



# Dunsfold Village

DESIGN STATEMENT

2001



## Acknowledgments

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[www.dunsfold.org](http://www.dunsfold.org)



*Top: One of Dunsfold's seven ponds*

*LEFT: Yonder Lye*



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## Introduction

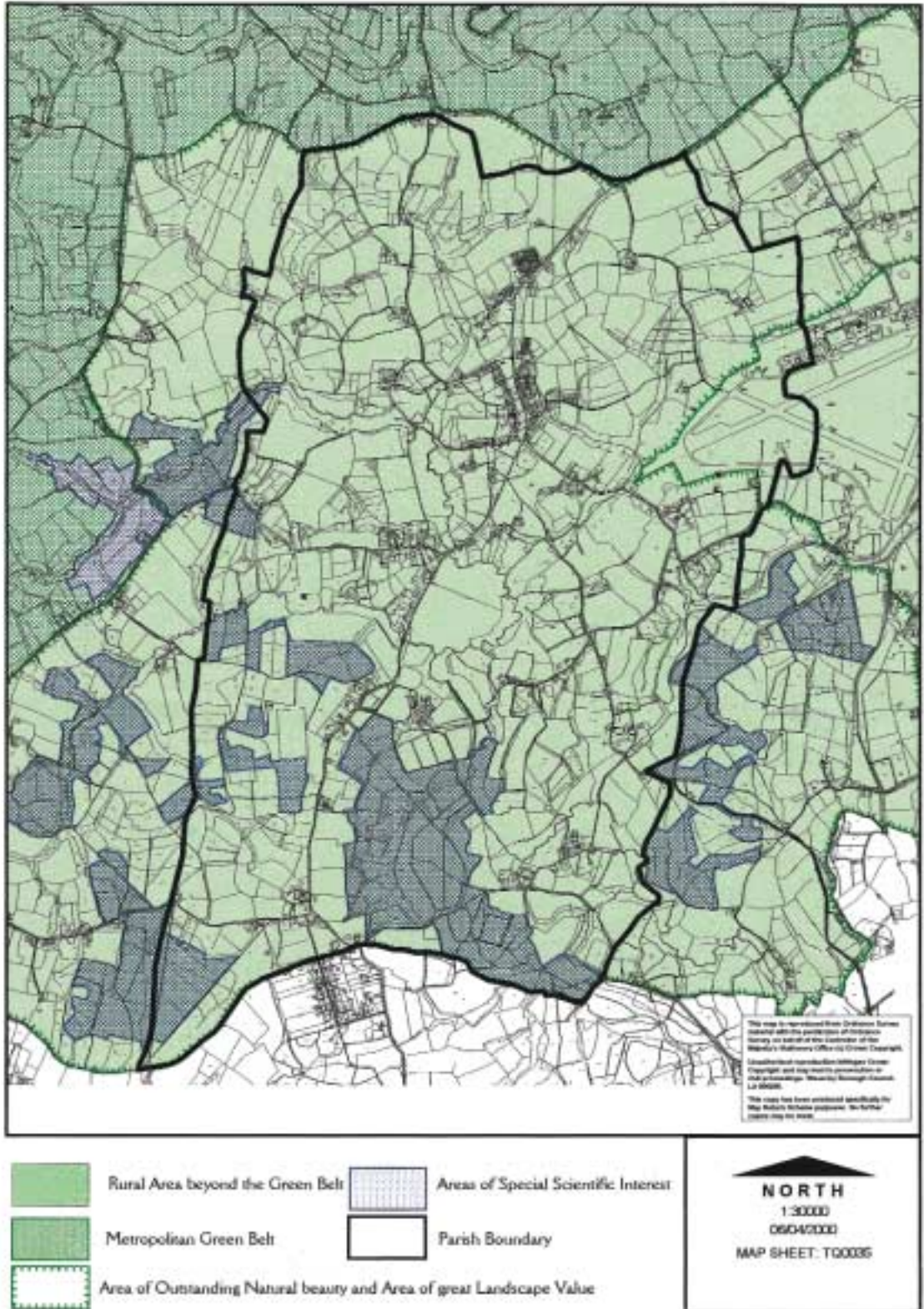
- 1.1 Dunsfold is a rural parish in SW Surrey set on Wealden clay. Its unique character has been developed in its remote wooded setting over the last millennium.
- 1.2 This *Village Design Statement* has been researched and prepared by a group of residents, who have sought to identify the principles, design features and quality standards in the Parish that they value. They have been guided by a Steering Committee, whose initial expenses have been funded by the Parish Council. The Statement should be read in conjunction with the Structure and Local Plan. It is a statement by the residents of the Parish to be used by Dunsfold Parish Council and Waverley Borough Council. It has been adopted by Waverley Borough Council as Supplementary Planning Guidance, to be taken into account as a material consideration, when planning applications in Dunsfold Parish are considered. It should also be used by those wishing to build, modify or extend property, or seeking to change the use of land within the Parish of Dunsfold.
- 1.3 It is not to be considered as a tacit encouragement to local development. It does not seek and has no power to control the allocation of development in the Parish. It identifies the key features that make Dunsfold what it is today, and is specifically directed at the way inevitable future changes should be managed to maintain Dunsfold's individuality.
- 1.4 The process whereby all members of the local community have had an opportunity to be involved in the production of the guidelines by attending public meetings and answering questionnaires has been reviewed in detail by Waverley Borough Council to ensure that it is representative of local views. Many villagers have been painstakingly involved in preparing a detailed analysis of the Parish, to identify those features, which provide the characteristics that residents value.
- 1.5 This document is intended to provide guidance for all areas of the Parish. References to Dunsfold, the Village or the Parish cover the whole area within the parish boundary. The Common Area refers to the Common, and the approximately 125 properties around its perimeter, many of which are within a Conservation area.
- 1.6 It is intended that the Statement should be reviewed and updated every ten years to ensure that it remains representative of Village views.



