

# APP/M3645/W/25/3372747: Land South of Barrow Green Road, Oxted

## **HERITAGE APPENDICES**

Thomas Copp

## Appendix A: Historic Mapping of Oxted

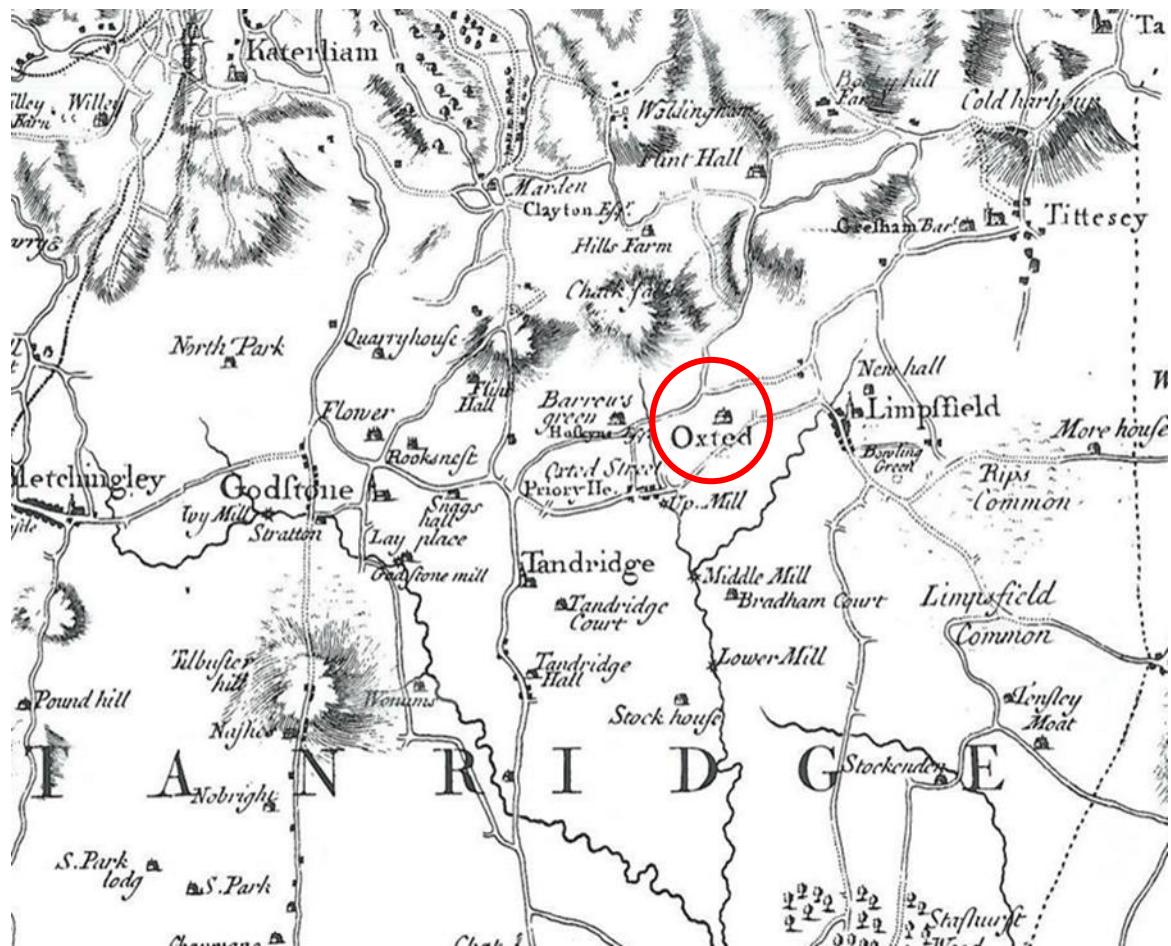


Figure A.1: Extract from John Senex's Map of 1729

The map is titled *New map of the county of Surrey laid down from an actual survey* and is one of the first detailed maps of the county available. The map was topographically correct and shows relevant routes, although buildings are shown illustratively.

Oxted (location circled in red) is depicted by a single building, with Oxted Street (now referred to as Old Oxted) identified to the west. Limpsfield lies to the east. The three areas are clearly separate urban areas and do not lie immediately adjacent to one another, or form a single town or village.



Figure A.2: John Rocque's 1768 map of Surrey

Rocque's map provides additional detail and is highly accurate, although buildings are still shown illustratively. Oxted is marked by a cross, indicating the presence of the Church of St Mary the Virgin, with an additional building (presumably Court Farm House) indicated to the south-west. The surrounding land appears to comprise arable land (those fields that are shaded to indicate ploughing) and pasture (those unshaded areas). This indicates that the Site was pasture at this time.

