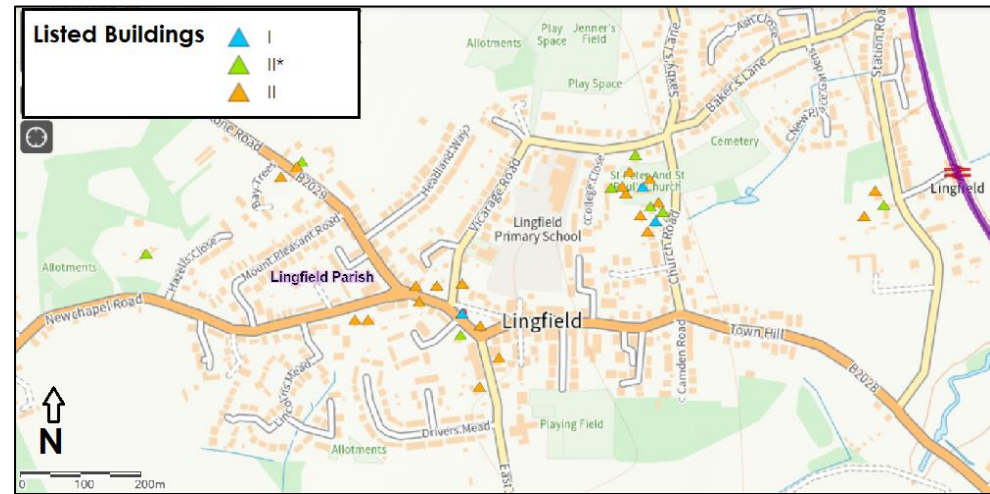
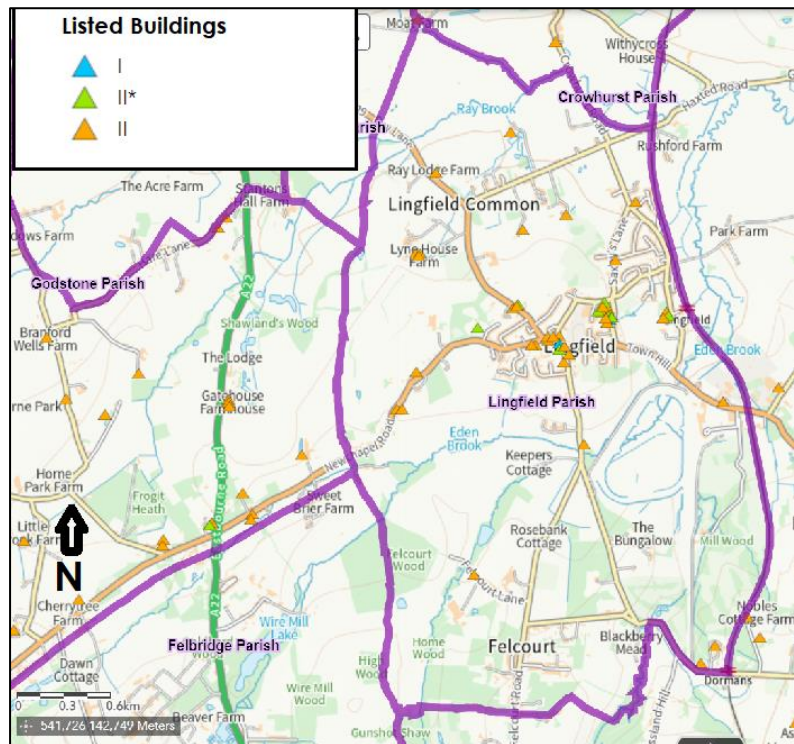


## **Buildings of Character Lingfield Neighbourhood Plan Report**

Within the parish area of Lingfield, there are 49 Heritage Assets Listed with Historic England, two of which are the highest listing, Grade I, one Scheduled Ancient Monument and 19 hectares contained within a Conservation Area. The village identifies as a “Historic” village because of the number and variety of Heritage Assets within its area, most of which are clustered around the Old Town and Church and Plaistow Street.



Maps showing the location of Listed Buildings in Lingfield Parish and extract showing the clusters of Listed Buildings in the centre of the village.

