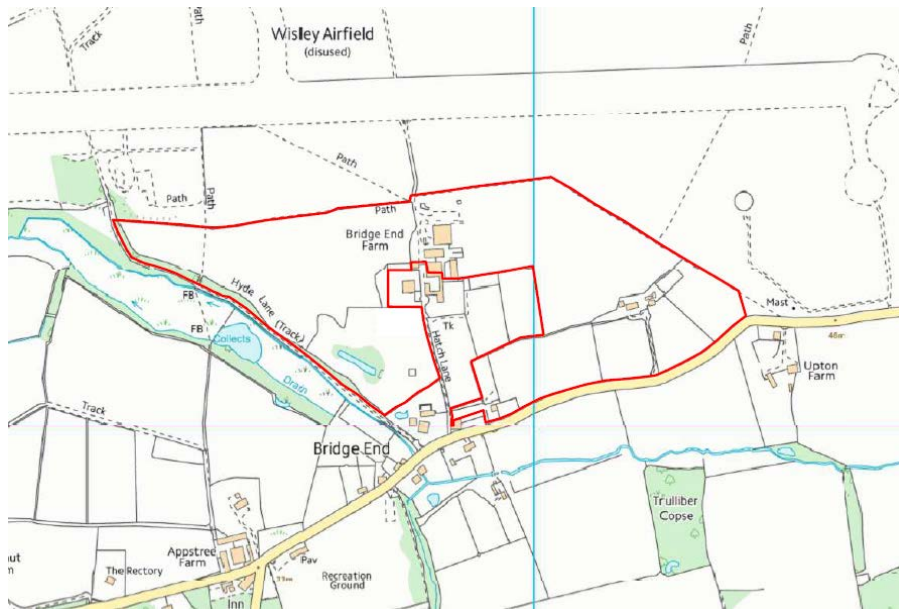


Figure 10: The Proposals Site

- 11 It is bounded to the west by the Hyde Lane track and the stream. To the south the site borders the rear boundary of Grade II listed Bridge End House and Ockham Lane.

The Heritage Context

- 12 Ockham Village has been designated as a Conservation Area by Guildford Borough Council. The proposal site is adjacent but not within the conservation area. The boundary of the conservation area is identified below:

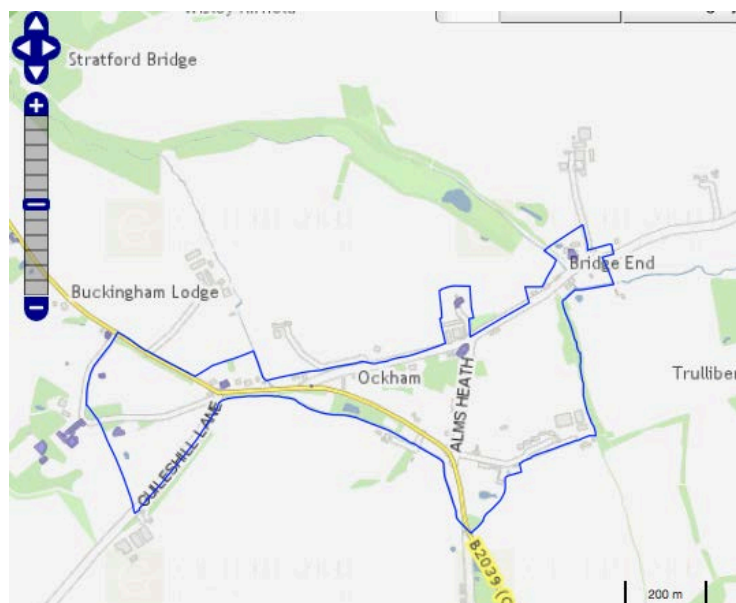


Figure 11: Extract showing Ockham Conservation Area © Guildford Borough Council

- 13 There are a number of listed buildings in the vicinity of the site, all listed Grade II. These include:
- Bridge End House
 - Appstree Farmhouse & Derwent Cottage
 - The (former) Hautboy Inn
 - Upton Farmhouse