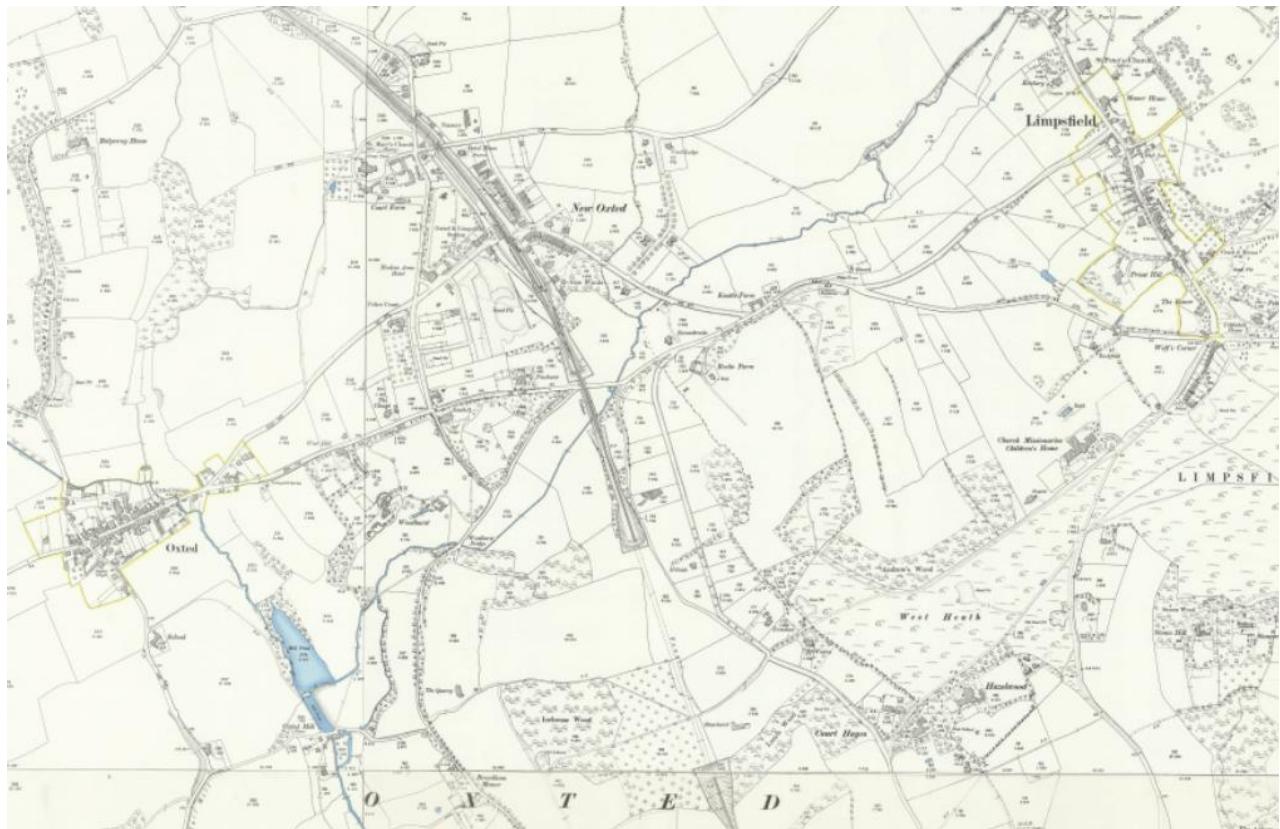
Oxted Street is depicted as a linear settlement following the High Street, to the south-west of Oxted. Limpsfield is shown to the east and is a linear settlement, running north-south. Oxted, Oxted Street and Limpsfield are all clearly separate and distinct settlements at this time.



**Figure A.3: Extract from 1839 Oxted Parish Tithe Map**

The Tithe map shows the parish more accurately, with individual buildings, routes and fields all shown. Oxted (comprising the Church of St Mary and Court Farm) is shown to the north-east, well separated from Oxted Street to the south-west. There is clear separation between the two, with agricultural fields between them.

Limpsfield is not shown, with the settlement lying in a separate parish to the east.



**Figure A.4: Extract from 1895-96 large-scale OS map**

This map shows the local area after the construction of the railway station and railway line. Oxted Street is now marked as Oxted, with the development surrounding the railway station now recorded as New Oxted. This area rapidly developed after the construction of the railway station, although the development remains clearly separated from Oxted to the west. The Church of St Mary and Court Farm also remain distinct from this development at this time.

Limpsfield is a distinct settlement to the east.



**Figure A.5: 1910-1914 OS small-scale OS map**

This map shows Oxted and New Oxted as distinct settlements. Additional development is present between the two settlements at Easthill Road, with development also present to the east of the railway station.



**Figure A.6: 1933 small-scale OS map**

This map shows the further expansion of the settlements, with additional development on Church Lane and West Hill. This comprises individual dwellings as “ribbon” development and Old and New Oxted remain distinct. There is additional development north and east of New Oxted, including at Barrow Green and along Westerham Road, Granville Road and Bluehouse Lane. This development has begun to merge New Oxted with Limpsfield further to the east, although the three settlements remain distinct.