Tandridge District Council has a list of Locally Listed non-designated Heritage Assets, referred to currently as “Buildings of Character”<sup>1</sup> which was compiled in 2013. The current NPPF (2021) indicates development affecting their significance or that could cause them harm will need closer assessment of the potential impacts.

The first listed objective of the LNP is to “Retain the village atmosphere, appearance, and setting”, and to achieve this the LNP suggests the inclusion of additional buildings to the non-designated heritage asset list, which have been identified as being key buildings within the Conservation Area, that are not offered sufficient protection from development as listed buildings are, and to include buildings which are part of the history of the village and form an integral part of what gives it its character. This is included within LNP Policy CHP4.

***Policy CHP4 - Managing Development of Heritage Assets***

***1. Alterations and extensions to all Heritage Assets should respect the character of the adjoining buildings and the wider area and this can include good modern design which is well integrated.***

***2. The Neighbourhood Plan has identified a number of buildings which it considers should be listed as Non-Designated Heritage Assets (Tandridge Buildings of Character) to be submitted for adoption by Tandridge***

There is one building in the Tandridge List, Kingsley Farm Barn, which was demolished without permission in the 1990's. The Old House, Godstone Road is a Listed Building and wrongly included. With the additional proposals from the LNP, Tandridge can update their list.

Tandridge uses a set of criteria to identify and include additional buildings onto the list. Surrey County Council are also updating the historic record of non-designated heritage assets, and the criterion they are using for identification is listed fully in the appendix to this document along with that of Tandridge Council. They have been used by the LNP to justify inclusion of the new proposals. Detailed applications will be produced to submit to TDC/Surrey County Council

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<sup>1</sup> Tandridge Buildings of Character (2013)

<https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Conservation%20and%20trees/Conservation%20areas/Buildings-of-Character.pdf>

## References and Sources

Gray, Peter. (1975) Lingfield Explored

Gray, Peter. (1998) "Farmsteads and Farm Buildings in Surrey: A Preliminary Survey".




Hayward, Arthur, and Hazell, Stanley. (1933) A History of Lingfield

Historic England Guidance

Local Heritage Listing: Identifying and Conserving Local Heritage Historic England Advice Note 7 (Second Edition) 2021

<https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/>

## Proposals for inclusion in the Tandridge list of non-designated heritage assets




Grid ref TQ	Building Name	Address	Reason for inclusion/age	Photo if available
382 419	Pinecroft	Felcourt Lane Felcourt East Grinstead RH19 2LQ	Origins C15th stone faced lower, tile hung upper. Formerly "Felcourt Lodge", home of Turton Family	
383 421	Felcourt Manor	Felcourt Road East Grinstead RH19 2JX	Edwardian mansion (1909) on site of Felcourt Manor, occupied by Sir McAlpine now residential flats	
384 437	William Buckwell Memorial Almshouses	58 Godstone Road Lingfield RH7 6BT	The Almshouses were erected in 1907, using a bequest from William Buckwell, formally of Newham, London but lived in Falconhurst, Godstone Road, Lingfield. The supervising architect was Louis Jacob and the builder was H.D.Leng.	
385 436	1 - 4 New Buildings	Newchapel Road Lingfield RH7 6BA	Largely unaltered parade of shops with accommodation over; set of Victorian decorative dragon finials on gables, each different	

386 435	Lingfield Tandoori Restaurant	9 High Street Lingfield RH7 6AA	Former Salem Baptist Chapel; in conservation area White rendered façade with arched windows, highlighted quoin stones.	
386 437	St Bernard's Catholic Church	Vicarage Road Lingfield RH7 6EZ	1950/60s unaltered ecclesiastical style (planning permission GOR/2953, 1959)	
380 443	Rome Farm	Godstone Road Lingfield RH7 6BT	Georgian. Largely unaltered 2 bay façade with almost contemporaneous extension. Columned porch.	





