

# Ripley Conservation Area Appraisal

Guildford Borough Council, Conservation and Design Team  
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# Ripley Conservation Appraisal Statement

Guildford Borough Council

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# Contents



<b>1. Introduction</b>	7
What is a Conservation Area	7
What is a Character Appraisal statement and its purpose?	7
<b>2. Planning Policy Context</b>	8
National Policy	8
Local Policies	8
Implications of designation	8
Demolition	8
Restrictions on Permitted Development rights	8
Garages and outbuildings	8
Walls and fences	8
Trees	9
<b>The Ripley Conservation Area Appraisal</b>	10
Introduction	10
The existing Conservation Area and proposed changes	11
<b>3. Special Interest</b>	12
Historic development of the area	12
Geographic, social and economic features that shaped the area	15
Spatial analysis	21
Open spaces and street layout	21
Architectural styles and materials	24
Open spaces, trees and landscape	30
Key views and vistas	32
<b>4. Character Areas</b>	34
Ripley Green	34
Newark Lane	35
High Street	37
Rose Lane	40
<b>5. Historic Character</b>	43
Listed buildings in the conservation area:	43
North side of High Street	43
South side of High Street	44
Newark Lane	47
East side of Rose Lane	47
West side of Rose Lane	48
Listed buildings within the proposed Ripley Conservation Area extension	49
Positive Buildings within the Conservation Area	50
<b>Maps:</b>	
Ripley Conservation Area Townscape Appraisal	
Ripley Conservation Area proposed boundary	



# 1. Introduction

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## What is a Conservation Area?

A Conservation Area is an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance.

Conservation areas were introduced through the Civic Amenities Act 1967. The special character of an area is derived from its historic pattern of development, its buildings, roads and paths, characteristic building and paving materials, public and private open spaces, trees and views, and street furniture; all of which can contribute to the special interest of the Conservation Area. Designation provides a much broader level of protection to an area than the individual listing of buildings or features within the area recognised as part of its character. As part of the National Planning Policy Framework (NPPF 2012), a Conservation Area can be considered a heritage asset in its own right.

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special interest. The Council as local planning authority has a duty under section 69 of the Act to consider which parts of the borough are “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” and should designate as conservation areas.

## What is a Character Appraisal Statement and its purpose?

The character appraisal assessment includes information to explain the special architectural and historic interest of the Ripley Conservation Area. The document is an appraisal as defined by Historic England ‘s guidance Conservation Area, Designation, Appraisal and Management, February 2016. This should provide “an understanding and articulation of an area’s character which can be used to develop a robust policy framework for planning decisions.”

Most appraisal statements will include a map identifying key features such as important views, positive buildings, listed and locally listed buildings together with the boundary of the conservation area.

The aim of the conservation area character appraisal is to:

- improve the understanding of the history and the historical context of the area
- generate awareness of exactly what it is about the conservation area that makes it of special interest
- provide residents and owners with a clear idea of what it is about the conservation area that should be cared for and preserved
- provide the Council with a valuable tool with which to inform its planning practice and policies for the area.
- provide residents and owners with a clear idea of what improvements could be made to the conservation area.



## 2.The planning policy context

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### National policies

Government advice concerning heritage assets is set out in the National Planning Policy Framework, March 2012, (NPPF). A core principle of the NPPF is outlined as: conserving of heritage assets in a manner appropriate to their significance. Conservation Areas are defined as designated heritage assets in the NPPF and attention must be given to their conservation and enhancement in the planning process, and their setting respected, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 72.

### Local Policies

The Historic Environment chapter of the Guildford Local Plan 2003 contains a number of saved policies for the protection of historic buildings and areas, and their setting. The document can be viewed at [www.guildford.gov.uk](http://www.guildford.gov.uk)

### Implications of designation

Designation means that Conservation Areas are considered as heritage assets in their own right, and introduces additional controls for a number of developments; including the following:

### Demolition

Planning permission is required for the total or substantial demolition of buildings or structures in a Conservation Area with a total volume of more than 115 cubic metres or the demolition of walls over one metre in height if facing a highway (two metres elsewhere).

### Restrictions on Permitted Development rights

Planning permission is required for the following;

- insertion of dormers in, or other alteration to, a roof space
- installation of satellite dishes on a wall fronting a highway, any chimney, or building more than 15 metres in height
- cladding any part of the exterior of a dwelling house with stone, artificial stone, timber, plastic or tiles.

(The list is not exhaustive and it is recommended that you contact the planning department to check if your proposals require permission if in any doubt)

### Garages and outbuildings

Extensions to existing outbuildings whose cubic content is greater than 10 cubic metres would need planning permission.

### Walls and fences

Planning permission may be required depending on the location of the wall or fence and its height.

## Trees

All trees that measure more than 75 mm in diameter at a height of 1.5 m are protected and six weeks written notice must be given to the Council of any proposal to carry out works to these trees (e.g. lop, top, prune or fell). Trees within or adjacent to the highway may not be protected in the same way.

The Government planning portal contains further guidance and details at:  
[www.planningportal.gov.uk/uploads/ant/antenna\\_guide.html](http://www.planningportal.gov.uk/uploads/ant/antenna_guide.html)

Application forms for planning applications are available on the Council's website:  
[www.guildford.gov.uk](http://www.guildford.gov.uk)

# Ripley Conservation Area Appraisal

## Introduction



Ripley is an historic Surrey village located six miles to the north-east of Guildford and close to the busy A3 and M25. It served as a historic coaching route half way between London and Portsmouth; although the modern A3 route now bypasses the village. Woking lies to the north-west, beyond the River Wey which flows to the north, west and south-west of Ripley. There are stations in Woking and West Clandon with access to London. The Royal Horticultural Society's nationally important gardens at Wisley, lies a mile away. The villages of Send Marsh, Send and Pyrford, all lie similarly close by. The hamlet of Ockam Mill, and the ruins of Newark Priory which had close links to early Ripley, also lie just beyond the village.

The village has a number of shops within the High Street. Some modern and post-WW2 housing and a primary school has developed on the north-western edge of the village, but this is not evident from the core of the conservation area. There are a number of hotels, public houses, restaurants and cafes, various antiques shops and a former petrol filling station in the High Street selling second hand cars. Some of the former coach inns have been converted. Ripley Court; a small independent school on Rose Lane is within the conservation area. The survival of Ripley Green, which covers over 65 acres, has continued under the ownership of Surrey County Council, which acts as Lord of the Manor of Send and Ripley, although it is managed on a day-to-day basis by Ripley Parish Council. The Green is used for recreational activities including cricket (there has been a cricket club in Ripley for at least 250 years) and for bonfire celebrations, and the children's playground is a popular facility. Most of the working residents use the A3 to out-commute, or to catch the train from Woking or West Clandon Stations. Ripley lies within the Green Belt, and a settlement boundary covers most of the central built up core of the village. The Ripley Village Plan was adopted in 2008.





## The Existing Conservation Area and changes

Ripley Conservation Area was originally designated on 29 February 1972. A review was carried out in February 1994. The current boundary encompasses almost all of the historic village, including some 20th century development along the western end of the High Street. Part of Ripley Green, as well as some fields, woodland and school playing fields on the southern edge of Ripley, are also included. A notable exclusion from the current boundary is the complex of mainly historic buildings to the north side of Ripley Green around Dunsborough House. A review of the existing boundary was carried out on 30 November 2012 as part of the appraisal process. The appraisal now includes Dunsborough House and some of its associated buildings and land for the historic and social connection it has to the village, and its contribution to its setting. A small area of 20th century development on the north side of High Street is deleted from the conservation area. A small modification to the eastern-most boundary, close to Footbridge House, to follow existing property boundaries, has been done. The draft document and its proposed changes were subject to consultation and amendments were made. This appraisal has been prepared with the help of Ripley Parish Council, local Borough Councillors, and local historians from the Send and Ripley History Society. A meeting and village walkabout was undertaken on 30 November 2012. A further meeting to discuss the draft was undertaken with the Parish Council on 3 April 2017.

The existing boundary, and approved changes are shown on the Townscape Appraisal Map and the full Conservation Area boundary is shown on the Ripley Conservation Area map.