**Figure A.7: 1945 aerial photograph**

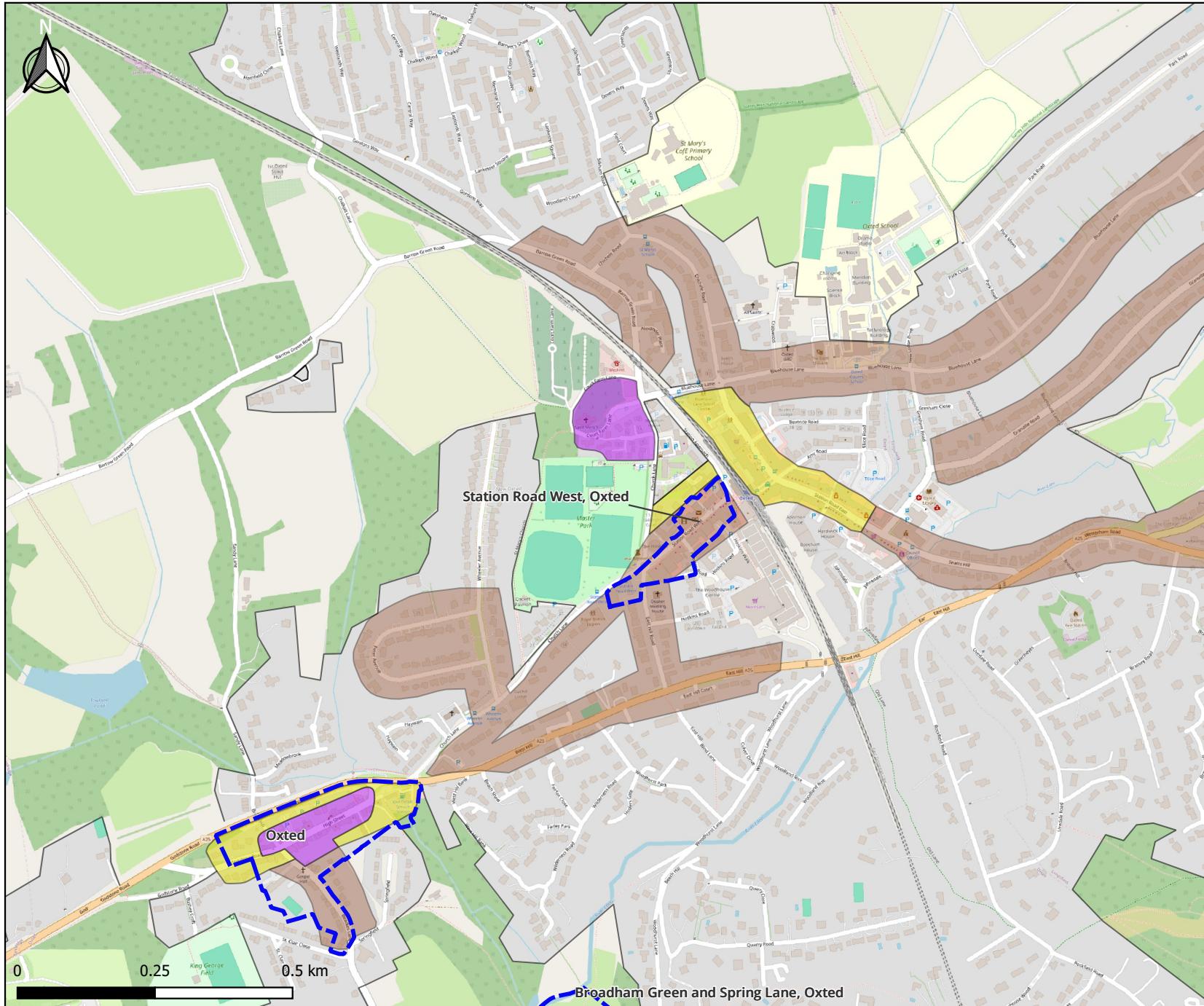
This aerial image shows the expansion of Oxted, including the construction of Peter Avenue on land that sits between New and Old Oxted. The additional development to the east, which connects Oxted with Limpsfield is also evident, together with some additional development both north and south of New Oxted. Landscaping along the valley and stream still provides some separation between Old and New Oxted, which remains today.



**Figure A.8: 1967 small-scale OS map**

This map shows more extensive development in the local area, including the expansion of New Oxted in all directions. For the first time, this map does not differentiate between “New” and “Old” Oxted, with the combined settlement now marked simply as Oxted. This is illustrated by the expansion to the west including Wheeler Avenue and Peter Avenue which have developed part of the gap between the two previously distinct settlements, together with additional development along Church Lane and West Hill. There is extensive additional development to the south and south-west of the railway station, with additional development also present to the east of the railway line. It is at this point that Oxted appears to have become a single town.

## Appendix B: Growth of Oxted



**Appendix B: Growth of Oxted**

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## Appendix C: Historic Mapping of the Site and surroundings