*FACING PAGE:* Ordnance Survey map of Dunsfold and the surrounding villages (scale: 1:50 000)

*LEFT:* Preparing for the Village Design Statement exhibition in the Winn Hall

Map of the parish boundary and designated areas of environmental and scientific interest



## ■ Why is the Statement required?

- 2.1 A village is a living breathing community, which will adapt to the evolving requirements of its residents. A key element of the preparation of this document has been to establish how residents view change in relation to the structure of the village and the design of its housing. The design of a village is not only the physical structure and style of its buildings, but it is also about its landscape setting and how its environment is to be preserved. Dunsfold is one of the most wooded Parishes in England with more than 50% of the land area covered in trees.

## ■ What is the Statement designed to achieve?

- 3.1 The Statement should be used in formulating and considering Planning Applications, regardless of scale, and in reviewing developments, which may have an impact on the local environment within the Parish. Newness and change are not necessarily bad nor should they be disguised; with thought, the new can complement the old.
- 3.2 This Statement illustrates some of the distinctive elements and characteristics of design that should be considered when plans are being prepared and reviewed.

## ■ Who should use the statement?

- 4.1 This Statement has been written for:
- Residents**, providing guidance for keeping alterations and extensions in sympathy with the character that the community values, and providing comment on other issues such as the environmental impact, that should be considered.
- Architects and Builders**, to explain what the Village community wants to see in new and altered buildings and land uses.
- The Parish Council**, to assist them in commenting on planning applications.
- The local Planning Authority**, Waverley Borough Council who have adopted this Statement as Supplementary Planning Guidance, to

consider and determine local Planning Applications and environmental issues in the Parish.

- 4.2 When submitting planning applications, applicants are requested to indicate that they are aware of the guidelines in the *Village Design Statement*, and to outline how they feel their application has taken account of them.

## ■ How has the task been approached?

- 5.1 The review was broken down into four inter-linked studies:
- *The landscape setting and village structure (Section 8)*
  - *Building design (Section 9)*
  - *Management of open spaces (Section 10)*
  - *Woodlands (Section 10)*

Each study group, made up entirely of villagers, operated autonomously, supported by The Steering Committee. The Steering Committee was made up of some members of the Parish Council and other local residents with appropriate experience, together with external advisers, who have knowledge of planning legislation and experience of other *Village Design Statements*. Each group has issued questionnaires at presentations in the village to clarify guidelines embodied in this Statement, and a combined questionnaire has been circulated throughout the Parish.