Dunsborough Cottages



Footbridge House

### 3. Special Interest

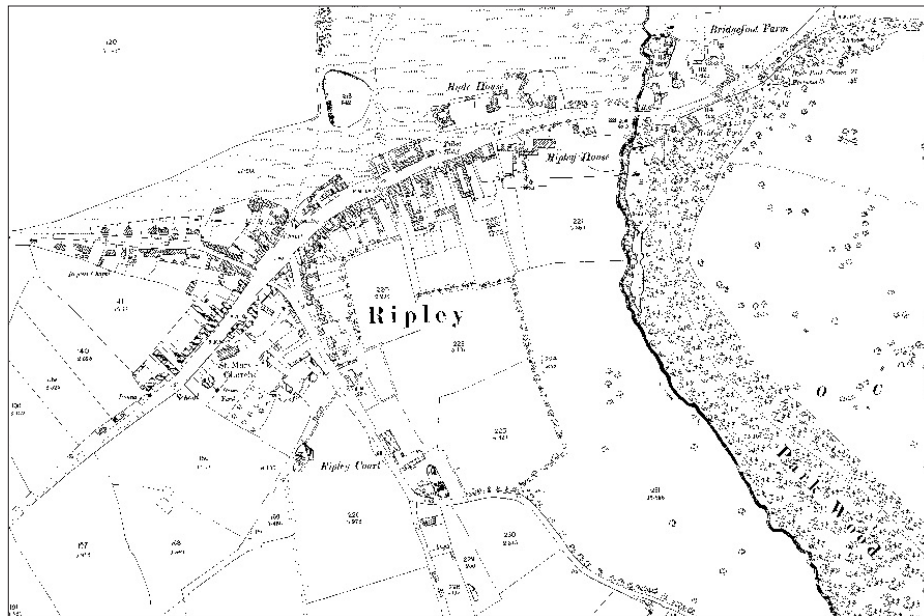
#### Historic Development of the area

Colonel Mudge map 1819 showing Ripley and surrounding area



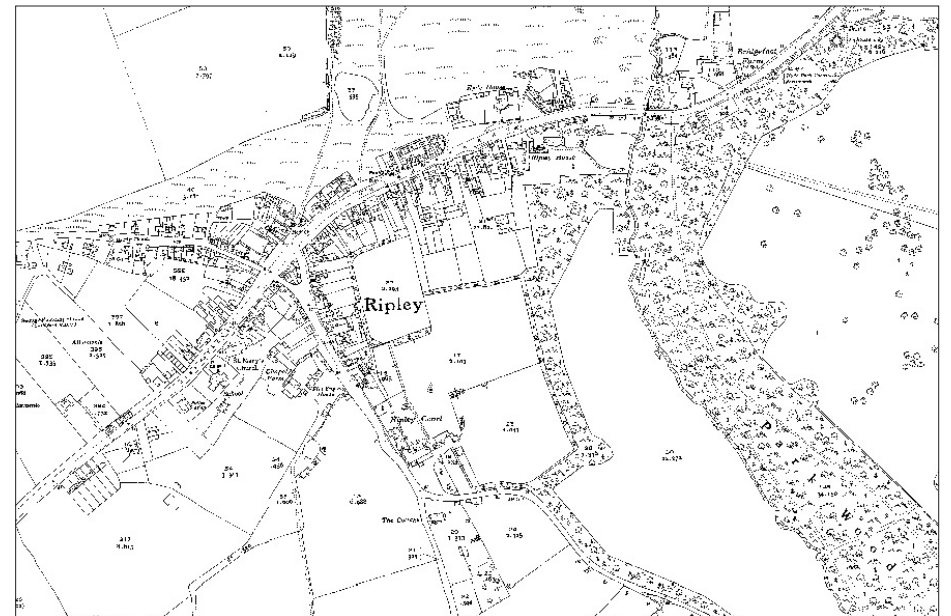


Historic mapping Ripley 1915



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Historic mapping Ripley 1969



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## Geographic, economic and social features that helped shape the area:

The first documented evidence for Ripley is in an undated charter drawn up during the reign of Richard 1 (1189-1199), and confirmed by Beatrice de Sandes (Send) in 1210 on the death of her husband. This gave land and property, including the church in Send and a chapel in Ripley, to the Augustinian canons at Aldebyrie or Newark, also known as Novo Loco. This suggests Newark Priory was probably founded on or before 1195 but certainly not later than 1199. The Augustinians were committed to care for the sick and needy and founders of St Mary Overie's Priory in Southwark in 1106, which eventually became St Thomas' Hospital. The remains of Newark Prior is listed grade I and scheduled.

The Domesday Survey records two water mills in the vicinity of Send, the larger almost certainly Newark Mill and likely to be of pre-Conquest origin in the late Anglo-Saxon period. A mill in some form continued on the same site until a disastrous fire in 1966. The mill was located on a man-made cut which provided a substantial head of water from the River Wey, and was given to the Priory by Thomas and Alice De Send in the 13th century.

The name 'Ripley' may be derived from a personal name 'Rippa' or alternatively an old English word derived from 'rippell', meaning a strip of woodland or coppice. In 1204 the place name was spelt Ripelia and Rippelle, and in 1279 it was Rypele. By 1530 it had become Ripley, when it is recorded that the population was only about 200 persons.



Dunsborough Cottages



Newark Priory



St Mary Magdalen church

A small chapel at Ripley appears to pre-date the establishment of the Priory by some years – when the eminent architect P M Johnston surveyed the church in c1900 he reported that the chancel is ‘in the main late Norman (c1160) and one of the best examples of that period in Surrey’. The canons may have commenced building a priory in Ripley, starting with the chapel, but when a larger and more convenient site was gifted to them close to the River Wey, they abandoned Ripley and transferred their energies to Novo Loco (‘New Work’), which eventually became Newark. The existence of the corn mill may also have influenced their decision. Ripley became a chapel-of-ease to the church of St Mary the Virgin at Send, and was dedicated to St Mary Magdalen. The church was heavily rebuilt by the architect Benjamin Ferry in 1845/6, but early illustrations show the building before the nave was rebuilt with a medieval nave and Norman features in the chancel, some of which remain. By 1219 the prior had acquired a right to hold an annual fair at Ripley, suggesting that a small settlement had established, and in 1279 claimed the right of having a market but this was not well used and subsequently lapsed.

Ripley remained under the control of the canons, who held the advowson (the right to appoint the vicar) until the Dissolution in 1539, when the property reverted to the Crown. At this point the priory was maintaining ten poor persons in an almshouse in Ripley. A reference in 1548 quotes the chapel as having been originally built as a ‘hospitale’ and allowed for the convenience of parishioners living close by. A document dated 1544 confirms that ownership of the Priory and Manors of Send and Ripley was passed to Sir Anthony Browne, Master of the King’s Horse. In the early 18th century the patronage belonged to Thomas Lord Onslow of nearby Clandon Park, who decided to consolidate what was left of the priory into picturesque ruins. Subsequent owners include further Onslow peers until Richard William Alan, Lord Onslow, conveyed it to the Bishop of Winchester in 1922. George Walton Onslow, Vicar of Send and Ripley from 1792 until his death in 1844, lived for the greater part of his life at Dunsborough House, Ripley, having obtained a special dispensation to do so on account of his large family. It was under his guidance that the first faculty to rebuild much of Ripley church was made in 1823, although difficulties in fund-raising meant that the actual work did not start until some 20 years later.



Dunsborough Park gatehouse



A small agricultural settlement grew up around Ripley chapel although there was never a major manor house in the village as historically Ripley always formed part of the Manor of Send. The location of this settlement on the main medieval route between Kingston and Guildford (and later to Portsmouth), gave Ripley some strategic advantages when Portsmouth established as an important naval port under Henry VIII in the mid-16th century. This resulted in the establishment of roadside inns with nautical names like The Ship, The Anchor (1598), and, later, The Jovial Sailor. The Talbot and the White Horse were also very early inns. Talbot derived from a medieval breed of hound which may explain why the building was sometimes referred to as the 'Dog Inn'. The George Inn (1595) is now a restaurant.



The Talbot Inn



The Half Moon PH

In 1653 the opening of the River Wey Navigation from Weybridge to Guildford provided an easier form of transport, and about the time Newark Mill was rebuilt to take advantage of increased trade. The work was undertaken by Francis, Viscount Mountague, the then Lord of the Manor of Send and Ripley, and owner of the mill and the former Priory.

The Weston family of Ockham Park House were another significant local landowner. They built a grand house in c1638 to the south-east of Ripley and owned vast tracts of land and property in the area. The house was altered in 1727-9 to the designs of Nicholas Hawksmoor. In 1958 the 5,000 acre estate was sold at auction – the agent's details confirm that both Footbridge Farm (in Ripley) and Ryde Farm (to the south of Ripley at Hungry Hill) then formed part of this very extensive estate.



View south, beyond Conservation Area, from Rose Lane



The Old Vicarage

The Turnpike Act in 1749 enabled the improvement of the main road, allowing London to be reached from Portsmouth in a day. The traffic growth led to further prosperity for Ripley – the Talbot Inn acquired its Georgian front and became established as one of the major post houses for new horses. Improved connections and prosperity resulted in the growth of the village with new houses in fashionably styles, or old properties refronted and upgraded. Many naval officers having passed through Ripley not surprisingly led to a number of them retiring in Ripley such as Capt. Gerald Elwes (he commanded the Royal Oak at the battle of Malaga in 1704), who purchased Ripley Court in 1708; Thomas Brodrick, Vice-Admiral of the Blue, who lived at Dunsborough House between 1749 and 1761; and Admiral Robert Devereux Fancourt (who was famous for the 1801 Copanhangen expedition) who died in Ripley in 1826.



View from High Street towards Ripley Green

At the same time, there were advances in agricultural production, and the 17th century building at Newark Mill was partially rebuilt with weather-boarded elevations and steeply pitched tiled roofs, with continued improvement into the mid-19th century.

Ripley Green remained an important open space which survived the last great enclosure act in 1815, mainly because of the farren or grazing rights attached to many of the houses in Ripley although these have now largely lapsed. It is now registered as a Village Green under the Commons Registration Act 1965 (reference VG24). In the 1840s St Mary's Church was partly rebuilt to accommodate the growing number of inhabitants, and a National School, built next to the church to the design of the Surrey architect Henry Woodyer, was provided in 1847. With 283 pupils it functioned as the local primary school until it was closed in 1968, when a new school was built on the north side of the High Street. The old school building was sited in the garden of a building referred to as 'The Vicarage' in the enclosure award of 1814-15 but was demolished in 1981 to make way for new houses.





Buildings on High Street

In 1838 the arrival of the London and South Western Railway some three miles away in Woking Common had some impact on Ripley. A further line was added when the Effingham Junction Loop was built through Clandon and Horsley, connecting the area into Guildford. These resulted in gradual changes from water and road transport to rail, and meant that as the 19th century progressed, Ripley became a quiet backwater. Things changed in the 1880s when bicycling became popular and Ripley became known as the 'Mecca of all good cyclists', with the local vicar providing additional services on Sunday afternoons for Londoners who had cycled down for the day. Increasing road traffic in the 1920s and 1930s, and further pressure for new development, meant that Ripley changed greatly in the Inter-War period, as the A3 became chocked with traffic heading to the coast. In 1966 the destruction by fire of Newark Mill removed one of Surrey's most famous landmarks. The mill had continued grinding corn until 1942, using grain brought from the London docks by lorry or barge. Until about 1930, the flour was used for human consumption but in the last years of production it was used to make meal for animal feeds.