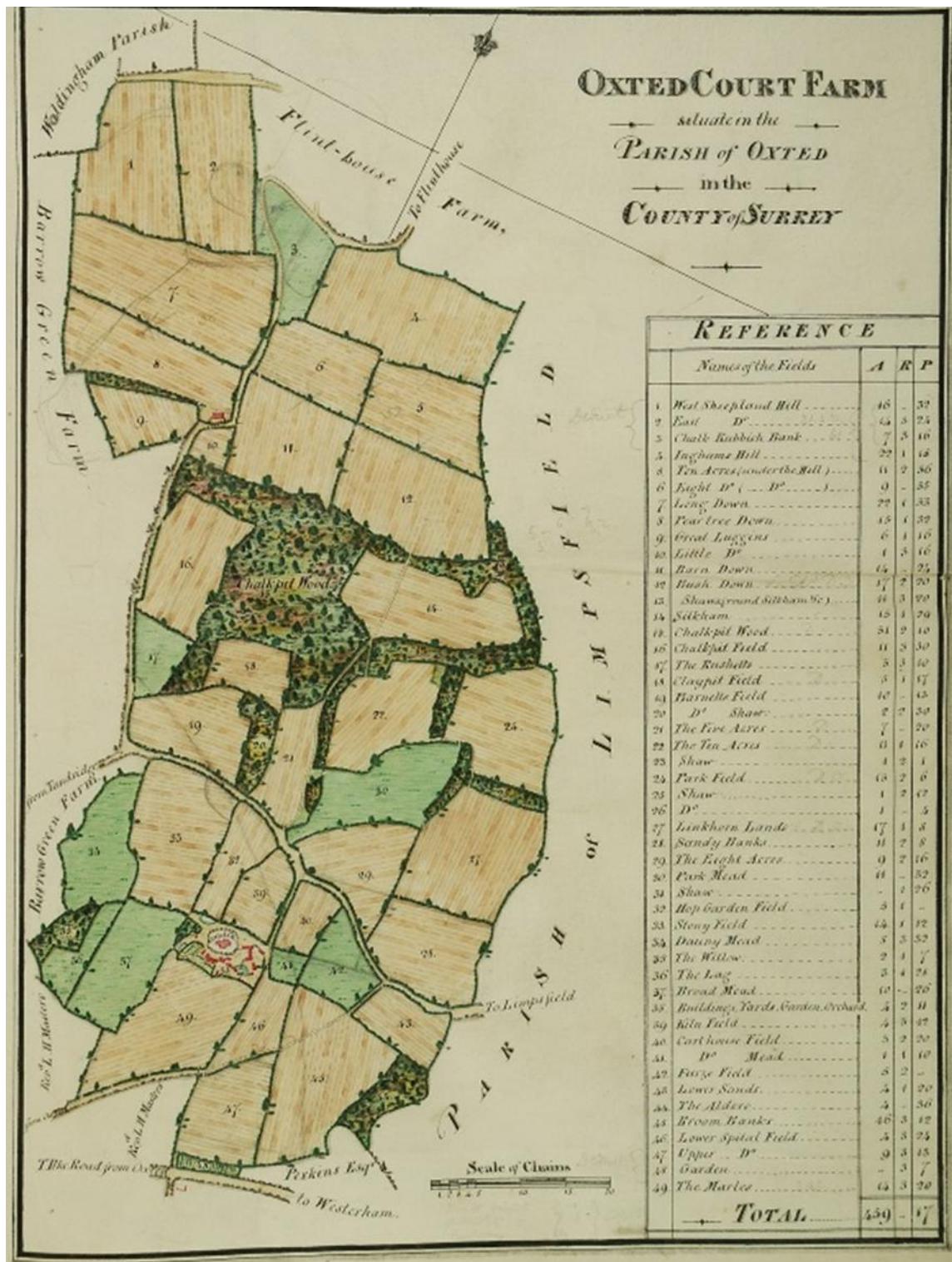


Figure C.1: 1809 Plan of Court Farm

The 1809 plan shows Court Farm and its extensive landholding. It depicts the Church of St Mary (shown in more detail in the extract below), with Court Farm House to the south and the various buildings that formed the farmstead at this time.

The surrounding land is predominantly in arable use, with some pasture also recorded. The Site falls predominantly within Plot 22: Stoney Field, with the eastern part in arable use and the western pasture.



**Figure C.2: Extract from 1809 Plan of Court Farm**

This extract shows Court Farm and the Site, located to the north-west, in more detail.



Figure C.3: 1839 Oxted Parish Tithe Map

The Tithe Map is the first map to accurately show the buildings within Court Farm and shows the surrounding land. The Apportionment is presented at Table 5.1 of my Proof of Evidence.

Court Farm House is depicted in pink and has an attached outbuilding to the east. Additional outbuildings lie to the south and east, which include substantial barns further to the east. Two ponds are located to the east and west of the farmhouse. The Church of St Mary is shown to the north.

All buildings within the farm, as well as the entirety of the Site and significant areas of surrounding land are recorded as owned by Charles Leigh Hoskins Master and occupied by Richard Dartnell. The Site remains in a mixture of arable and pasture use.