376 447	Ray Lodge House	Ray Lane Lingfield RH7 6JH	Georgian farmhouse; Plain symmetrical façade, rear section Tudor construction. Attached to Ray Lodge Farm, Listed Grade II (subdivided into 2 dwellings in 1987) To confirm the listing applies to the whole building, if not, then add to Local List	
381 441	Tower House	Godstone Road Lingfield RH7 6BT	Large Victorian red brick house, with Tower with memorial plaque	
393 442	Old Malt/ Maltsters Cottages	70 & 72 Station Road Lingfield RH7 6DX	Pair of semi-detached 16 <sup>th</sup> century or earlier, timber framed cottages, with original features	




388 436	Old School House	81 High Street Lingfield RH7 6AA	Former headmasters house; Red brick with vernacular brick patterns, stone gabled dormers, stone gabled parapet Possibly pre-dates school buildings (1907)	
389 436	Llewellyn Palmer Hall	Church Rd Lingfield RH7 6AH	Former fire station and Red Cross ambulance station; sympathetically converted retaining original horse carriage entrance	
390 419	Kingsley Farmhouse	Blackberry Lane/Road Lingfield RH7 6NQ	Victorian farmhouse, tile hung upper course; leaded glazed windows; detailed barge boards; also has original outbuildings (to south)	




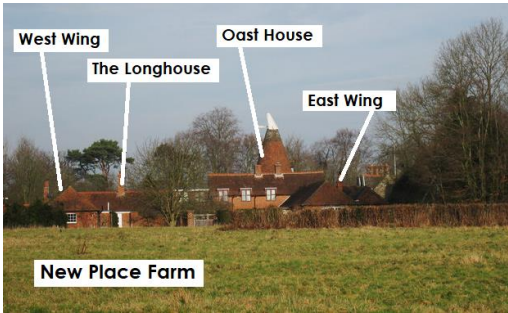

395 438	Lingfield Station	Station Road Lingfield RH7 6EF	Victorian station; decorative brick patterns; largely unaltered Wooden stepped footbridge	 <p>1910</p>  <p>2021</p>
387 435	Lingfield Garage	42 High Street Lingfield RH7 6AA	Retains 60's shop frontage, timber sliding doors to garage bay retained original signs	






387 447	Billhurst House	Lingfield Common Road Lingfield RH7 6BZ	Tile hung vernacular, Victorian with retained features – windows and porch.	
389 438	Barn Cottage	Vicarage Road Lingfield RH7 6HA	Medieval core, timber framed with brick infill Contemporary to Guest House (Library) opposite Although altered, much of original fabric remains	<div>  <p>Barn Cottage 1836 (on left, in between barns)</p> </div> <div>  <p>Barn Cottage 2021</p> </div>

### Already registered as “Buildings of Character” with TDC




Grid ref TQ	Building	Address	Notes and photos if available
377 434	Crooked Cottage	Newchapel Road Lingfield RH7 6BJ	
381 438	Rose Cottage & Wellside	Godstone Road Lingfield RH7 6BT	
386 436	The Presbytery	Vicarage Road Lingfield RH7 6EZ	

389 438	Church Cottage	Church Road Lingfield RH7 6HB	
383 438	The Old House	84 Godstone Road Lingfield RH7 6BT	(This may be an error The Old House at 74 Godstone Road is listed at no 28)
386 435	The Co Op	1 – 3 High St Lingfield RH7 6AA	Shop and flat above  <div style="display: flex; justify-content: space-around; align-items: flex-end;">   </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <span>2021 south elevation</span> <span>1964 West elevation</span> </div>
392 436	West Wing Long House The Oast House & East Wing (4 dwellings)	New Place Farm Station Road Lingfield RH7 6EF	 

390 444	The Patch	Rushfords Lingfield RH7 6DA	
382 449 & 383 449	Sugham Farm	Lingfield Common Road Lingfield RH7 6BZ	4 barns; the farmhouse is listed Grade II
377 443	Barn at Lynehouse Farm	Godstone Road Lingfield RH7 6JG	Was Pond Farm Shop. Ref Gray (1998) Timber clad barn
393 437	Cyder Barn	Station Road Lingfield RH7 6EF	Ref Gray (1998) 

391 422	Weir Courtney	Blackberry Lane Lingfield RH 6NG	
384 423	Oaklands	Felcourt Road Lingfield RH7 6NF	<div>  <div> <p>Date: 1919</p> <p>Location: Oaklands, Felcourt Road, Lingfield, Tandridge, Surrey</p> </div> </div> <p>May need re-evaluating following complete refurbishment without planning permission</p> <div>  <p>2021</p> </div>