The opening of the Ripley bypass section of the A3 in 1976 brought much-needed relief, although this was only temporary as the construction of the M25 in the late 1970s, and the opening of the Wisley interchange in 1980, has resulted in the village centre being once more plagued with busy traffic. Other influences on the area included the establishment of the RHS gardens in Wisley, the temporary use of the Wisley airfield by BAC, the setting-up of HM Detention Centre to the south of Ripley, and gravel extraction from land to the north-west of Ripley.

## Summary of the key influences in the development of the area

### Physical influences:

- The close proximity of abundant water supply from the River Wey, and the surrounding rich water meadows
- The location of a large corn mill on a cut to the River Wey, which may date back to the pre-Conquest period
- The location on the principal medieval route from Kingston to Guildford
- Post-16th century, the location on the main route to Portsmouth from London, which led to the development of Ripley as an important stopping point for coaches

### Socio/political influences

- Pre-Dissolution, the proximity of Newark Priory, which as Lords of the Manor of Send and Ripley provided important economic benefits
- Post-Dissolution, the patronage of various local landowners, including the various Lords of Onslow from Clandon Park, and the Weston family of the Ockham Park Estate
- The Turnpike Act of 1749, which improved the roads and brought prosperity to Ripley
- Improvements to the A3 in 1976, when the village was bypassed
- The construction of the M25 and the Wisley Junction, which has encouraged commuters

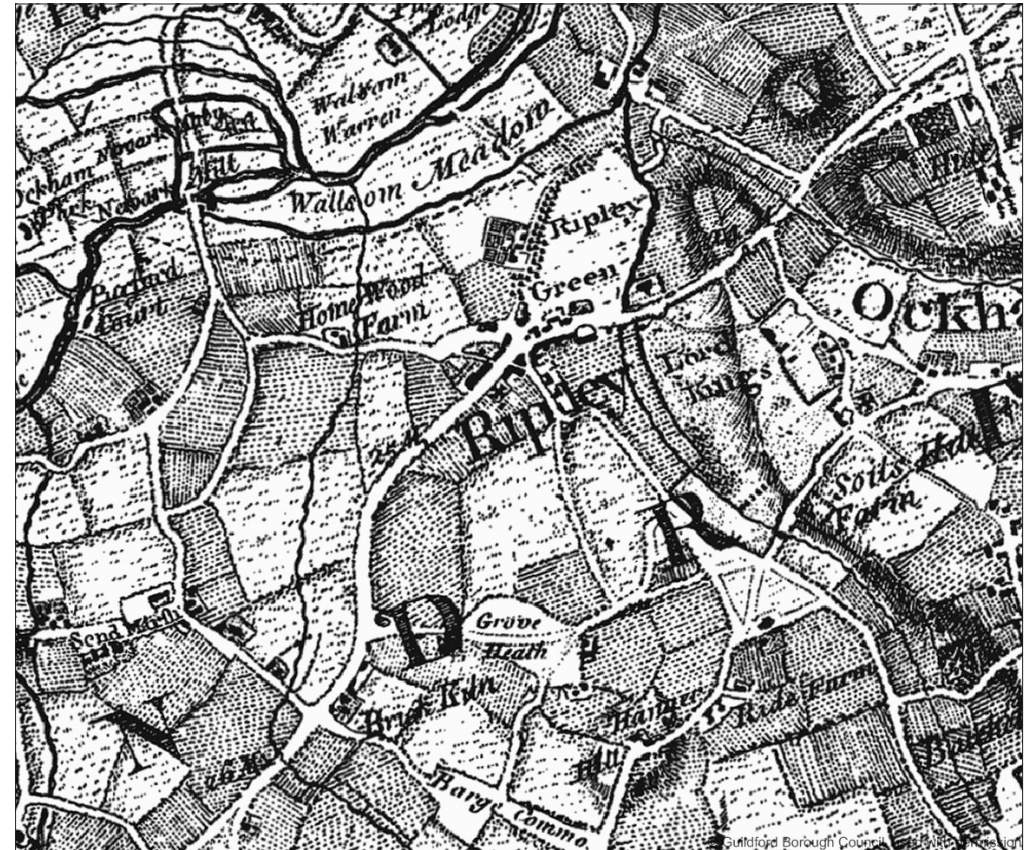


## Spatial analysis

A spatial analysis of the Ripley Conservation Area provides an understanding of the complex inter-relationships between landscape, buildings, streets, trees and open spaces and examines the way in which these elements all combine to contribute to the 'special' character of Ripley, and how these elements relate to the wider surrounding landscape. A key factor in the current appearance of Ripley is its historical development in a linear form along the main road from London to Portsmouth, with Ripley Green on the north side providing a dramatic open green space.

## Open spaces and street layout

The plan form of Ripley results from the way the settlement developed at the junction of two historic routes; the north east to south west route along the Portsmouth Road and by far the most significant to the way the settlement developed, and the south east to west route leading from the Horsleys to Pyrford Village. The first was formed by the medieval route from Kingston to Guildford, at the crossroads with another ancient route between Chertsey and the North Downs. These routes are now the High Street, with Newark Lane leading north-west towards the former sites of Newark Mill and Newark Priory, and Rose Lane leading southwards over the A3. Although the modern High Street is a busy traffic route, even with the relief provided by the modern A3, it retains some wide grass verges and street trees, which are particularly important in views along the main street and reinforce its rural qualities.



Roque's map

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The Green



The construction of buildings was therefore concentrated around this junction, with a 12th century church close by. Because this church was a chapel-of-ease to St Mary's Church at Send, where the Manor of Send and Ripley was based, the village never had a medieval house of any special status, although there were farmhouses and cottages, with some 15th century examples still remaining within the conservation area. It remained a small rural settlement surrounded by fields and the Common until the 16th century when the growth of Portsmouth, and the resultant trade, led to the construction of large coaching inns in Ripley, some of which remain. These lie along the south side of the main road (the High Street) with some remaining farmhouses on the edge, such as Footbridge Farm and St George's Farmhouse.

Development to the north was always constrained by Ripley Green, so although there are properties along the northern side of the High Street, the plots are limited in size with houses and cottages which either face the main road or look out over the Common. There was some further development to the north along Newark Lane, although the earliest properties (which remain) date to the 18th century so this was probably quite late. Rose Lane, by contrast, retains a number of historic buildings, one of which is 15th century in date, these buildings being more concentrated to the north, close to the junction with the High Street. There are a number of more substantial houses on the edges of the village, such as Dunsborough House on the northern edge of Ripley Green and Ripley Court School in Rose Lane, but these mainly date to the 18th or 19th centuries.



High Street



Bridge House



Junction of Newark Lane with High Street



Rose Lane



Converted barn in Rose Lane



Ripley Court School



Houses fronting open space



The Green



Cricket Pavilion



Houses fronting the green



Typical countryside surrounding Ripley (looking south from Rose Lane)

Within the last 50 years, several streets of residential development have been added on the north side of the High Street, to the west of Newark Lane. However, the conservation area boundary encompasses most of the village apart from this more modern area, confirming that there has been little expansion of the settlement, although there has been a degree of change within the village core, mainly in the 1960s and 1970s. More recently new developments have occurred on Rose Lane and High Street.

Fields still surround the village and the Green remains a large, open green space which is used for a variety of village sports including cricket. The Green is also used for a number of community activities, including a children's playground and the village bonfire on the last Saturday in November each year. The Green is a wide open grassed space, mainly flat with a depression where there was once a village pond. Trees and shrubbery form its northern and eastern boundaries. The Green is shaped like an elongated triangle, and is defined by Dunsborough House in the north, Newark Lane in the west, the High Street in the south, and a large wood which wraps around Footbridge Farm in the east. Smaller grassed areas link the main open space to the High Street and provide important views through the built-up frontages.



Village sign



## Architectural styles and materials

The conservation area includes most of Ripley's historic buildings. Most of the buildings in Ripley were built for residential purposes, so there is a range of differently-sized properties from small cottages to more substantial village houses. The Talbot Hotel is an unusual example of a purpose-built inn, dating to the mid-16th century, although the present brick front is 18th century. Many of the commercial properties along the High Street were therefore built as houses, but have been converted into shops, restaurants or other non-residential uses. Other non-residential uses include the purpose-built former fire station in Rose Lane, dated 1911, and the adjoining complex of former farm buildings, one of which is now being converted into a house.

There are three ecclesiastic buildings in the conservation area – the Church of St Mary Magdalen; listed grade II\* and the earliest building, the 19th century Ebenezer Chapel in Newark Lane, listed grade II, and the former chapel on the north side of the High Street, dating to 1862 and not listed. These are not large buildings and have a muted effect on the streetscape and the character of the village centre is defined by the many relatively small-scale domestic buildings which line the High Street, Newark Lane and Rose Lane.



Corner house



The Anchor PH



Cottages in Newark Lane



18th century house



Former fire station



St Mary Magdalen church



Plaque in Newark Lane



The Hollies



Buildings of the 16th and 17th century follow the Surrey vernacular style with low eaves, steeply pitched clay tiled roofs, casement windows, and substantial, irregularly positioned brick stacks. Later buildings of the 18th and 19th centuries follow the more formal Georgian style, with frontages which were designed to impress, so details include large sash windows and panelled front doors defined by classical surrounds or door hoods.

At least three of the historic cottages in the conservation area are very early (Cranford, in the High Street; Richard's Hardware Shop, also in the High Street; and Cherry Tree Cottage in Rose Lane). These are 15th or 16th century timber-framed structures, all with crown-post roofs, but all have been refaced in brick or render so their early origins are largely concealed. There are also a number of timber-framed properties of the 16th and 17th centuries, some with exposed timber-framing infilled with brick or plaster (such as Chapel Farm House off Rose Lane) but many more with brick refrontings, which date to the 18th or even early 19th centuries. Examples include The Georgian House in the High Street and Footbridge House at the eastern end of the village. The Manor House and Manor House Cottage are a more unusual example of an earlier timber-framed house which was refronted in brick in the mid 17th century.