**Figure C.4: 1869-71 Ordnance Survey (small scale)**

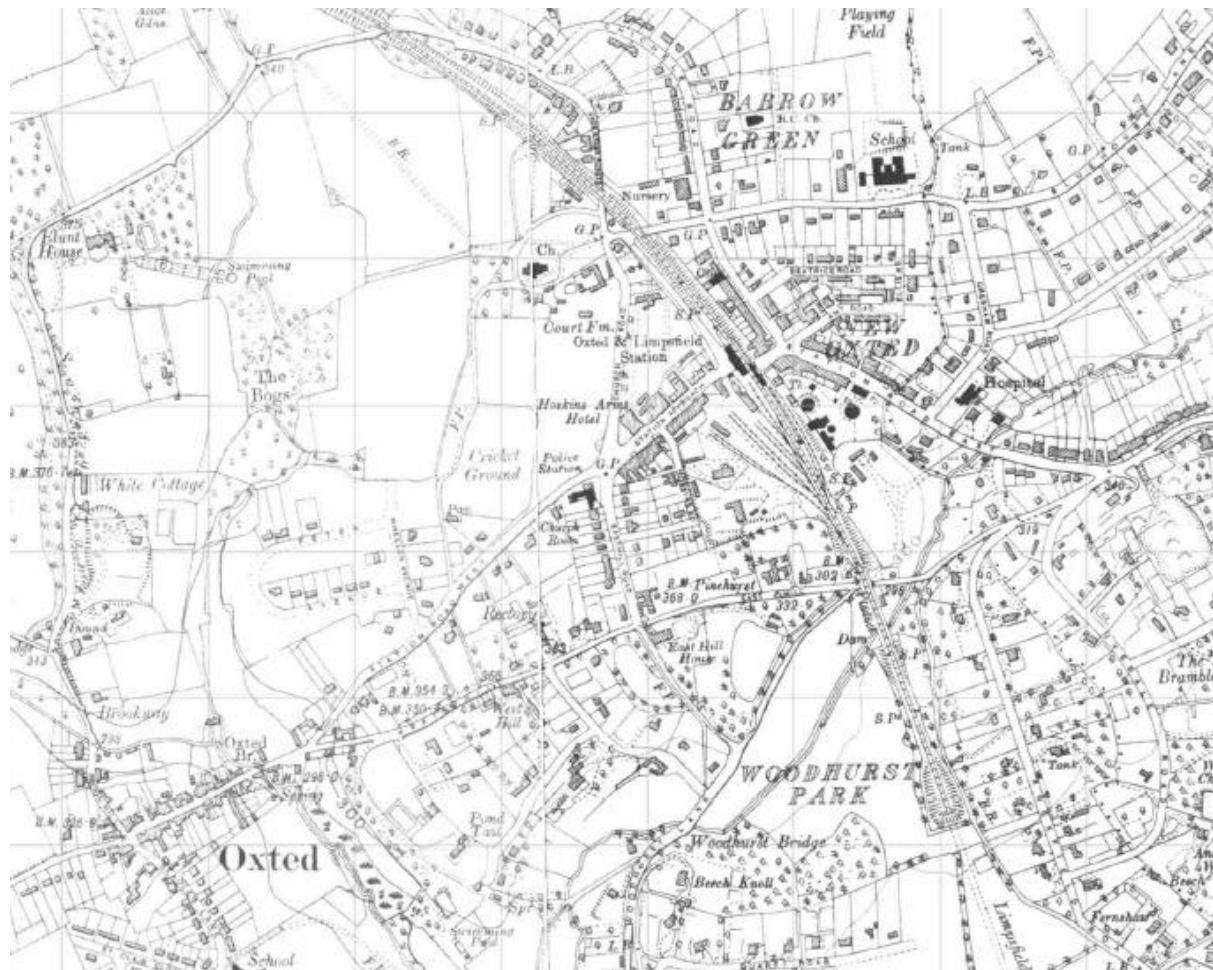
This map shows Court Farm, with the orchard to the west and the Church of St Mary the Virgin to the north. The Site is located to the north-west and is crossed by the PRoW. Oxted is depicted to the south-west.

Court Farm and the church form a single focus of development, separated from the main settlement and surrounded by agricultural land and the railway line (depicted to the north-east).



**Figure C.5: 1895-98 Ordnance Survey (small scale)**

This map shows the development of the railway station and the first development within “New Oxted” to the east of Court Farm.



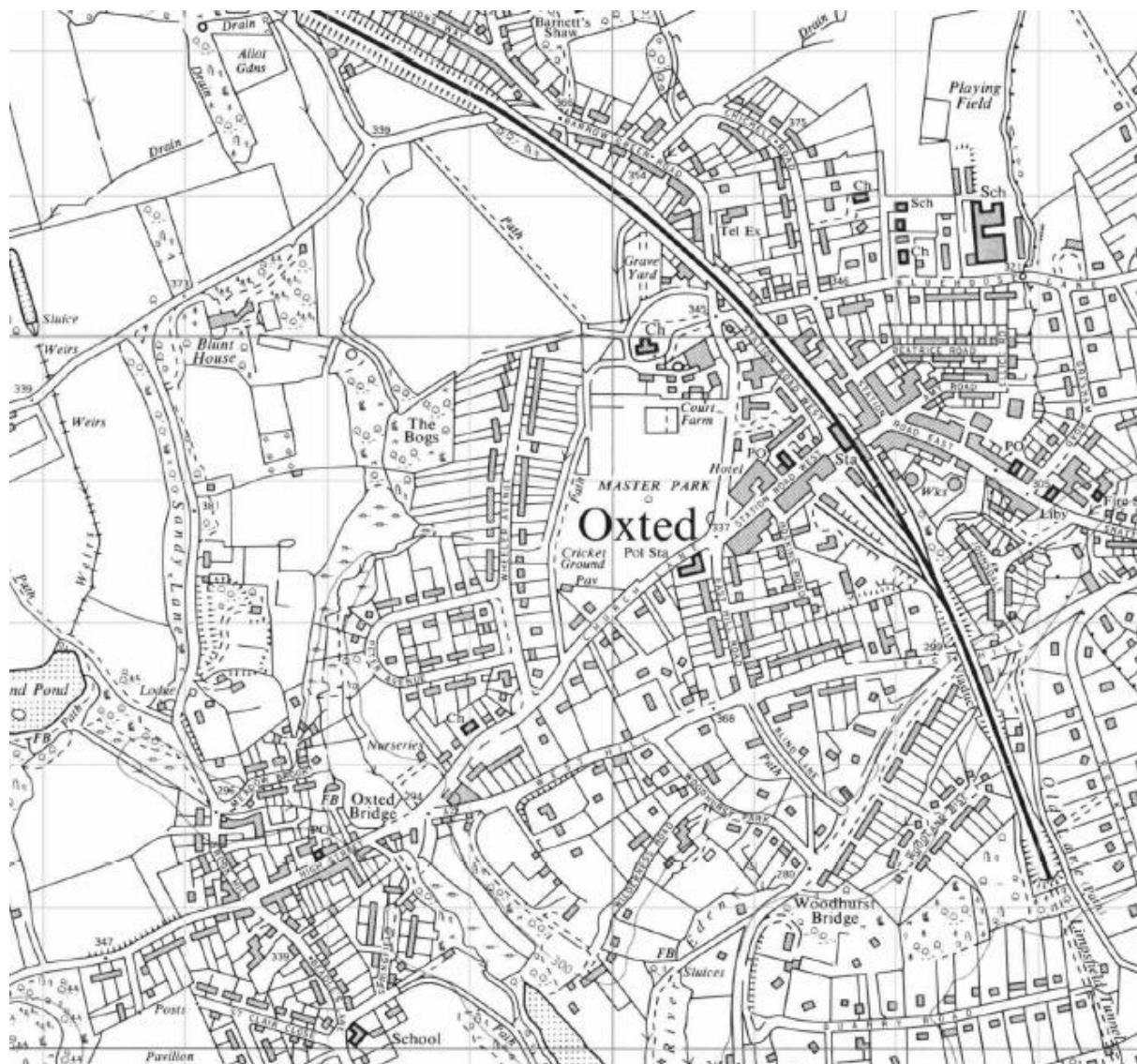
**Figure C.6: 1933 Ordnance Survey (large scale)**