Heritage significance

- 14 The nearby listed buildings and the Ockham Conservation Area are ‘designated heritage assets’, as defined by the National Planning Policy Framework (NPPF). The unlisted buildings within the conservation area, that contribute to its heritage significance are ‘undesigned heritage assets’.
- 15 ‘Significance’ is defined in the NPPF as ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic’. The Historic England ‘Planning for the Historic Environment Practice Guide’ puts it slightly differently – as ‘the sum of its architectural, historic, artistic or archaeological interest’.
- 16 ‘Conservation Principles, Policies and Guidance for the sustainable management of the historic environment’ (Historic England, April 2008) describes a number of ‘heritage values’ that may be present in a ‘significant place’. These are evidential, historical, aesthetic and communal value.
- 17 The Council have not prepared a Conservation Area Appraisal for the conservation area that identifies its character and appearance, and therefore its significance. However it is clear that the boundary encapsulates the broad semi-rural settlement alongside (but not including) Ockham Park, and encompasses all of the key buildings within that settlement including: the church, Parish Offices, war memorial, former Hautboy Inn as well as a number of farmhouses, cottages and former Estate buildings.
- 18 Bridge End is a small sub-group that grew up around the bridge and which is encapsulated within the conservation area – although Bridge End Farm itself is not.
- 19 Views out of the conservation to the north, up Hatch Lane are typified by dense mature planting which effectively closes views from Ockham Lane (see figure 11).

- 20 The wider setting of the conservation area is largely agricultural although the focus of the area appears to be mainly inward looking and focussed on the historic settlement itself.



Figure 12: View looking north up Hatch Lane towards Bridge End Farm.

- 21 Of the listed buildings in close proximity to the site, Bridge End House is both the closest and historically of the highest status. Typical of the often evolutionary nature of rural houses, it is a palimpsest of ages and styles from the late 16th century, with an extension to the east in 1770 and further extension to the rear in the 1930s². These additions and alterations have all served to give the house a vernacular and picturesque appearance, set in mature gardens behind a low brick wall and partially screened by a high hedge. It is this historical and evidential value as manifested in its architecture that gives the building its primary significance. The eastern boundary of the house is onto Hatch Lane and can be seen in figure 12 & 14, whilst the western boundary is shown in figure 15.

² Historic England List Description 1029396



Figure 13, 14 & 15 : Grade II listed Bridge End House, Ockham Lane from centre, east & west.

- 22 To the west, still within the conservation area, Appstree Farmhouse is listed Grade II. Now divided, this farmhouse dates to the 16th century with 20th century extensions to the front and rear³. It is set back from Ockham Lane down a drive surrounded by mature trees. This gives the listed building a more ‘separate’ and rural feel than those closer to the road boundary. Its listing reflects the value of the farm as part of the historic rural community and which is manifested in the different layers of architecture that still remain within the building.

³ Historic England List Description 1029398



Figure 16 & 17: Appstree Farm, Ockham Lane and the view east along Ockham Lane.

- 23 The former Hautboy Inn, built in 1864 as a hotel as part of the Estate development by the Earl of Lovelace was clearly designed to be an ‘eye-catcher’. It is located on the south western corner of the junction with Ockham Lane and Alms Heath with decorative elevations designed to be appreciated from all road facing sides. Decoration includes terracotta plaque bands with oval panels and dentilled billets over each floor and machicolations to the eaves. The Lovelace Coat of Arms is on each stack. The building contained a Baronial Hall in the south wing with a minstrels gallery inspired by a building Lovelace had seen on his trip to the Continent⁴.



Figure 18: The former Hautboy Inn, Ockham Lane and Alms Heath

⁴ Historic England List Description 1377804

- 24 Located on the southern side of Ockham Lane, the building was clearly designed to be best appreciated when approaching from the east. The building has a semi-rural/semi-village setting with cottages to the west and farm buildings to the north. Its dramatic appearance acts as a ‘welcome’ to the village of Ockham even if unofficially.
- 25 To the east, and outside the conservation area, Grade II listed Upton Farmhouse lies to the south of Ockham Lane. The farm does not form an immediate part of the settlement, being some distance to the east, and is set back from the road on land that falls away. The farmhouse is of 15th century origins and was extended in the 16th and 20th centuries⁵. Similar to Appstree Farm, the significance of the farm as a listed building is manifested primarily in the physical fabric of the building and as a farmhouse that has been at the heart of its rural landholdings for centuries. Figure 16 shows the farmhouse glimpsed down its drive in the far distance.
- 26 A modern cottage sits at the entrance to the farm on Ockham Lane as well as other structures around the farm. Figure 20 is taken from the entrance to the farm looking west along Ockham Lane towards



Figures 19 & 20 Upton Farm and entrance on Ockham Lane.

The policy context

- 27 This section of the report briefly sets out the range of national and local policy and guidance relevant to the consideration of change in the historic built environment.

The National Planning Policy Framework

- 28 The legislation governing listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990.

⁵ Historic England List Description 1294761

29 Section 66 (1) of the Act requires decision makers to ‘have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’ when determining applications which affect a listed building or its setting. Section 72(1) of the Act requires decision makers with respect to any buildings or other land in a conservation area to pay ‘special attention...to the desirability of preserving or enhancing the character or appearance of that area’

30 In 2012, the Government published the new National Planning Policy Framework (NPPF).

31 Section 12 of the NPPF deals with ‘Conserving and enhancing the historic environment’. It says at Paragraph 126 that ‘Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment’, and that

‘In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness;
- and opportunities to draw on the contribution made by the historic environment to the character of a place’.