Cranford



Cedar House



Old Vicarage railings detail



The Half Moon PH



Pinnocks coffee house



18th century house in Rose Lane



Amberley Cottage



Clock House entrance



The 18th century prosperity brought a demand for new brick houses, so the largest houses in the village mainly date to the 18th or early 19th centuries. The Clock House Restaurant in the High Street has a very fine black-glazed and red brick Georgian frontage, with a symmetrical façade and imposing entrance. Other larger village houses of this period include Little Ripley House, Smith Pearman's offices, The Vicarage, and Ryde House, all of which are in the High Street. Another early example of a brick-built house is J Hartley Antiques, a building of c1700 with mullioned and transomed windows with leaded casements to the first floor, an unusually late example of the use of this type of fenestration. All of these buildings tend to have imposing, carefully composed front elevations, which confirm their higher status. Lower in status, but equally interesting, Nos. 10, 12 and 14 Rose Lane are an unusual example of a row of early 19th century brick cottages with Gothick style pointed windows – some of the metal casement with leaded lights may be original.

Because Ripley formed part of the Manor of Send, there was never a 'manor house' at Ripley although Dunsborough House, which was owned by the Onslow family, is a 17th century building which was substantially rebuilt in the 18th and early 19th centuries, probably by George Walton Onslow. He was Vicar of Send and Ripley from 1792 until his death in 1844 and he lived at Dunsborough House for most of this time. The other 'large' house was Ockham Park House, located some way to the south of the village.



Walled garden



Ryde House



Gothic arch leaded light windows



A surviving antique shop



Glazed bickwork



The materials for the buildings in Ripley come almost exclusively from local sources: timber from the surrounding woodland, bricks and handmade clay tiles from local brick-makers, and flints from the chalk deposits of the North Downs. St Mary's Church is the only example of more mixed materials, some of them brought from further afield – the Norman chancel is faced in puddingstone and flint rubble, with sandstone dressings, while the Victorian parts of the building are also flint rubble with ashlar dressings. From the mid-19th century, when the railways were developed, Welsh slate became more popular as it became more easily available and thus much cheaper. Many of the unlisted mid to late-19th century cottages and houses in the conservation area are therefore covered in this material, with shallower roofs. These roofs lie above red or brown brick structures, with sash or casement windows and panelled front doors. A number of good examples can be seen along the north side of the east end of the High Street. An unusual use of small ironstone blocks can be seen facing Ripley Green – the building lies close to the Cricket pavilion, and is dated 1902.

Nos. 1-6 Greenside Cottages, facing Ripley Green, are a particularly good example of the type of Arts and Crafts style popular towards the end of the 19th century – they have canted bay windows, with sashes, decorative tile hanging to the first floor and steeply pitched clay tiled roofs. A completely unique property can be seen in Newark Lane – The Lodge – a picturesque group of four cottages around the entrance to a long driveway to Dunsborough House, built in 1939 to the designs of the architect W Braxton Sinclair.



Timber framed buiding



Pudding stone wall of St Magdelane church



Dutch gable of Manor House



War memorial in Rose Lane



Decorative tiling



Rear of High Street buildings from Rose Lane



Entrance to Manor House, High Street





Gatehouse to Dunsborough House



Rendered elevations with plain tile roof



Sympathetic modern infilling



Slate roofs, brick and decorative tile hanging



Houses facing The Green



Flint and brick wall



Railings at St Mary Magdalen church



## Summary of special features

### Architectural styles and materials

- The Church of St Mary Magdalen dates to the mid-12th century and is the earliest building in the village – it retains its Norman chancel, the rest is Victorian
- The conservation area retains three very early timber-framed structures, with crown post roofs
- A large number of timber framed cottages dating to the 16th and 17th centuries
- Much exposed timber framing, with infilling in brick, flint or plaster, although many properties have also been refaced in brick
- Steeply pitched roofs covered in handmade clay tiles with prominent brick chimney stacks
- Use of simple vernacular details, such as casement windows and boarded doors
- A number of more prestigious brick houses of the late 18th or 19th century, with Georgian details such as sash windows and fanlights
- Most of the historic buildings in the conservation area are two storeys high with a domestic scale, so none stand out particularly in the street scene, apart from some of the more imposing Georgian facades such as The Clock House Restaurant and The Talbot Hotel.



Timber door hoods



Timber windows doors and picket fence



Brick and tile hanging with swept porch roof



Bold timber porch and ornate tiles



Swan neck broken pediment



Original details all intact



Georgian entrances



St Mary Magdalen Church



Brick re-fronting to timber frame building

## Open spaces, trees and landscape

The surrounding landscape is roughly undulating, crossed by small streams which eventually feed into the River Wey. This lies to the north and north-west of Ripley, and provides a wide, flattish area of water-meadows cut by man-made leats. Historically these leats were used for mills (Newark Mill and Ockham Mill) but in more recent times gravel extraction has resulted in a large lake being created off Newark Lane, as well as a large sewage treatment works, fortunately not seen from the village centre.

The most notable area of woodland to the conservation area lies partly within its boundaries at the eastern end of the High Street, where a large wood (Park Wood) provides an attractive backdrop to Footbridge Farm. This woodland stretches northwards to create the boundary to Ripley Green, and then continues northwards following the line of the stream to enclose unimproved meadows which lie on the east side of Dunsborough Farm. Park Wood lies within the managed historic landscape of Ockham Park, the large estate attached to Ockham park house which lies just beyond Park Wood on the south side of the A3. Trees are also important within the more built-up parts of the village, particularly along the High Street, where they make a major contribution to the character of the conservation area.

The Parish Council has recently purchased two fields to the south side of the village, close to West End Cottages. One field will be used in the future to expand the existing graveyard and the second will be used to create a small nature reserve with wild flowers and a pond, as the large areas of open grass on the existing Green do not provide a suitable habitat for wild animals or for varied plant life.



Pollarding trees



View through to The Green



Trees around The Green



## Trees are important to the setting of the conservation area in the following places:

- On the north and eastern boundaries of Ripley Green
- Around Footbridge Farm on the eastern entrance to the village
- On the east side of the Ripley Court School playing fields to the east of Rose Lane
- Along the southern part of Rose Lane, reinforcing its character as a narrow country lane

## Trees are particularly important to the character and appearance of the conservation area in the following locations:

- Along the High Street, where trees have been carefully planted in the grass verges to reinforce the village character of the centre of Ripley, and to bring the rural setting into the centre of the village
- Around Ripley Green, where they reinforce the rural qualities of the conservation area
- At the eastern and southern entrances to the village along the High Street/Portsmouth Road and Rose Lane
- In private back gardens within the conservation area, where they also provide an attractive setting to the historic buildings

Because of the high number of trees within the conservation area, this list is not necessarily definitive and the omission of a tree or tree group does not mean that it may not be important.



Mature yews



Attractive setting to historic building



Unusual specimen tree in Newark Lane



Trees in the High Street



Tree lined green



Trees in High Street



Cedar of Lebanon tree

## Summary of special features

### Trees and landscape

- Ripley is surrounded by attractive countryside which is protected by being designated part of the Guildford Green Belt
- Large areas of mature deciduous woodland, mainly around Ripley Green, at the eastern edge of the conservation area, and along the southern end of Rose Lane
- Street trees in the High Street add to the village character, although there are gaps and further planting is needed

### Key views and vistas

Within Ripley, there are attractive but quite limited views along the High Street, taking in the mainly historic buildings, streets trees, and wide grass verges, although these have been somewhat compromised by the plethora of street signage and untidily parked cars. Of great importance are the glimpses through to Ripley Green, provided by a number of gaps in the buildings, which are not continuous.

The best views are across Ripley Green from almost any location on the Green, these views being terminated by the densely planted trees and shrubbery on the northern and eastern boundaries of the Green. To the north of the conservation area, there are views from the unadopted lane which leads away from Dunsborough House over the open meadows which form part of Ripley Green. Further along this lane, colloquially known as The Milk Road, there are more glimpses over the open water meadows which lead towards the River Wey. The view takes in a small stream which runs in a west to east direction along the edge of the 'parkland' to the west of Dunsborough Park. This is called Ockham Mill Stream or Mill Tail, and feeds into a large pond which lies to the side of Ockham Mill, to the north-east of Ripley and a separate conservation area.

The main views are on the Townscape Appraisal Map, but can be summarised as follows:

### Important views across or out of the conservation area, starting from the north and moving clockwise:

- From Dunsborough Park down Ockham Mill Stream and across the surrounding water meadows
- From Dunsborough Park across the northern part of Ripley Green
- Across Ripley Green, towards the trees in the north, and the historic buildings along the southern frontages
- From Rose Lane in a south-westerly direction, over the playing field and fields which provide the setting to this part of the conservation area
- From the track to Valentines Farm, towards the A3 (although it sits in a cutting so cannot be seen although traffic noise can be heard).

### Important views within the conservation area:

- Along the High Street, Newark Road and Rose Lane, taking in the well detailed historic buildings on either side.