This map shows the continued expansion of New Oxted during the first part of the 20<sup>th</sup> century. The cricket ground is shown at the southern extent of Master Park.



**Figure C.7: 1960 Aerial photograph**

This aerial photograph shows the ongoing development of Oxted. The Site is identifiable by the PRoW crossing it and this map appears to show the orchard to the north-west of Court Farm, with little other planting between the cluster of buildings at the farm and church, and the Site.



**Figure C.8: 1967 Ordnance Survey (small scale)**

This map shows the further development of Oxted in the post-war period, with Old and New Oxted now merged by development along West Hill and Church Lane. Additional large-scale buildings are shown to the east of Court Farm and the Church of St Mary, with the cemetery to the north of the church also shown. Wheeler Avenue is also shown for the first time.



**Figure C.9: 1988 ordnance Survey (small scale)**

This map shows the redevelopment of Court Farm to provide St Mary's Close.



**Figure C.10: 1999 Aerial Photograph**

This photograph shows the development of St Mary's Close more clearly, with the tennis court within Master Park shown and the extensions to the cemetery also visible. The Site is in arable use at this time and crossed by the PRoW. There is some planting on the eastern boundary of the Site.



**Figure C.11: 2005 Aerial Photograph**

This photograph shows some further planting and the maturing of planting to the west of Court Farm House.