- 5.2 Although not part of the adopted *Village Design Statement*, a further Group was involved in reviewing the facilities available to the residents of the Village, to ensure that they meet the needs of a full cross section of the community living in the Village. Facilities need to meet the changing requirements of the broader community. Issues associated with the maintenance of the Common, other open spaces and woodlands were also reviewed. Their findings are set out in a separate document addressed to the Parish Council.



## ■ Brief historical background

- 6.1 The ancient Saxon settlement of Dunnod's Fold was located in Wealden forest near the banks of Loxwood Stream, a tributary of the River Arun. The present church, built sometime after 1260, stands on the site of earlier buildings close to a Holy Well, once recognised as providing a cure for eye disorders. There is some evidence that the church was located at a crossroads between two old (perhaps Roman) roads, one running from Bramley via Thorncombe Street in the North towards Petworth to the South, and the other from the North East past the present day Cranleigh and through High Street Green to the South West.
- 6.2 As with many Wealden villages, the centre strayed away from the church, and formed a perimeter round the Common where a clearing was developed in the mainly wooded countryside.
- 6.3 Industry in Dunsfold during the Middle Ages depended much on timber as a material for local building, with charcoal supporting both glass and iron making industries. Although local iron production declined in the early 17th century, sheep farming and cloth making continued. By the 19th century, growth of large estates such as Park Hatch and Burningfold, often financed by prosperous London merchants, provided major employment for farm and estate workers.
- 6.4 Church Green is one of two Sites and Areas of High Archeological Potential requiring full archeological investigation before ground breaking can begin.

*St Mary & All Saints  
Church, Dunsfold*





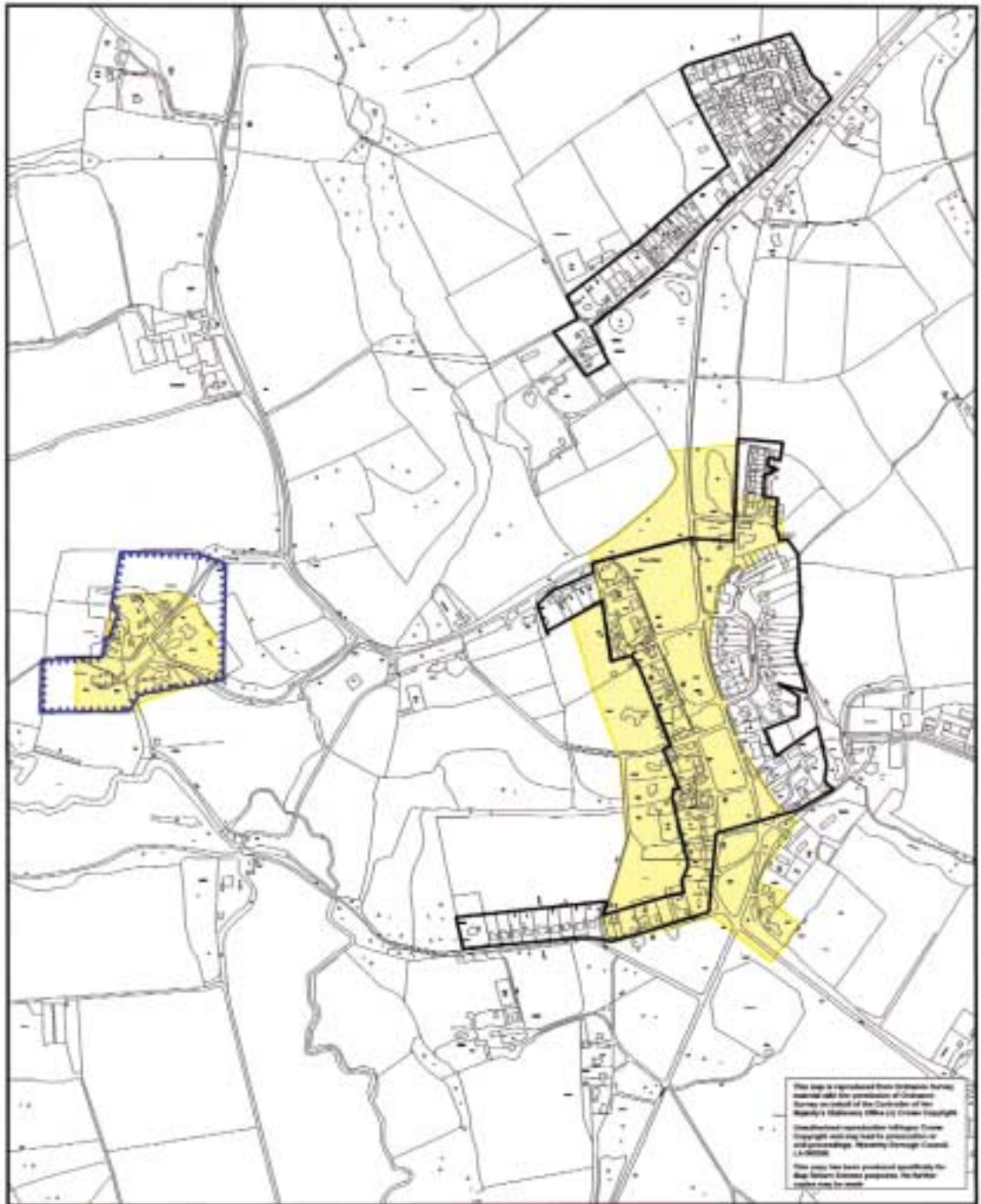
*ABOVE LEFT: Dunsfold Village Stores & Post Office*