395 415	3 & 4 Doggetts Cottages	Blackberry Lane Lingfield RH7 6NH	Formerly called Doghurst Cottages  No 4
379 418	Felcourt Farm	Felcourt Lane Felcourt East Grinstead RH19 2LQ	Ref Gray (1998) Victorian Model Farm buildings, some converted (granary, old dairy) to offices  

**To be removed from Buildings of Character List**

Grid Ref	Building	Address	Age	Notes
539 141	Old Barn	Kingsley farm Blackberry Road Lingfield RH7 6NQ	Pre 1900	Demolished approx. 2000

### Listed Buildings in Lingfield Parish Area (Historic England Official Listing)

	List Entry Name	List Entry Number	Heritage Category Grade	Location
1	Moat Farm House	1029717	II	Moat Farm House Tandridge Lane Lingfield Tandridge Surrey
2	Billshurst Cottages	1029882	II	1-5 Billshurst Cottages Plaistow Street Lingfield Tandridge Surrey
3	Sugham Farm House	1029888	II	Sugham Farm House Lingfield Common Road Lingfield Tandridge Surrey
4	Coldharbour	1029889	II	Coldharbour Lingfield Common Road Lingfield Tandridge Surrey
5	Bricklands Farm House	1029894	II	Bricklands Farm House Newchapel Road Lingfield Tandridge Surrey
6	Rowlands Farm House	1029895	II	Rowlands Farm House Newchapel Road Lingfield Tandridge Surrey
7	Rushford Cottage	1029898	II	Rushford Cottage Rushfords Lingfield Tandridge Surrey
8	Little Lullenden Cottage	1029899	II	Little Lullenden Cottage 50 Saxbys Lane Lingfield Tandridge Surrey
9	The Old Cottage	1029900	II	The Old Cottage Station Road Lingfield Tandridge Surrey
10	Doggetts	1029905	II	Doggetts Blackberry Lane Lingfield Tandridge Surrey

11	Church Of St Peter And St Paul	1029906	I	Church Of St Peter And St Paul Church Road Lingfield Tandridge Surrey
12	Jewell Tomb 1 Foot North Of North Chancel Chapel Wall Of Church Of St Peter And St Paul	1029907	II	Jewell Tomb 1 Foot North Of North Chancel Chapel Wall Of Church Of St Peter And St Paul Church Road Lingfield Tandridge Surrey
13	Hale Tomb 10 Yards South West Of Church Of St Peter And St Paul	1029908	II	Hale Tomb 10 Yards South West Of Church Of St Peter And St Paul Church Road Lingfield Tandridge Surrey
14	Church Gate Cottage	1029909	II	Church Gate Cottage Church Road Lingfield Tandridge Surrey
15	Old Town House And Old Town Cottage	1029910	II*	Old Town House And Old Town Cottage Church Road Lingfield Tandridge Surrey
156	Pollard Cottage / Pollard House	1029911	I	Pollard House Church Road Pollard Cottage Church Road Lingfield Tandridge Surrey
17	The Barn	1029912	II	The Barn Church Road Lingfield Tandridge Surrey
18	Garden Wall To East Of The College	1029913	II	Garden Wall To East Of The College College Close Lingfield Tandridge Surrey
	Drivers Cottages	1029915	II	Drivers Cottages 24 And 26 East Grinstead Road Lingfield Tandridge Surrey
19	Former Granary, Now Cowmans Cottage 15 Yards South West Of Lynehouse Farm House	1029917	II	Former Granary Now Cowmans Cottage 15 Yards South West Of Lynehouse Farm House Godstone Road Lingfield Tandridge Surrey
20	Porters Hall	1029918	II	Porters Hall Godstone Road Lingfield Tandridge Surrey