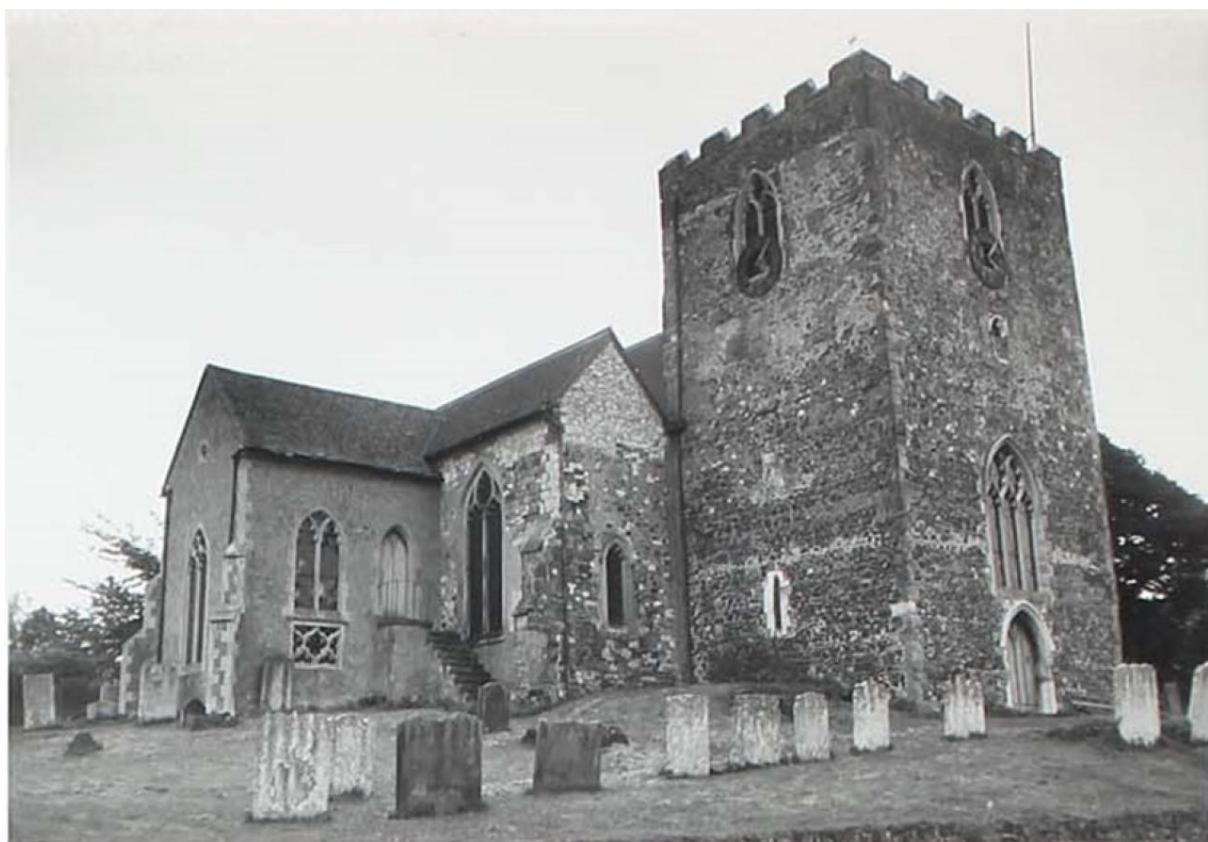
**Figure C.12: 2025 Aerial Photograph**

This photograph shows the current site conditions, with the planting to the east of the Site now matured.

## Appendix D: Historic Photographs and Images



**Figure D.1:** 1822 painting of Court Farm House, showing the building prior to the refacing in brick and the changes to fenestration undertaken in 1861.



**Figure D.2:** Early 20<sup>th</sup> century photograph of the Church of St Mary from the north-west.

## Appendix E: Site and Area Photographs



**Figure E.1: Church of St Mary and Court Farm House viewed from the east**

This view is taken from St Mary's Close, with the neighbouring housing and community centre not seen within these closer views.



**Figure E.2: Church of St Mary viewed from the north-west**



**Figure E.3: A view from St Mary's Close to the entrance to the PRoW that crosses the Site**

The intervening planting is notable here, with the cemetery providing a more open setting to the right



**Figure E.4: A view east along the PRoW towards the Church of St Mary**

The church is not visible from the PRoW within this view, although partial views of the church are provided in winter months



**Figure E.5: A view towards the tower of the Church of St Mary from the southern part of the Site**



**Figure E.6: A view towards the tower of the Church of St Mary from the southern part of the Site**

These two views illustrate that views towards the church remains limited, with the tower partially visible above the treeline.



**Figure E.7: The tower of the Church of St Mary and Court Farm House from within Master Park**

Views from Master Park provide the only opportunity to experience the two listed buildings alongside one another, from outside of their immediate settings



**Figure E.8: Court Farm House viewed from the north-west**

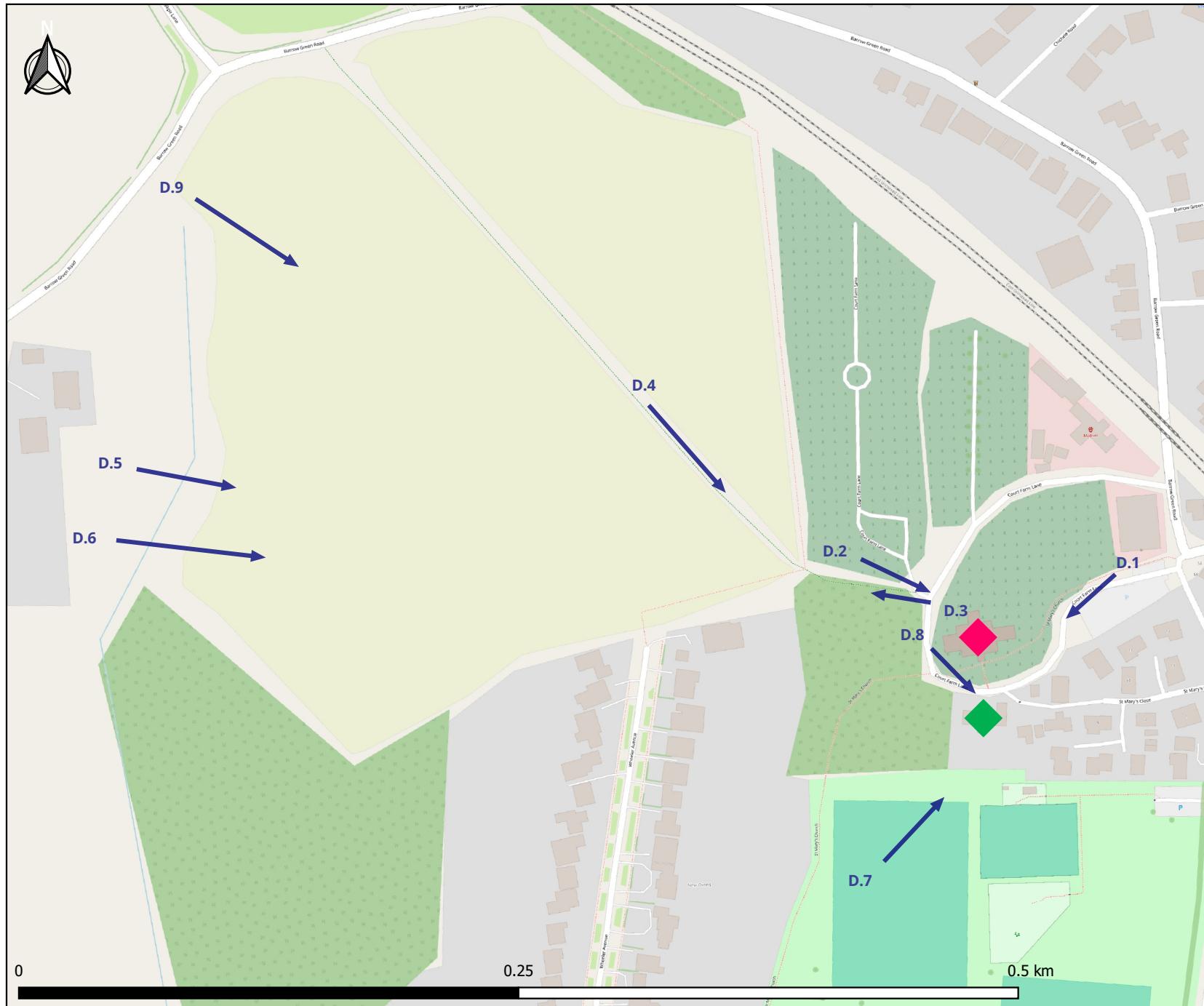
The Victorian and 20<sup>th</sup> century alterations to the building are clearly visible externally.