## Summary of special features

### Key views and vistas

- Views within the middle of the conservation area constrained by the built-up frontages of the buildings along the High Street, although the wide grass verges and street trees do help frame shorter views
- Views across Ripley Green, both rural (to the north) and more urban (to the south) are important
- The attractive countryside setting of the valley of the River Wey is only really visible from the northern end of Ripley Green
- Rising ground to the south of Ripley means that there are no long views although shorter views are possible from Rose Lane
- There are few particularly 'focal' buildings in the conservation area due to the domestic scale of the historic buildings and the modestly sized church



Glimpse of the Green from High Street



Manor House and Manor Cottage



High Street



High Street



Nerwerk Lane



Rose Lane



Fields to south of Rose Lane



The Green

## 4. Character Areas

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The Conservation Area can be divided into four distinct character areas:

### Ripley Green

#### Key special features of the area:

- Historic open green space on the north side of the historic High Street
- Tranquil character slightly removed from the busy traffic in the High Street
- Edges to the north and east are bordered by tall, mature trees, mainly deciduous
- Along the southern edge, between the Green and the High Street, is mainly a mixed residential development, mainly dating to the late 19th or early 20th centuries
- Some of these are good quality unlisted houses or cottages and are marked as 'positive' buildings on the Townscape Appraisal Map
- Two listed houses, Elm Tree House and Ryde House, lie between The Green and the High Street but are not particularly visible from The Green
- The Green is a wide open grassed area crossed by pathways and used for a variety of sports and other community uses such as the annual bonfire, a children's playground, a picnic area and visiting fairs
- The cricket pitch, nets and the adjoining historic cricket pavilion add to the character of the space
- The Green is crossed by one narrow track (The Milk Road) which accesses Dunsborough House and the adjoining buildings to the north
- Traditional palisade fencing painted white to some of the properties is in keeping.
- Currently outside the conservation area, a second very large meadow to the east of Dunsborough House also forms part of The Green but is separated by a stand of mature trees



#### Key negative features:

- Parked cars are too dominant with some illegal parking
- Poor quality public realm features
- Poor quality 20th century development including modern flat roof garages facing the Green
- Some modern boundary treatments of little merit
- Use of upvc windows
- The Green is owned by Surrey County Council but is leased by Ripley Parish Council, which is responsible for the care of the landscape, trees and public spaces. In collaboration with the County Council and local authority, the Parish Council could consider drawing up a palette of approved materials for road surfacing, street signage, bollards, and other items such as litter bins which might also apply to the rest of the conservation area.

### Newark Lane



Key special features of the area:

- Historic lane leading northwards from the High Street
- Lined with mainly historic buildings although there is some more recent development close to the High Street but undertaken in traditional style in keeping with character here.
- Most of the buildings are two storey cottages or modestly-sized houses dating to the late 19th or early 20th centuries
- Most of the buildings are in residential use
- Buildings are set close to the back of the pavement nearer to the High Street, with development becoming more dispersed and set back from the road travelling north away from the village centre
- Glimpses through to east to the open green spaces and mature trees of the Green
- Use of colour-washed render, red brick and clay tiles or slate for the roofs
- Some ornate original late 19th century cast iron railings on the west side of the street
- The Ebenezer Chapel is the only listed building, although there are several buildings which are included as positive buildings including The Lodge to Dunsborough House
- Recent new development has been carefully designed to be in character with the modestly sized properties elsewhere in the street
- Retention of historic street lamp columns



Narrow approach to Newark Lane from High Street



Sympathetic new housing



Row of cottages



The Green from Newark Lane



Lodge to Dunsborough Park



Sympathetic detailing in new housing



Integration of new with old properties



April Cottage

#### Key negative features:

- Busy traffic and illegally parked cars, use by lorries despite a width restriction
- Narrow pavements for pedestrians
- Poor quality surfaces on many pavements
- Dangerous conditions for pedestrians
- Modern alterations to historic buildings
- Loss of front boundaries
- Prominent highway signage
- The use of modern materials such as uPVC windows
- Some loss of front gardens and front boundaries to create car parking spaces
- Whilst the majority of the buildings are considered to be 'positive', there are a number of more recent properties which probably date to the 1960s of little merit



## High Street

### Key special features of the area:

- Historic main street through the centre of Ripley, providing a small but popular local shopping facility with a parish church
- Rural character to the eastern end around Footbridge House, with large area of woodland and slightly hidden stream at the entrance to the conservation area
- A gentle curve to the street, with long views along the street, taking in the street trees and glimpses to Ripley Green to the north
- Mixed uses but principally commercial uses – shops, restaurants and public houses, and two churches
- Domestic scale with nearly all of the buildings being just two storeys high, and the majority of these being located close to or on the back of the pavement
- Wide grass verges and street trees provide the character of an historic Surrey village
- Continuous frontages along the south side of the road, with less concentrated groups along the north side, broken by small greens which lead through to Ripley Green
- High concentration of historic buildings on both sides of the street, many of them listed
- The two principal buildings are the church and the Talbot Hotel
- The Norman church of St Mary Magdalen is a modestly-sized stone and flint building which is listed grade II\* with boundary walls
- The Talbot Hotel, mentioned in manorial records in c1500, is a timber-framed structure with a prominent, high status brick front dating to the 18th century – it is also listed grade II\*



Street cafe



Mix of shopping on High Street



Domestic scale timber framed building



The Manor House



St Mary Magdalen Church



St Mary Magdalen Church



Talbot Inn

- Several other substantial historic buildings still in use as public houses, providing a link to Ripley's former role as a coach stop
- Other listed buildings date to the 16th, 17th, 18th and early 19th centuries and are faced in either timber-framing with brick or white-painted render infill, or wholly brick
- The widespread use of brickwork to these frontages, although some has been painted a variety of mainly pastel colours
- Mainly clay tiled roofs, but some use of natural slate as well
- Along with the Talbot, Drake's Restaurant has a similarly high quality Georgian façade with black glazed bricks and original timber sash windows
- Some important listed red brick walls facing the High Street
- Timber palisade fences, painted white or left natural, are appropriate in many locations
- Mainly 18th century Georgian character to the High Street with earlier buildings set lower with casement rather than sash windows
- A variety of mainly modern shopfronts
- Black reproduction street lights installed by SCC Highways in partnership with the Parish Council are well detailed and suit the location. These have been retained as part of the Scansa street lighting works
- The Ripley Village sign on the green on the north side of the street



Mixed shopping



Cedar House and Tudor House



The Clock House



Office, hairdresser, butcher and restaurant



The Old Vicarage



The Georgian House



Tudor House and The Old Vicarage



Nos 1 and 2 Bridgefoot Farm Cottages

### Key negative features:

- Busy fast moving traffic and car congestion at junctions with Rose Lane and Newark Lane
- Only one controlled crossing for pedestrians
- Overall, the plethora of parked cars detracts from the historic qualities of the High Street
- Poor quality public realm, particularly the pavements
- A number of sites where improvements would be welcome
- Dominance of 'A' boards obstructing pavements
- Poor quality bollards
- Use of modern materials on some positive historic residential dwellings
- The loss of front boundaries to create car parking
- A number of poorly designed infill houses
- Some visible satellite dishes
- Some poor quality shopfronts
- Carlans Car sales – poorly designed canopy, signage and a detracting use in the middle of a conservation area
- A few buildings requiring repair or restoration



Parked vehicles dominate streetscene and obscure historic buildings



Damaged pavement



## Rose Lane

### Key special features of the area

- Quiet historic winding lane leading southwards out of the centre of the village
- Mainly small scale residential properties with one former farm group now being converted
- There are a few commercial or community uses (including a small 1930s hall) but overall the character is residential
- One school (Ripley Court School) in a substantial listed house on the outskirts of the village
- Long views southwards and westwards over fields and slightly rising land from some locations along Rose Lane towards the rural landscape
- Rose Lane still retains the character of a country lane at its southern end at the limits of the conservation area
- More built-up frontages closer to the High Street, but a variety of small front gardens, with detached, paired and terraced properties
- Domestic two storey scale with most of the buildings being built as houses
- One of the oldest secular properties in Ripley (Vintage Cottage) is located in Rose Lane – a small former hall house of c1450
- Some timber-framed structures but mostly colour-washed render or red or brown brick
- More dispersed development going south away from the High Street



Rose Lane



Ripley British Legion Social Club



Old shoe shop and cobbler



Ripley Court School



Small front garden



Vintage Cottage



Former fire station



View south from Rose Lane

#### Key negative features

- Traffic noise from the A3
- The future of the former Fire Station (dated 1911), now a scout headquarters and a positive building, needs to be protected





## 5. Historic character

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### Listed buildings in the conservation area:

#### North side of High Street

##### The Georgian House grade II

17th century house refronted in late 18th century with 19th century extension set back to right. Brown brick two storey front, hipped plain tile roof partly concealed by parapet. Five bay front with central bay projecting slightly. Multi-paned sash windows, 19th century to first floor, earlier sashes with moulded wood surrounds to ground floor.

##### The Manor House and Manor House Cottage grade II

House now divided into two. Mid-16th century core behind refronting of c1650. 20th century extensions to rear. Timber framed, refronted in red and blue chequer work brick. Hipped plain tiled roof. Two substantial brick stacks set back, one lining through with front door. E-shaped façade with projecting bays to ends and centre. Two storeys. Diamond pane, leaded lights to casement windows. Plinth and plat bands over ground floor and to eaves and to edges of Dutch gables over projecting bays.

##### Pinnocks Coffeehouse and adjoining cottage grade II

Possibly small hall house, now divided into two. Mid-16th century with later cross wing to left dated 1597. Timber framed exposed red brick infill, colour-washed incised render to cross wing, colour-washed brick infill to gable. Two storeys and attic in gable. Four bays including cross wing. Casement timber windows with central glazing bar. Right-hand return front – jowled corner posts and arched bracing. Hipped clay tiled roof and large brick chimney over left hand front door.

##### The Clock House grade II

House now restaurant. Early 18th century with 19th and 20th century extensions to rear. Imposing symmetrical façade, five bays wide with central front door. Red and glazed black brick. Six over six sashes with arched window heads. Six panelled front door with projecting shallow Doric doorcase with dentilled entablature over panelled reveals. Large iron clock over door.

##### Stables and shop to rear of Clock House grade II

Former stables, 18th century, restored 20th century. Red and brown brick with half-hipped plain tiled roof. L-shaped plan, front range with hipped roof facing street and three large first floor windows with arched heads. 20th century shopfront. Range to rear has irregular 20th century fenestration. Recently converted into three separate dwellings.



### K6 telephone kiosk

Bright red cast iron telephone box, a standardised design dating to c1936. The architect was Sir George Gilbert Scott and it is one of over 10,000 produced to celebrate the Silver Jubilee of King George V.

### Half Moon Cottages Nos. 1, 2 and 3

Row of cottages built from brown brick laid in Flemish bond. Early 19th century front to probably 17th century timber-framed building. One window wide, two storeys high. Clay tiled roofs. Six panelled front doors, probably original.