32 The NPPF says at Paragraph 128 that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

33 A description and analysis of the heritage context of the site and its surroundings is provided earlier in this report.

34 The NPPF also requires local planning authorities to ‘identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage

asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal'.

35 At Paragraph 131, the NPPF says that:

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

36 Paragraph 132 advises local planning authorities that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting'.

37 The NPPF says at Paragraph 133 'Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.' Paragraph 133 says:

Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

38 Paragraph 134 says that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'

39 Further advice within Section 12 of the NPPF urges local planning authorities to take into account the effect of an application on the significance of a non-designated heritage asset when determining the application. It says that ‘In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

40 Paragraph 137 of the NPPF advises local planning authorities to ‘look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

41 Paragraph 138 says that:

Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

The proposals site and the impact of potential development on heritage assets

42 Whilst the character of the wider area is historically obviously rural, the reality of the immediate area, particularly around Ockham village and Ockham Lane is not one of ‘open’ rural vistas but semi-rural with enclosed winding lanes, mature trees and glimpsed views.

Ockham Conservation Area

43 The Council has not produced a statement or appraisal of the conservation area’s special character and appearance; however, it would seem clear that it relates to the historic settlement that, whilst of very early origins, has grown up in more recent centuries in close association with Ockham Park.

44 In the context of the conservation area, the proposal site is most proximate to the north of Bridge End House and the cottages that line the lane to the north.

45 Set back up Hatch Lane, any proposed development would have a negligible impact on the character and appearance of the conservation area. Figures 12, 13, 14 & 15 demonstrate the extent of the mature landscape barrier that already exists,

preventing views to the land behind Bridge End House from Ockham Lane. Even in winter the photographs suggest that it is likely that the density of planting would still provide a substantial screen.

46 Similarly figures 5-9 demonstrate how the extent of existing mature landscaping entirely screens the proposal site from the cottages.

47 Even in longer views from within the settlement – outside The Hautboy Inn looking east along Ockham Lane - the hedge screening is so dense that there are no long views possible across the fields towards the eastern side of the proposal site.

48 Views from the northern boundary of the conservation area, looking out, are still likely to be largely screened by the existing mature planting along Hyde Lane.

Listed Buildings

49 In terms of the setting of listed buildings, the effect is similar. The majority of the listed buildings sit within a setting of mature planting – or in the case of The Hautboy Inn, are orientated to the south away from the proposal site where there will be no impact on the setting at all.

50 Of the nearby listed buildings, Bridge End House is the closest and therefore its setting most sensitive to any proposed development. As has already been noted in the context of the conservation area, from Ockham Lane it is clear that there would be no visual connection between any new development and the listed building when viewed from the lane. It is possible that there would be a visual connection to the rear if development was proposed too close to the boundary however, this could be mitigated through appropriate masterplanning and the inclusion of a landscape buffer.

51 Similarly, Appstree Farm has glimpsed views across the fields towards the proposal site. These are distant and the site is largely hidden by existing mature landscaping. However, even if some new development might have been glimpsed, masterplanning and landscape buffers can ensure that the western boundary of the site is well screened – preserving the rural setting of the listed building.

52 Upton Farm is located to the east of the proposal site, and south of Ockham Lane. Whilst an important part of the Farmhouse's setting is its rural position, the proposal site is located to the north of Ockham Lane at its eastern end and any visual impact would be minimal, this could be mitigated by a landscaping buffer.

Traffic

- 53 Whilst traffic will clearly need to be managed as part of the wider planning process, in terms of its impact on heritage assets it will be important that the semi-rural village character is maintained with a minimum of traffic-calming, extra signage and road layout measures. This would be particularly the case at the junction of Hatch Lane and Ockham Lane.
- 54 Due to its transient nature traffic per se won't affect the setting of any of the listed buildings.

Summary

- 55 This appendix has considered the heritage context of the proposal site at Bridge End Farm and identified the relevant heritage assets.
- 56 The report has then considered the significance of each asset in terms of the character and appearance of the conservation area and the special architectural and historical interest of the listed buildings.
- 57 This significance has been considered in the context of the proposal site and the potential impact that any development on that site would have on that significance.
- 58 For the majority of heritage assets this has been identified as being either negligible or non-existent. Where, however, there may be some visual impact it is clear that this could be mitigated by a comprehensive masterplanning exercise that would augment the existing mature landscaping in a manner that would not change the character of the area but ensure that the rural setting of all of the assets is maintained.
- 59 Traffic will need to be carefully planned to ensure that the semi-rural character of the conservation area is maintained without the need for traffic-calming and management paraphernalia.

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