

**EFFINGHAM**  
VILLAGE PLAN





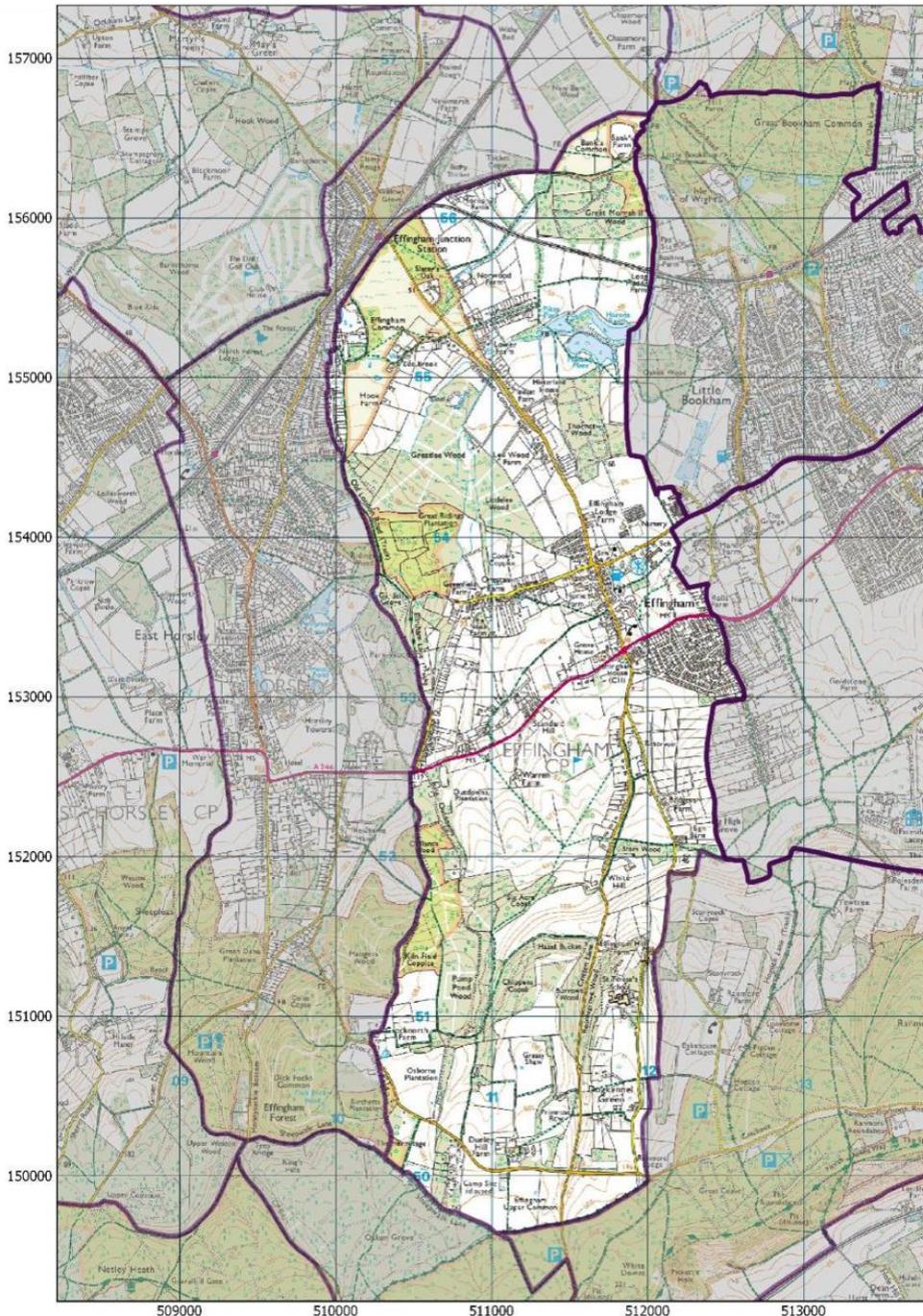
## Contents

This statement has been prepared by Effingham Parish Council to accompany their submission to the local planning Authority, Guildford Borough Council, of Effingham's Neighbourhood Development Plan ("the Neighbourhood Plan") under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 ("The Regulations")

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## Introduction

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.