### Elm Tree House grade II

18th century brick house with right-hand bay timber-framed and dating to c1675. Extended to rear in 19th century and restored in 20th century. Timber framed clad in white-washed rendered with decorative incising. Plain tiled roof with band of fishscale tiles to eaves courses. Two storeys and attic in gable to right. Leaded light casement windows, four windows wide. Glazed door to right of centre in tent-roofed porch. Substantial amounts of timber-framing visible inside.

### Ryde House grade II

Two storey house of c1775 extended to right and rear in 19th century. Dun coloured brick with red brick dressings and angle quoins to front, red brick return walling. Hipped plain tiled roofs. Two ends stacks to left and to right. Symmetrical three bay façade with three 12-pane glazing bar sash windows under gauged brick arches and wooden canopies to first floor. Fine central six-panelled front door under ogee tracery fanlight in pedimented porch. Acanthus leaf Adamesque capitals to columns with paterae and fluted, dentilled entablature.

### Footbridge House grade II

17th century house with early 19th century extensions. Originally half-H shape house with centre recess filled in the early 19th century. Timber framing exposed to rear left with whitewashed brick infill, and white-washed roughcast cladding to front under plain tiled roofs. Symmetrical façade with central bowed bay and arched sashes with glazing bars to outer bays on first floor. End stacks to right set back, with rear stacks to left.

## South side of High Street

### Ripley House grade II

Early seven bay early 18th century house to centre with 19th century extensions to ends, and further service buildings to right, now divided into five units. Original red brick now clad in colour-washed roughcast. Hipped main roof obscured by parapet. Lower slate roofs, hipped over extensions. Sash windows with glazing bars. Probably late 19th century extensions to right with tiled roofs. 18th century stables and coach house to right now separate dwelling Pear Tree Cottage.

### Yew Tree House grade II

Late 18th century possibly earlier core. Colour-washed stucco to front, brick to rear with blue headers on right return wall, with colour-washed incised stucco to centre of front, colour-washed brick to left. Hipped slate roofs to front with hipped and gabled plain tiled roofs to rear. Two storeys on plinth with deep bracketed eaves. Multi-paned sash windows. Four panelled front door in moulded surround with corner rosettes under braced flat hood.

### J Hartley Antiques grade II

Two storey house now shop, built in c1700 and extended to the left in late 20th century. Red and blue brick with plain tiled roof with end hips. Seven mullioned and transomed windows with leaded casements to first floor; ground floor modern shopfronts.

### Talbot Cottage grade II

Two storey timber-framed cottage attached to above and dating to c1630. White-washed brick to front with exposed timber-framing on return elevation. Three light leaded casements to ground and first floor. Substantial brick ridge stack. A similar property next door was demolished in the 1940s to provide a new entrance to the Talbot Hotel car park.

### The Talbot Hotel grade II\*

16th century timber-framed coaching inn, now hotel. Mentioned in the Manorial Roll in 1570. Refronted in 18th century in brick. Imposing eight bay façade, two storeys high to left, three storeys high to right, divided by tall carriage entrance. The oldest section is on the right, and contains a jettied first floor, hidden by the later brick encasing, one of only two such examples in Ripley. The roofs hidden by parapet, which rises over the carriage entrance to form a pediment. Multi-paned sash windows dating to the 18th and 19th centuries. Plain tiled roofs with substantial brick stacks set back. Long brick ranges to rear. Listed grade II\* due to its survival as a very early (16th century) example of a purpose-built inn.

### Barn across rear of The Talbot Hotel grade II

17th century building with hipped plain tiled roof, built in red brick laid in rat-trap bond.

### Cellar Wines (also known as The Old Pharmacy) and cottage adjoining grade II

Early 16th century building, altered in the late 19th century and extended in the early 20th century. Timber framed with brick cladding below, and fishscale tiles to the first floor. Imitation timber-framed jettied cross wing to right with gable facing the street, enclosing an early 16th century timber-framed structure which contains a crown post roof. The semi-basement may have originally been a shop. Plain tiled roof with fishscale tiling.

### Sage Interiors/Green Cottage grade II

Mid 18th century two storey house now divided into two. Irregular five bay frontage with six over six sashes to first floor. Mixture of sash windows, reproduction 'Georgian' shopfronts, and modern entrances, to ground floor. Colour-washed brick with brick modillioned eaves cornice. Two axial brick chimneys.

### Nos. 1, 2 and 3 Cobham Cottages grade II

Long, low row of cottages built from brown brick with multi-paned casement windows. Steeply pitched tiled roof with hipped end to right. Plat band to first floor. Three plain boarded doors with simple door hoods. Whilst the brick fronts are 18th century, they conceal much older timber-framed properties. The name is said to derive from their purchase in the 17th century as homes for the poor in Cobham.



### Cranford grade II

One of Ripley's three earliest secular buildings (with Richard's Hardware Shop and Cherry Tree Cottage, Rose Lane). The 18th century brick front conceals the remnants of an early hall house of c1500 with soot encrusted roof timbers. Two irregular-sized gables to street concealing tiled roofs and substantial brick stack (set back). Irregular fenestration of mainly modern casement windows. Four panelled front door. Early 19th century curved bay window to ground floor, with lead canopy, of some interest. Cast iron railings to front with spear heads, probably 19th century and worthy of retention.

### Smith Pearman grade II (listed as Hurst House)

Early to mid-18th century two storey house, altered 19th and 20th century. Brown brick above cornice and parapet, colour-washed below the cornice and parapet. Plain tiled roofs, largely obscured. Six bays, each with sash windows, Panelled door to left in late 18th century ribbed and reeded surround with paterae to top corners, and shallow hood over entablature. Depressed keystone to carriage entrance on right.

### Richardsons Hardware grade II

With Cranford and Cherry Tree Cottage in Rose Lane, this building is considered to be one of the three oldest secular buildings in Ripley, with the left hand gable concealing a crown post roof dating to the mid-15th century. It was refronted in brick and extended in the 17th and 19th century. Two storeys with mixed fenestration with casements and sashes. Modern shopfronts. Archaeological evidence suggests that the left hand wing was the cross wing of a hall house, now demolished and rebuilt.

### The Ship Inn and VII Beauty, grade II

Public house with shop to left, 17th century to left, refronted early 18th century, extended to right in the late 18th century, and altered again in the 19th century. Timber-framed core clad in brick with incised colour-washed render to ground floor of public house. Mainly multi-paned sash windows. Steeply pitched tiled roof facing street with axial stacks.

### Cedar House and Tudor House grade II

Heavily altered former inn, now two houses. 17th century to rear extended and altered in the early 19th century. Timber framed on rendered plinth with white-washed Flemish bond brick infill. Notable in the street scene for its large, very irregular front with wood framed parapet. Mixture of casement windows and sashes, including early 19th century curved bay windows to first floor with modillion eaves cornice to top and original sash windows.

### The Vicarage grade II

Double pile house, late 18th century to rear, early 19th century to front. Brick with incised, white-washed render to front and plain tiled roof above, partly hidden by flat parapet; 18th century tiled mansard to rear. Chanelled rustication to end walls. Central four panelled front door with fanlight.

### The Anchor grade II

Public house of several builds - 20th century extension to far left, early 16th century to left and centre, and 17th to right. Four unequal gables. One and a half or two storeys with exposed timber-framing, including some curved wind braces. Varied casement windows with leaded lights, some modern. Steeply pitched tiled roofs with four brick stacks.

### Rio House and Rio Cottage grade II

Two storey house, 17th century, altered and refronted in the 19th century. Colour-washed roughcast with 19th century shopfront to ground floor left. 19th century casements or sashes to first floor.

### Church of St Mary Magdalen grade II\*

Incorrectly known as the church of St Mary the Virgin until 1990, this building retains a Norman chancel which dates to c1160. This part of the church was never completed as planned, as confirmed by the unfinished columns which appear to have been intended to support a vaulted stone roof. The rest of the church is Victorian, the nave having been built to the designs of Benjamin Ferrey in 1846 and the south aisle being added by Sir T G Jackson in 1869. Of note is the use of very varied materials, including puddingstone and flint rubble with sandstone dressings.

## Newark Lane

### Ebenezer Strict Baptist Chapel grade II

This recently listed nonconformist chapel is dated 1812 and was paid for by William Meryett. The rectangular building is faced in white-painted stucco with a simple slated roof. Lean-to vestries with separate entrances can be seen at either end. Six over six windows facing the street (replacements). Later 19th century pews inside, with part of the original 1812 pulpit.

## East side of Rose Lane

### No. 5 Rose Lane

Early 16th century core, late 16th century wing to rear, refronted 18th or early 19th century. White painted render to ground floor with tile hanging above. Steeply pitched tiled roof with end stack.

### Nos. 7 and 9 Rose Lane

Late 18th century front on earlier building. Three sash windows to first floor. 20th century bow window to ground floor left under bracketed flat hood. Rear wing with large multiple stack at junction with main range. Clay tiled roof. Roughcast facing.



### No. 17 (Listed as Vintage Cottage, now called Cherry Tree Cottage) and No. 19 Rose Lane grade II

Cherry Tree Cottage is probably the oldest secular building in Ripley. It is a 15th century hall house which has a 16th century extension to the right at the rear and a late 19th century house (No.19) in front of this facing the street. Cherry Tree Cottage is two storeys high with a very steeply pitched tiled roof and side stacks. It is timber-framed inside with a crown post roof. The windows are modern. No. 19 is a symmetrical, 19th century brick faced, two storey building with original sash windows and tiled hipped roof.

### No. 23 grade II

Late 18th century brown brick front to 17th century building. Four windows wide, with six over six sashes to both floors below gauged brick arches. Plat band at first floor level with wooden eaves cornice above. Six panelled front door. Plain tiled roof with kneelers to end and axial end stacks.