21	The Greyhound Public House	1029919	II	The Greyhound Public House Plaistow Street Lingfield Tandridge Surrey
22	Church House / Star Inn Cottages	1205173	II*	Church House /Star Inn Cottages Church Road Lingfield Tandridge Surrey
23	Barn 15 Yards South West Of Old Town House	1205263	II	Barn 15 Yards South West Of Old Town House Church Road Lingfield Tandridge Surrey
24	The College Including Former Kitchen To South West	1205289	II*	The College Including Former Kitchen To South West College Close Lingfield Tandridge Surrey
25	Cordreys Barn / (The Parish Barn)	1205314	II	Cordreys Barn/Parish Barn East Grinstead Road Lingfield Tandridge Surrey
26	Lynehouse Farm House	1205349	II	Lynehouse Farm House Godstone Road Lingfield Tandridge Surrey
27	Barn 5 Yards South West Of Lynehouse Farm House	1205356	II	Barn 5 Yards South West Of Lynehouse Farm House Godstone Road Lingfield Tandridge Surrey
28	The Old House	1205370	II*	The Old House 78 Godstone Road Lingfield Tandridge Surrey
29	Former The Old Cage Public House	1205382	II	Tesco The Old Cage Plaistow Street Rh7 6au Lingfield Tandridge Surrey
30	St Peter's Cross And Village Cage	1205403	I	St Peter's Cross And Village Cage Plaistow Street Lingfield Tandridge Surrey
31	Paris Farm House	1205643	II	Paris Farm House Lingfield Common Road Lingfield Tandridge Surrey

32	Michaelmas Hall	1205746	II	Michaelmas Hall Newchapel Road Lingfield Tandridge Surrey
33	The Garth	1205754	II*	The Garth Newchapel Road Lingfield Tandridge Surrey
34	Barn 60 Yards South West Of Rowland Farm House	1205818	II	Barn 60 Yards South West Of Rowland Farm House Newchapel Road Lingfield Tandridge Surrey
35	Magnus Deo	1205825	II*	Magnus Deo Plaistow Street Lingfield Tandridge Surrey
36	Garden Walls To Notre Dame Convent School	1205842	II	Garden Walls To Notre Dame Convent School Racecourse Road Lingfield Tandridge Surrey
37	The Guest House	1205909	II*	The Guest House Vicarage Road Lingfield Tandridge Surrey
38	College Of St Barnabas	1259265	II	College Of St Barnabas Blackberry Lane Lingfield Tandridge Surrey
39	New Place	1280486	II*	New Place Station Road Lingfield Tandridge Surrey
40	Old Felcourt	1280765	II	Old Felcourt Felcourt Lingfield Tandridge Surrey
41	Oat Barns	1377568	II	Oat Barns Newchapel Road Lingfield Tandridge Surrey
42	Ray Lodge Farm House	1377569	II	Ray Lodge Farm House Ray Lane Lingfield Tandridge Surrey
43	Garden Wall To New Place	1377571	II	Garden Wall To New Place Station Road Lingfield Tandridge Surrey



44	Shore (?) Tomb 20 Yards North West Of North Aisle Of Church Of St Peter And St Paul	1377576	II	Shore (?) Tomb 20 Yards North West Of North Aisle Of Church Of St Peter And St Paul Church Road Lingfield Tandridge Surrey
45	The Manor	1377577	II	The Manor (1, 2 & 3) East Grinstead Road Lingfield Tandridge Surrey
46	The Thatched Cottage	1377579	II	The Thatched Cottage 80 Godstone Road Lingfield Tandridge Surrey
47	Rose Cottages	1377580	II	1-3 Rose Cottages Plaistow Street Lingfield Tandridge Surrey
48	Lingfield War Memorial	1457964	II	C40m South-East Of The Village Cage The Gun Pond Lingfield Surrey RH7 6AA Lingfield Tandridge Surrey
49	Village Cage And St Peter's Cross	1005942	N/A	Plaistow Street Lingfield Tandridge Surrey Scheduled Ancient Monument

From Historic England: Search <https://historicengland.org.uk/listing/the-list/advanced-search/>