Effingham is a rural agricultural village named in Domesday Book. It contains 27 listed buildings with architecture driven by medieval flint and chalk pits.

Situated in the foothills of Surrey Hills, and being within one of the most wooded counties in England, the village has many outstanding vistas.

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

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

Effingham Parish Council has compiled the statement, supported by Guildford Borough Council, Effingham Local History Group, and other residents or persons knowledgeable of the area, its geology, environment, and history.

Scale 1:30,000 at A4 **Fig. 1**

**Effingham Neighbourhood Plan Designation**

Map based on data from Ordnance Survey © Crown Copyright 2016 OS 100057555 EUL

This design statement is intended for use by anybody involved in the planning of a building project in the parish of Effingham: Residents, Community groups, Local Businesses, Local Councils, Statutory Bodies, Utilities Providers, Architects, Planners, Developers, Builders, and Engineers will find it useful in expanding upon the policies stipulated within the Neighbourhood Plan.



## Purpose

The purpose of the Effingham *Village Design Statement* 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 conservation and improvement of Effingham's special character, and maintaining the high quality of its environment.

Effingham's *Village Design Statement* therefore does two things:

First it 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.



Second, it 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.



## Making use of this design Statement in the Parish of Effingham

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

- Look at the front of the property from some distance, and from any other angle from which others will view the building. 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, e.g. detached bungalows or semi-detached two-storey, or detached. When you have done this assessment of the environment in which your property sits, consider the points below.
- Will the new work obstruct or interfere with a well-regarded view?
- Will the new building project beyond the front walls of your neighbours' houses ('the building line')?
- 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?
- Will there still be adequate space between your property when extended and your neighbours'? Will it block light to your neighbours' windows
- If there is to be a new front boundary, will it blend with those of your neighbours? If it is to be a hedge, will it be of indigenous nature?
- Will there be sufficient off-street parking?
- Will any roof windows or lighting be contrary to the Effingham Dark Skies Policy?

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? Does the roof line have the same pitch as the original building? Do the new tiles match the old? Is any proposed extension in proportion to the original, both in height and size? Look at the windows. Are they the same size/proportion as those in the original building, with matching glazing patterns? 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?

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.

## Development Principles

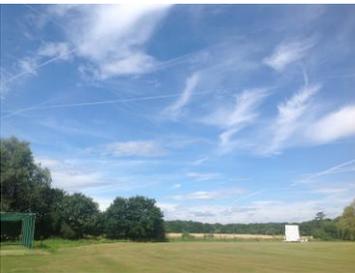


The principles below apply to all forms of development within the Civil Parish of Effingham whether inside or outside the prescribed inset area of the village, or for large and small developments, including those for which planning permission is not required.



*All development proposals 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 space & green areas.*

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



Conserve and enhance the character of the setting.

Development that alters skylines, prominent spurs and open slopes should be avoided; make maximum use of existing trees and landscape features to shield development; new buildings adjacent to traditional ones should link through elements such as height, 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. The local rural and woodland character with fine views, is based on geological influences. This further manifests itself in the established buildings of flint and brick which has been preserved through close monitoring of development.



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 elevation 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 may need planning permission.)

Choose appropriate materials & finishes.

Effingham's 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 materials (clay tiles, bricks, flint etc.), colour and finishes or justify innovative solutions. Simple variation in finishes creates rhythm in the facades of these dwellings. Boundary features enhance the setting of buildings. High quality, well deigned, contemporary architecture can complement the diversity of settlements. All developments involving trees should take account that they are protected within the Conservation Area.