*ABOVE RIGHT: The Sun Pub*




*LEFT: The Village cricket green and War Memorial*


## ■ The parish as it is today

- 7.1 Residents are attracted by the tranquillity of the agricultural setting that is offered in a parish without a major road through it, but within commuting reach of London and other more local centres of employment. They form part of a community strongly determined to retain the character that it values.
- 7.2 There are two Conservation Areas, one round the church and its adjacent properties, and the other encompassing much of the Common Area. A Conservation area is one "of special architectural or historic interest whose character or appearance should be preserved or enhanced".
- 7.3 About 1200 residents occupy 392 properties in Dunsfold. At least 36 properties are thought to be more than 300 years old, and there are 45 buildings listed Grade II, in addition to the church, which is listed Grade I (See Appendix 1).
- 7.4 There is a very low level of local unemployment and the community is prosperous. With wealthier residents buying and improving properties, this has tended to lead to a shortage of houses available for first time buyers.



LEFT: The designated conservation and other areas of planning significance within Dunsfold

-  Area of High Archaeological Potential
-  Conservation Areas
-  Proposed Rural Settlement Boundary

  
**NORTH**  
 1:1000  
 05/04/2000  
 MAP SHEET: TQ0036

## ■ The landscape setting and village structure

### 8.1 *Planning categories*

The Parish lies in the Countryside beyond the Green Belt and within an Area of Great Landscape Value (AGLV). Within such areas it is the Waverley Borough Council's policy that development "will only be acceptable for the essential needs of agriculture, forestry, outdoor sport and informal recreation, cemeteries, mineral extraction and waste disposal. All development must be appropriate in layout, scale, height, form, impact and siting". The Parish is immediately adjacent to the Surrey Hills Area of Outstanding Natural Beauty (AONB).

### 8.2 *Settlement areas*

In the Waverley Borough Replacement Local Plan, two areas of the Parish have been designated within "Rural Settlement Boundaries", which can "accommodate limited development without detriment to their character". In such areas only appropriate small-scale development will be permitted. Almost all properties in these areas form a linear development round the Common, and are spaced so that generally they enjoy rural views across the Surrey Hills AONB. Outside the Common Area, there are a number of well-spaced settlement areas mostly of linear development along lanes leading from the

village. There are also three post war developments set in closes on the perimeter of the Common Area.