## Surrey Local Heritage List Project 2021/22 – Selection Criteria

Ref	Heritage Significance Criterion	Description	Notes and Examples
A	Rarity	A rare survival of an asset type, either due to its intrinsic rarity or through its integrity, i.e. it is largely unaltered. The age of an asset will be a factor to be taken into consideration under this criterion. Rarity will also be considered in a local context, i.e. an asset may have greater significance in one place than in another.	Although age is not a criterion itself, the older an asset is the rarer and more significant in heritage terms it is likely to be.
			Rarity has a geographical dimension. Context and location will be important as survival and significance vary considerably depending on what an asset is, and where it is located.
B	Group Value	Strong functional or visual link with other assets, the asset contributing to the understanding of asset groups or complexes which have significance or prominence in a local context. Assets located within conservation areas may qualify for inclusion under this criterion, if they contribute positively to the character of the area, and/or contribute to an understanding of its development.	Rarity may relate to the survival of fragile features such as prehistoric field systems and hollow ways.
			Designed landscapes, whether in an urban or rural setting, can have group value with other heritage assets – country house, hospital, pavilion – each contributing to and enhancing setting and/or understanding of the other.
C	Architectural or artistic value	Assets displaying a distinctive or innovative style or design, to include exceptional examples of local craftsmanship or detailing, unusual building technique or local distinctiveness through use of local materials. Assets reflecting in their design and layout key aspects of significant national trends, adapted to local conditions, may also qualify for inclusion under this criterion.	The survival of a former granary building within a complex of farm buildings, or a coach house or stables once serving a dwelling or coaching inn, may enhance the understanding of the wider site.
			Assets may also collectively have value, for example where they were designed as a single entity – such as a planned settlement or area.
D	Archaeological Value	Assets containing evidence of past human activity, to inform and enhance knowledge of the development of the area, including evidence of industrial, rural, agricultural practices or technologies.	Features can be internal or external, but more weight is likely to be given where assets display external features as they are more widely visible and prominent in the local scene.
			Characteristic detailing such as ironstone paving and galletting illustrate the use of local materials and contribute to local distinctiveness.
			Archaeological value can relate not just to buried archaeology, but to buildings and other assets such as designed landscapes holding evidence of past human activity and worthy of expert investigation at some point.

Ref	Heritage Significance Criterion	Description	Notes and Examples
E	<b>Historic Association</b>	Assets which have a strong and evidenced association with important local or national person, event or social movement. This could include an association with nationally or locally recognised architect or garden designer.	Assets can show change over time and contain evidence of – for example – use and adaptation over many centuries of history. For associations with a person, this will need to be strong and of some duration, with some tangible evidence remaining – for example, part of a building added during a person's occupancy, or a literary work written or inspired by a place. A brief stay or visit would not be sufficient to meet this criterion.
			Examples might be a place closely associated with a reform movement, such as the suffragettes, or an industry which is closely associated with the development and history of a town, village or area.
F	<b>Landmark Status</b>	Assets which are highly valued by and significant to local communities due to their historic, communal or striking aesthetic value, and which are prominently located in the public realm.	Military and defence features may also qualify for inclusion under this criterion. Key to this criterion is prominence, something which is easily and widely recognised as being an integral part of a place, and which gives it identity.
			An asset which, if it was no longer there, would be very much missed. Examples might be a space which is a focal point for a community, such as a bandstand or pavilion within a public park or garden. Or a piece of public artwork, sculpture or memorial.
G	<b>Social and Cultural Value</b>	Assets which make a strong contribution to the collective memory of a place and local identity, including those which provide evidence and understanding of past societal customs, practices or beliefs, and assets which have acquired local significance and prominence through documentation, research or previous identification as an asset of heritage value (for example as a former Grade III building or other form of local heritage asset). Assets which provide an important focus for faith, worship or commemoration will also be considered under this criterion.	Places with social or cultural value may have little or no tangible or physical evidence but may represent past traditions or practices.
			Surrey's past is everybody's past. Local heritage lists should reflect the richness and diversity of the cultural heritage valued by all sections of its communities. Burial grounds and other landscapes of remembrance could be considered under this criterion, especially less common examples such as burial grounds attached to institutions, mass or emergency burial grounds, and non-Anglian burial grounds.

Ref	Heritage Significance Criterion	Description	Notes and Examples
			<p>Significant 'firsts' may qualify under this criterion – the first use of a technology, or the first place of worship established by an immigrant community, for example.</p> <p>Village/town pounds or water pumps were once commonplace but are long since obsolete. Their survival is an important reminder of how places once functioned. 'Ghost' signs could also qualify under this criterion.</p>

From <https://www.surreycc.gov.uk/land-planning-and-development/heritage-and-planning/listproject/selectioncriteria>

## Tandridge District Council

Buildings of Character

<https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Conservation%20and%20trees/Conservation%20areas/Buildings-of-Character.pdf>

Assessment Criteria

<https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Conservation%20and%20trees/Conservation%20areas/Buildings-of-Character-Assessment-Criteria.pdf>