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 . Boundary treatments could need planning permission in the Conservation Area. Always seek advice from GBC before removing any mature trees of hedges. If installing 'solid' fencing such as chain link or wooden boards, periodically leave a small hole say 20cms square, to facilitate the movement of wildlife such as hedgehogs

Complement the scale, height, & proportion of buildings.

Always aim for harmony with the height and massing of existing development; retain existing density and relationship between roof scape and street scene when viewed from outside the settlement. Respect the hierarchy of the village and the design code of existing buildings. Promote high quality innovative sustainable design that is ecologically and environmentally sound.

Use trees of local species and appropriate landscape design but retain existing trees wherever possible. Use native varieties of trees and shrubs where new planting schemes are required.

Cherish designed landscapes.

Retain any existing estate, commons and parkland character, boundary walls, gates, fencing, lodges, estate cottages.

Examples are:

- The caretaker's cottage at Howard of Effingham School was formerly the lodge of the 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 of the Howard of Effingham School),
- The water fountain in Douglas Haig grounds, the flint stone boundary wall with St Lawrence Church running west to east, hedge on east of Church Street.
- Browns (a former manor house of Effingham manor) and the adjacent converted barns, the flint walls on western and eastern boundaries, and to the northern boundary now of Browns Barn House.

Access & parking.

Quantity of parking to be provided is considered in the Neighbourhood Plan policies. In addition development must demonstrate it is environmentally sound by minimizing hard surfacing and promoting natural solutions minimise the impact of vehicular access and parking.

Street Furniture

Street signage and furniture is to be kept to the minimum to reduce clutter and as required for safety purposes, in keeping with the rural character of the village.

## Characteristic Design Features

### 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 that make up the special character and appearance of the village today. There are several early 18th century properties; also a fine collection of 13th, 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 often no consistent building line. As a result, this part of the Conservation Area have 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. 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:

- Retaining the traditional legible hierarchy of buildings in relation to pattern of scale heights, spaces and volumes created by the church, larger houses and smaller dwellings at the centre.
- Avoiding interruption of existing views of the frontages of Listed / Locally Listed frontages visible from the street and their setting;
- Respect for existing vistas or overlooks and the setting of the conservation area.

The distinctive appearance of the Conservation Area should be reflected in developments throughout the Parish. There is 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 section provides a summary of materials in use in the Conservation Area. It is divided into Walling and Roofing materials, and has a separate section on Boundary walls that form an important part of the character and appearance of the Conservation Area specifically and the village generally.

## Walls and walling materials

### Brick

Brick is seen throughout the Conservation Area and is the predominant material, but it is often rendered, roughcast or stuccoed and finished in 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 texture of 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 or micro porous paint used to replace existing painted surfaces.

### 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, and 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 finished in 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 clay tile hanging in the Conservation Area. This is frequently used as a damp proofing measure in older buildings and will often be on the southwest-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 clay tile hanging as a decorative feature as does an earlier building.

### Flint

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 un-knapped (as nodules of flint, coursed and uncoursed), and often complemented in the boundary walls by brick dressings and capping. It is important that the correct mortar is used with flint; lime mortar, and that the correct method of laying is followed.



### Weatherboarding

There are some examples of the use of weatherboarding to agricultural buildings within the Conservation Area and it is seen to the short bell-turret on the parish church, the Home Farm buildings, comprising timber-framed barn, the relocated forge in the grounds of Browns Field, and the Old Village Hall (now Colet's). Typically, the use of feather edge boarding is prevalent.

### Timber-framing

Effingham is fortunate to have a small but significant survival of timber framing. It is limited to older farmhouse



and farm buildings. Some is hidden behind later re-fronting or weatherboarding such as in timber framed barns. The survivals of timber framing include houses that exhibit timber framing in the local tradition, originally with wattle and daub infill. When these collapsed, they were filled with brick nogging. 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 finish.

Timber framing is also found at the Barn at Home Farm, covered by weatherboarding.