### No. 35, Ripley Court Cottage grade II

Early 17th timber framed cottage with 18th and 19th century brick cladding. Half hipped plain tile roof. Two storeys with front end stack to left, ridge stack to right and offset end stack to right. Plat band over ground floor, diamond-pane leaded lights to wooden casement windows. Five windows to first floor, four to ground floor under cambered heads.

### Ripley Court School grade II

Mid 17th century house, extended in the early and late 18th century, and again in the 20th century. Brick clad in colour-washed pebbledash on rendered plinth. 20th century plain tiled roof, hipped in parts. Central rectangular block with hipped roof range projecting at right angles to left, single storey extensions to right. Two storeys and attic to centre and left. Central range has regular five bay front with sash windows under rendered, keystone heads. Diamond pattern glazing bars and margin lights. Central window on first floor, arched with impost blocks. Fine central doorcase in with Greek Revival details including fluted, Doric half-columned porch. Five panelled door under traceried transom light.

## West side of Rose Lane

### Nos.10, 12 and 14 grade II

Row of three matching cottages in 'Gothick' style with pointed windows dating to 1818. The original builder's account for 'taking down the old cottages and building five new ones' is preserved in the Surrey History Centre. Two storeys high, brown brick, with shallow hipped clay tiled roofs and four axial brick chimney stacks. Plain boarded front doors. Windows have timber surrounds with plain glazing or metal-framed leaded lights, some of which may be original.

### Appletrees grade II (was locally listed)

Cottage – front range dated 1810 (datestone on front), red brick with burnt headers under a fully hipped plain tile roof. Rear range with higher roofline, possibly mid to late 19th century. To right, 20th century catslide roofed extension.

### No. 20 Chapel Farm House

Timber-framed two storey house to right, with 19th century extensions to left. Timber-framed section is infilled with red brick. Three bays with 'Wealden' type wind braces to first floor. Mixture of sash and casement windows. The house dates from c1500 and was built as an open hall, probably of four bays although there are now only three.

### The Cottage grade II

Early 18th house with 20th century extensions to left end, providing L-shaped plan. Colour-washed roughcast on rendered plinth with plain tiled, half-hipped roof to right, gabled roof to left. Two storeys with first floor jetty on gabled cross wing to left. Wood framed leaded casement windows including Venetian window to right of centre over front door.

## Listed buildings within the extension to the Ripley Conservation Area

### Dunsborough House, Dunsborough Park, grade II

The first mention of a house on the site is in the Manorial Court record of 1539, presumably compiled at the dissolution of Newark Priory, when it was referred to as 'Littledunsborrowe'. Dunsborough House was built in c1630 but the 62 acres of parkland which go with the house date back to the 14th century. In 1785 Lord King purchased the Manor of Send and Ripley which brought the freehold of Dunsborough House with it. Soon afterwards, he sold the property to Lt. Col. George Onslow, MP for Guildford and cousin of the first Earl of Onslow of Clandon Park. In 1786 (dated brick on front elevation) George Onslow enlarged and modernised the building, and he also laid out the gardens. His son, George Walton Onslow, Vicar of Send and Ripley from 1792 until his death in 1844, lived for the greater part of his life at the house, having obtained a special dispensation to live there rather than in the vicarage in the village, because he had such a large family. It was under his guidance that the first faculty to rebuild much of Ripley church was made in 1823, although difficulties in fund-raising meant that the actual work did not start until some 20 years later.

In 1899 Dunsborough House passed from the Onslow family to a number of different owners before being sold to Oliver Simmonds MP, a prominent industrialist and an inventor in the aviation industry. In 1948 the house was sold to Charles Hughesdon, who was married to the actress Florence Desmond, and in 1939 he built the neo-Tudor lodge facing Newark Lane to the designs of W Braxton Sinclair FRIBA. The couple entertained a number of well-known film stars and other notable personalities at the house over the next few years. In 1994, the present owner, Baron Sweerts de Landes Wyborgh purchased the house, and soon afterwards he commissioned the well known garden designer Penelope Hobhouse to re-design the gardens. These are occasionally open to the public, including several dates in the summer under the National Gardens Scheme.

Today, the two storey house has a regular four bay frontage with matching gables with attic rooms behind. The sash windows in each bay have twelve panes and are set under gauged brick arches. A plat band over the ground floor, and a cornice at first floor level, provide some decoration. The front door has six fielded panels on the front door, with a fluted Doric surround, and is probably late 18th century in date. There are further extensions to the left and right of different dates.



## Positive buildings within the Conservation Area

At present there are no local listed buildings in Ripley.

Most buildings within the Conservation Area help to shape its character. The extent of the positive contribution they make depends not just on their street scene elevations but also on their historic structure and the impact they have three dimensions. Their back and side elevations can be important, as can side views from alleys and garden, as well as their roofscape on the skyline. Apart from listed buildings, it is important to realise that there are other historic buildings in the Ripley Conservation Area which also make a positive contribution to the character or appearance of the area. Although they have no formal designation they are also considered to be 'heritage assets' because of the contribution they make to the special interest of the designated conservation area. In Section 12 Conserving and enhancing the historic environment of the new National Planning Policy Framework (NPPF), it is clear that local authorities must protect all heritage assets as they are an irreplaceable resource, although the treatment of these assets will vary according to their significance. The NPPF therefore states that when determining applications which affect a 'heritage asset', the council should require the applicant to describe the significance of the 'heritage asset' affected, including any contribution made by their setting. 'Statements of significance' have therefore become a common requirement from all applicants when heritage assets will be affected by their proposals.

One of the ways the significance of an unlisted heritage asset can be recorded is through the conservation area appraisal process, in which unlisted but good quality buildings or other features, which make a positive contribution to local distinctiveness, can be recorded. A number of buildings in the Ripley Conservation Area have been identified as 'positive' category. These buildings tend to be those which retain all or much of their original design, form or architectural detailing and which interest and vitality to the appearance of the conservation area, or have some landmark quality. Their dates vary but most of them were built in the 19th century. It is of course assumed that all listed buildings and structures have a positive value in the conservation area.

As with listed buildings, there is a general presumption in favour of the buildings deemed positive to be retained. Any application for the demolition of a positive building will therefore need to be accompanied by a reasoned justification as to why the building cannot be retained, similar to that required for a listed building. The owner must also have made positive efforts to market the building, or to find a suitable new use, before an application can be determined.

## Notable examples of positive buildings in the Ripley Conservation Area are:

### Newark Lane

- The Lodge
- Nos. 42, 44 and 46 Newark Lane
- Vine Cottages
- Village fire pump station
- The Hollies

## High Street

- Cobwebs
- Non-conformist Chapel

## Rose Lane

- Former Fire Station, Rose Lane, dated 1911

## Other examples of positive buildings in the Ripley Conservation Area include:

- Houses and cottages facing the High Street at the east end of the conservation area
- Houses and cottages along Newark Lane
- Properties on the west side of Rose Lane
- Houses and cottages fronting The Green

## Details of positive buildings identified:

### Newark Lane

#### The Lodge

The Lodge was built in 1939 by the then owner of Dunsborough House, Charles Hughesdon, who was married to the actress Florence Desmond. The building comprises four small dwellings in the Tudor style, built from red brick with stone dressings to the metal casements with leaded lights. Each of the four pavilions has an almost ogee-shaped tiled roof and is carefully linked by high battlemented walls around a courtyard through which the driveway passes. This courtyard retains its original cobbled paving. The whole ensemble is relatively unaltered, and sits in a prominent location on Newark Lane. The architect was W Braxton Sinclair RIBA, who designed a wide variety of buildings including air raid shelters (now listed) as well as churches.

#### Nos. 42, 44 and 46 Newark Lane

A recessed panel on the front of No. 42 is dated MDCCXXXVIII (1738) which records its first construction as the parish poorhouse, although the appearance today is more of the mid-19th century due to the later sash windows. More original is the steeply pitched clay tiled roof and large axial brick chimneys. A thick plat band across the front elevation at first floor level is less obvious as the brickwork has been painted and sections of lean-to tiled roofing added to the front to provide porches.

#### Vine Cottages

This row of three red brick cottages was built in c1705 when William Westbrook, a wheelwright of Ripley, built a house there, having encroached land from the Green. It is believed that the central part was a wheelwright's shop for over 150 years. The cottages are built from brown brick with simple casement windows and steeply pitched tiled roofs, some with dormers to the first floor. There are two substantial chimney stacks. The group has recently (2012) been restored and upgraded.



### Village fire pump station

This tiny brick building has a garage door facing the street and shallow hipped slate roof. It dates to around 1800 and was used to house the village fire pump until the addition of the new fire station in Rose Lane in 1911. It has also been used as a mortuary, and is now owned and cared for by the Parish Council, who use it as a store.

### The Hollies

The Hollies is a mid-19th century two storey house, three windows wide with a central entrance which is hidden behind a brick porch with a modern ogee-canopied metal roof. The brownish-red Flemish bond brickwork, original six over six sash windows, and pleasing symmetry of the front elevation all add the high quality of this property, which was previously included on the old statutory list, grade III.

## High Street

### Cobwebs

Cobwebs is a two storey late 18th century red brick cottage with blue headers, metal framed leaded light casements windows, and an old tiled roof. The six panelled front door may not be original. Cobwebs was the former blacksmith's house for the smithy which was once the adjoining site and was rebuilt almost in replica in the late 1960s or /early 1970s

### Non-conformist Chapel

The chapel is dated 1862, and is a small building built in brown brick with red brick dressings. An original porch faces the High Street. Two tall pointed windows also face the street with original glazing, topped by a small circular window. The roof is slate, with decorative ridge tiles – all original.

## Rose Lane

Former Fire Station, Rose Lane, dated 1911

This single storey, two bay building was constructed in 1911 (terracotta plaque on front elevation) for the Ripley Volunteer Fire brigade and served the district until the 1950s when the service was absorbed into the Surrey Fire Service. It is built from red brick with a machine-made clay tiled roof in which sits a well detailed lantern which provided ventilation. It was restored in 1992, and has been used by the local Scout Group since. The two pairs of garage doors appear original.