**Figure E.9: A view towards Court Farm House from within the Site**

This area of the Site provides a single, very partial view of Court Farm House (the gable end and part of the chimney tacks are visible and indicated by the red arrow).

## Appendix F: Photograph Location Plan



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- ◆ Church of St Mary
- ◆ Court Farm House
- Viewpoint  
(all viewpoints shown  
illustratively)

## Appendix F: Heritage Assets and Viewpoint Location Plan

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# Appendix G: Extract from Surrey Archaeological Society survey of Court Farm House

## Court Farm, 33 & 35 Church Lane, Oxted

Historic building assessment by M Higgins of SCC. Court Farm comprises four timber-framed bays with a substantial chimney with back-to-back hearths in the second bay. There are jowls to the four inner posts around the chimney. The roof is a staggered butt purlin, butt rafter design with added face gables. The first build has been dated through dendrochronology to 1613. A further timber-framed bay, of similar construction, and a face gable were added to the west end, probably in the early/mid-17th century. In the mid-19th century the property was faced in brick and re-fenestrated with bordered sashes. It may have been at this time that the house was divided into two parts with a second staircase added in the western half. The probable date is 1861, as shown on a brick on the south elevation. A single-storey front wing and a two-storey rear wing may also be of this date.

**Year:**

2016

**ID:**

2785

**NGR:**

TQ390529

**Periods:**

[Post-medieval](#)

**Borough:**

[Tandridge](#)

**Organisation:**

[Surrey County Council](#)

Full entry can be found at: <https://www.surreyarchaeology.org.uk/content/court-farm-33-35-church-lane-oxted>

## Appendix H: Extract from Tandridge District Council's website listing the conservation areas within the District

Conservation areas in Tandridge			
Name	Description	Date of designation	Area (in hectares)
Bletchingley	Historic village - former market town. A <a href="#">Bletchingley Conservation Area Appraisal</a> has been adopted as Supplementary Planning Guidance.	1969	18
Brewer Street & Place Farm, Bletchingley	Historic hamlet - containing Grade I listed Brewer Street Farm and site of former Bletchingley Palace	1990	22
Broadham Green and Spring Lane Oxted	Area containing hamlet of Broadham Green and buildings and other features at Oxted Mill	1990	31
Burstow	Small historic village	1990	6
Caterham Barracks	Former 19th century army barracks - now redeveloped for mixed uses	1996	11
Chaldon	Historic village centre - centred on church and Chaldon Court	1973	7
Ficklehole	Small hamlet containing two farms and the White Bear PH	1990	5
Godstone - Church Town	Historic centre of Godstone ('Walkingstead') - contains Church of St Nicholas and Grade II* listed almshouses	1972	3
Godstone - The Green	Godstone village centre - centred around Godstone Green	1972	17
Great Farleigh Green	Small settlement - buildings grouped around central common	1990	14
Kenley Aerodrome	Battle of Britain Airfield - In December 2005 the part of Kenley Airfield within Tandridge was designated a Conservation Area. In January 2006 the London Borough of Croydon designated the part within its area a Conservation Area. A joint <a href="#">Kenley Aerodrome Conservation Area Proposals Statement</a> has been adopted as Supplementary Planning Guidance.	2005	15
Limpsfield Village	Historic village centre. Tandridge District Council adopted a <a href="#">Conservation Area Appraisal and Management Plan for the Limpsfield Village Conservation Area</a> in June 2022.	1972 Boundaries amended in 2022.	19
Lingfield	Originally designated as three areas - Gun Pond, Church Town and High Street	1972/1972/1990	19
Oxted	Historic centre of Oxted, now known as Old Oxted - characterised by steep, narrow road	1972	5
Outwood	Village centred on Outwood Common and Grade I listed Outwood Mill	1990	34
Pendell	Small settlement comprised of a number of large country houses including Grade I listed Pendell House	1990	22
South Park	Small, isolated settlement centred on South Park House and St Marks Chapel	1990	3
Station Road West, Oxted	Street comprised almost entirely of early 20th century 'mock Tudor' buildings, many with elaborate wood carving detail	1990	2
Woldingham Green	Village centre with Woldingham Green as central feature	1990	3

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