### Roofs and Roofing materials

Detailed planning guidance on this is given in GBC's 'Micro generation 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. Solar Panels in the Conservation Area are subject to planning and should be placed inconspicuously to not harm the setting or the roofscape.

### Clay tile

Plain 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 and camber 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.

### 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 lime based mortar, low walls or low hedges and open, rural-style fencing. Automated 'compound style' gates, high close-boarded fences or dense, high dark hedging such as Leylandii should be avoided. An important feature is open views of fields and lack of visual barriers, promoting a sense of open-ness.

### Window/porch details & materials

These should be in keeping with the house design and should retain existing styles, means of opening, materials, proportions and glazing bar patterns. New fenestrations, 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.

High quality new windows in timber, aluminum, galvanised steel or plastic are encouraged to retain the character and appearance of historic buildings. Alternative materials such as uPVC cannot accurately reproduce historic details and character, and are not normally acceptable for replacement window within the Conservation Area.

### Lighting

Lighting infrastructure in the Conservation Area specifically and the village generally, 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, is discouraged.

### Roads & Traffic Management

The introduction of double yellow lining, rumble strips, traffic lights, warning signage and other street works which create visual 'noise' and urbanise the appearance of the village roads and lanes should be avoided unless an over riding threat to safety exists.

### Utilities & Street Furniture

Pedestrian guardrails are an urbanising element that, through impact and poor maintenance, quickly becomes an eyesore. Other more environmentally sensitive solutions should be sought. Benches or seating should be wooden and in keeping with a semi-rural area.

### Signage

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



## Features to Avoid

Some building design and features may be considered inappropriate for either new buildings, altered or extended buildings, in Effingham. All developments should enhance the setting of the area, compliment neighbouring properties and retain a sense of proportion between the building and the plot size. Developers, large or small should avoid the following features:

- Over-use of flat roofs.
- Garages in front of the building line, unless there is already a precedent on that road.
- 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. In this context three storey houses are not generally the standard in Effingham.
- Large buildings on small sites, without adequate garden or landscaping.
- The use of raised or coloured pointing on house or boundary walls.
- Use of concrete, multi-coloured, or composition roof and wall tiles.
- uPVC is not a traditional, vernacular material and is unsuitable for use in historic or traditional buildings. uPVC windows are often crudely detailed, and the size of frame is usually much larger than that of a traditional window, giving uPVC windows an obtrusive, 'chunky' appearance. The shiny finish of uPVC is out of keeping with traditional materials.
- 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.
- Use of cement or pebbledash rendering, except on extensions to an existing building so treated.
- The use of solar panels or satellite dishes on highly visible elevations in the Conservation Area that would affect the character and setting except in accordance with GBC guidance.
- Planting of coniferous hedges on front boundaries. Cypresses Leylandii or Laurel is considered particularly unsuitable within the conservation area and do little to enhance the natural environment.
- 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.



“A small and historic settlement centered around St Lawrence Church”

### *Summary*

*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. We encourage all developers and individuals with proposals for development to seek the input of the Parish Council to ensure that the character and heritage of this unique village is sustained for future generations to enjoy.*





“A unique rural landscape in the heart of the Green Belt”

### ***Closing Statement***

*Residents value highly the open rural character of the village and settlement areas, the Green Belt countryside which stretches from Effingham Common in the north to the North Downs Area of Outstanding Natural Beauty in the south, and the historic heritage of the local area including many Listed buildings and a significant Conservation Area.*

*The challenge for this plan is to achieve the balance between the growth in housing, community facilities, and the local economy needed to ensure the continued health and vibrancy of local community life, whilst conserving these essential characteristics of the civil parish.*

*At the same time the plan must adhere to national and local planning requirements at a time of constant change in the planning landscape.*

*This statement has been prepared by Effingham Parish Council to demonstrate that this delicate balance has been achieved, and the proposed Effingham Neighbourhood Development Plan meets the four basic conditions set in National Policy Guidance.*



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