## The status of this document

This document forms part of the evidence base which supports the policies within the National Planning Policy Framework. It accords with relevant legislation in the Planning (Listed Buildings and Conservation Areas Act) 1990. It is an initial information source for individual planning applications and a material consideration when assessing development proposals. The conservation area appraisal should be used in conjunction with the saved policies of the Local Plan 2003, the emerging local plan, the NPPF, and other adopted planning policy and guidance. First and foremost, the conservation area appraisal is an important tool to use when developing and assessing planning proposals.

## Conservation area boundary and planning controls

The adopted appraisal contains recommendations for changes to the conservation area boundary that were implemented following resolution at the Executive on 18 July 2017.

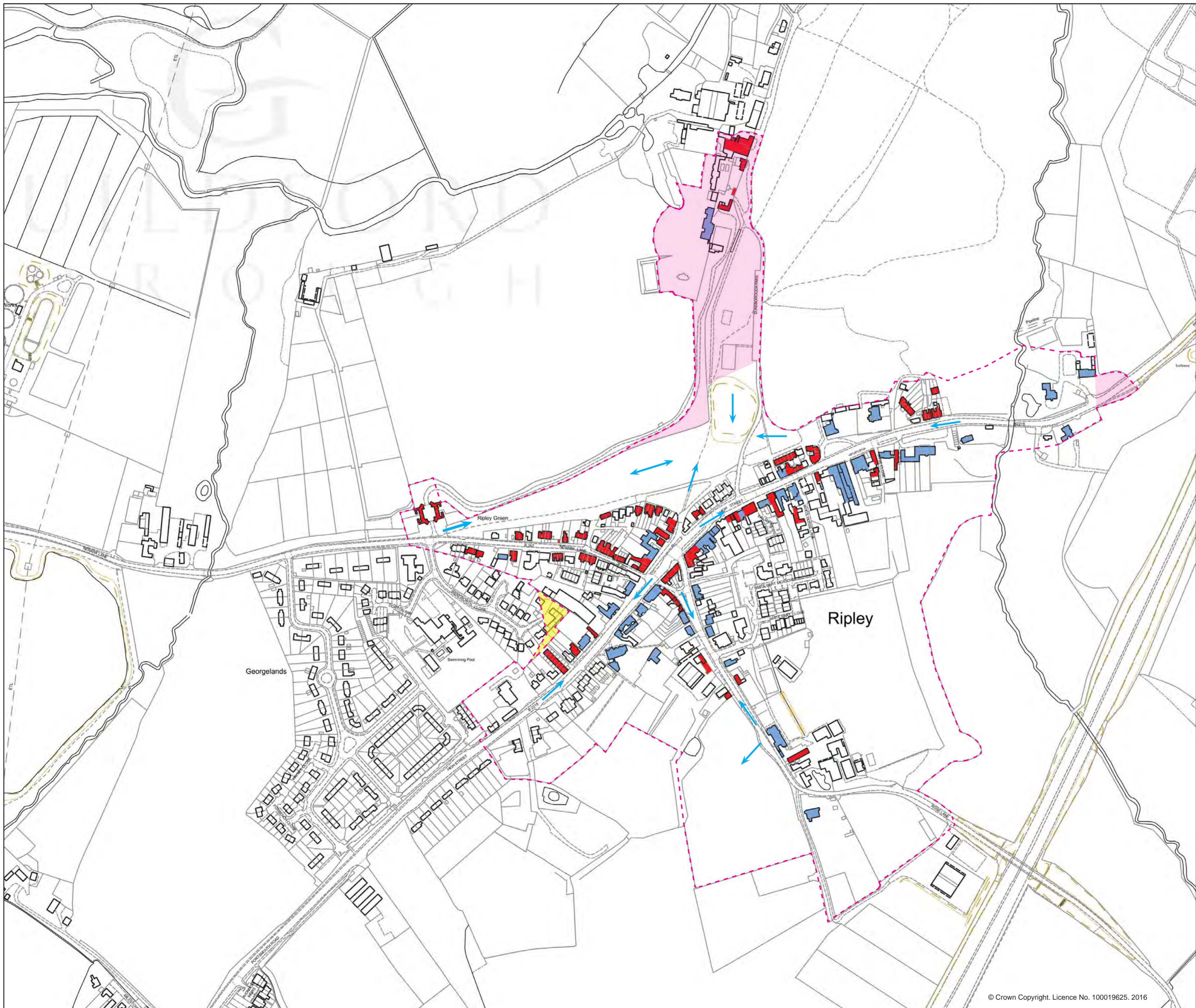
## Statement of public consultation

This document has been subject to wide public consultation. A walk around Ripley with local stakeholders, including officers from the Council, Ripley Parish Council and Ward Councillors, was held on 30 November 2012. Stakeholders were consulted through the public consultation process. The public consultation was held from 6 March until 3 April 2017. Documents were made available to view online on the Council's website at [www.guildford.gov.uk](http://www.guildford.gov.uk). Hard copies were available in the public library and the Council offices at Millmead House, Millmead, Guildford GU2 4BB. After careful consideration of the representations made following the public consultation, the text of the appraisal document was amended to address valid points of concern. A summary of the comments received and the amended text were formally submitted to the Council's Executive Committee and agreed on 18 July 2017.

## Acknowledgements

The document has been produced with the support of the following:  
Ripley Parish Council  
Send and Ripley History Society  
With special acknowledgement to Chezil Bird.





- - - = original conservation area boundary
- - - = addition to conservation area
- = reduction of conservation area
- = listed buildings
- = positive buildings of townscape merit
- = significant views

Not to scale



**Planning Services**

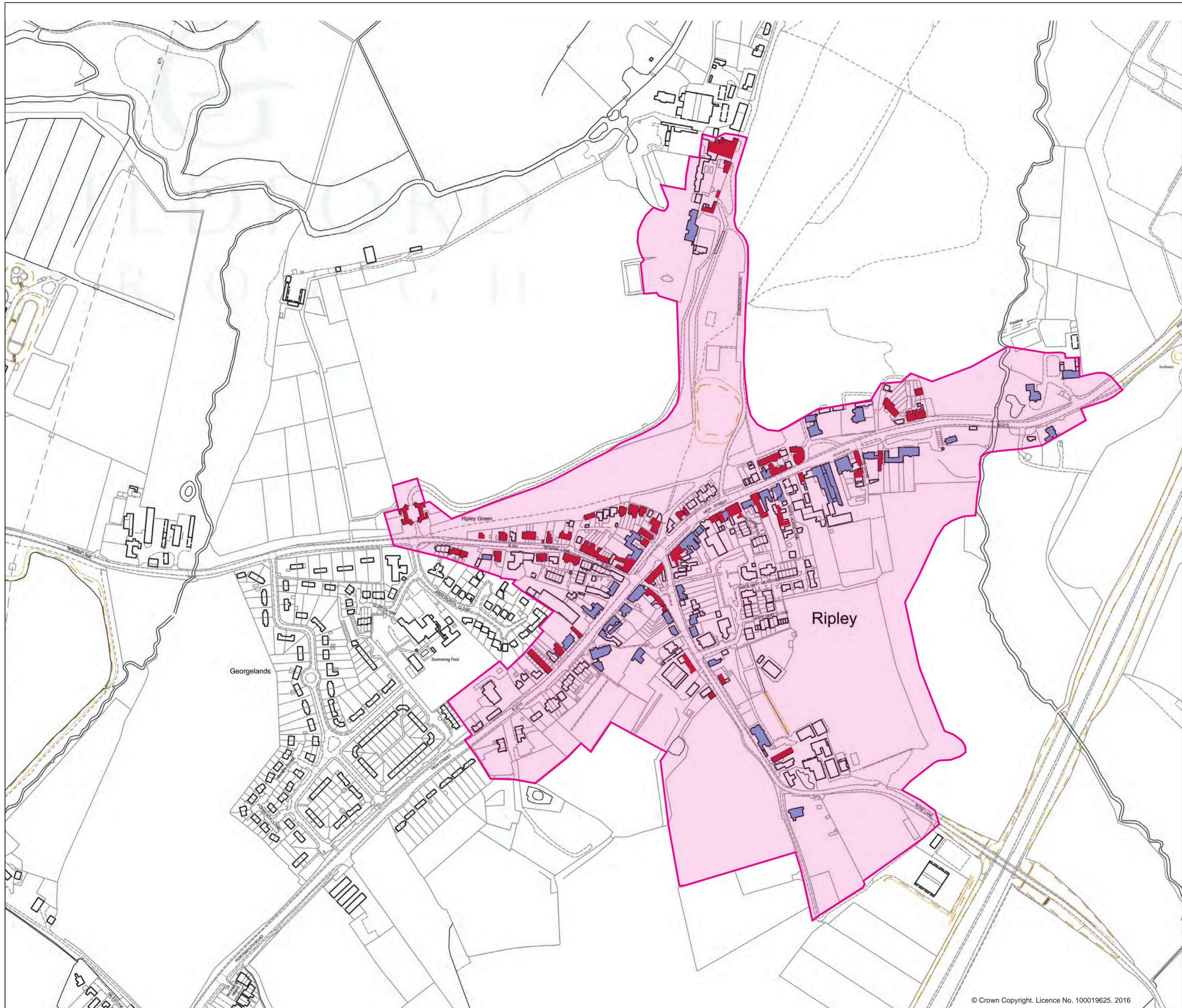
Guildford Borough Council  
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 Guildford GU2 4BB

**Ripley Conservation Area Appraisal**

Townscape Appraisal Map with existing conservation area boundary and revisions

July 2017





- = conservation area boundary
- = listed buildings
- = positive buildings of townscape merit

Not to scale



**Planning Services**

Guildford Borough Council  
 Millmead House  
 Millmead  
 Guildford GU2 4BB

**Ripley Conservation Area Appraisal**

Conservation area map with revised boundary

July 2017