### 8.3 *Property characteristics*

There is a wide variety of styles among the 392 properties on the Electoral Roll. The great majority are of two storeys, set well back from the roads, and are of red brick and clay tile roof construction. Properties in the Common Area tend to follow a linear pattern round the perimeter of the Common, and traditionally were well spaced in the centre of their plots surrounded by their gardens, leaving rural views between adjacent dwellings. More recently there has been in-filling between properties, impairing that sense of space, which is an important characteristic of the Common Area.

### 8.4 *Open spaces*

The centre of the village is dominated by its Common, described by Iain Nairn and Nikolaus Pevsner in *The Buildings of England – Surrey* as 'a splendidly rough and shaggy big green'. Most of the outlying settlements are approached down lanes canopied with trees, surrounded by woodland or open pasture. The overall effect is one of spaciousness and informal development over a long period of time.

*Below: Differing styles of architecture typical of the village*





*Top: In the Common Area, houses have verges which are often backed by low walls of local stone or hedges*

*Above: Garden perimeter walls tend to be made using traditional clay bricks or local sandstone*

*Right: Overhead power and telephone cables form a visually intrusive element in the landscape*



### 8.5 *Verges*

In the Common Area, roadsides are characterised by verges often backed by low walls of local stone or hedges. Verges tend not to be supported by curb stones, which are used only where there is a problem with encroachment of vehicles.

### 8.6 *Plot boundaries*

Garden and perimeter walls tend to be made using traditional clay bricks or local sandstone. Gates and fences are generally made of unpainted oak or pine, and they maintain a rural feel. Perimeter hedges away from the Common Area look out of place unless they are planted with traditional species, such as blackthorn, hazel, field maple or holly. Many of the existing hedges are examples of traditional country hedgerows.

### 8.7 *Driveways and signage*

Driveways are often surfaced with shingle, with harder wearing materials being used at access points. Signage tends to be discreet in both size and colour, in keeping with the rural environment.

### 8.8 *Roads and junctions*

There is one main route through the Common Area, providing access to outlying settlements down adjoining lanes. There is no street lighting (except for three lights in Grigg's Meadow, one of which is outside the sheltered housing), and signage is unobtrusive. There are no traffic islands, traffic lights or zebra crossings. There is no network of streets behind the main access roads and this confirms the linear structure of the settlement. The rural character of this dispersed settlement would be significantly affected by insensitive road changes and traffic management.

### 8.9 *Telephone and other wires, aerials*

Telephone and other wires provide a visually intrusive element, and it would be preferable if they were relaid underground.

## Guidelines on landscape setting and village structure

### ■ New development should:

- *Comply with Structure and Local Plan policies, and harmonise with the rural character of the locality.*
- *Preserve the feeling of space and rural views that are a key characteristic of the Village.*
- *Meet the objectives and constraints of all sites of Nature Conservation Importance and of Sites and Areas of High Archeological Potential.*
- *Use traditional local materials where feasible consistent with existing or adjacent structures.*
- *Ensure that telephone and other wiring, in the Common area, at least, is located underground.*
- *Ensure that boundary walls and fences are of a height and construction using traditional materials to harmonise with their surroundings, and to avoid obscuring the feeling of space. Boundary hedges should be planted with indigenous species.*
- *Ensure that driveways use traditional materials where appropriate to the level of use. Shingle, sandstone and hoggin finishes tend to look more in keeping than black tarmac or white concrete.*
- *Avoid the inappropriate use of urbanising features on roadways while meeting proper highway standards. Signage should be limited and unobtrusive. There should be no additional street lighting.*

### 8.10 *Nature conservation interest*

There are a number of Sites of Nature Conservation Importance preventing any development "which conflicts with nature conservation interests". Chiddingfold Forest, the largest area of ancient oak wood on the Wealden Clay, is partly in the Parish, and is a Site of Special Scientific Interest, with a wide variety of trees, invertebrates and a rich woodland bird community.

## ■ Building design

### 9.1 *Recognisable local style*

There is no one single building style that typifies the parish of Dunsfold. Rather it is the variety of styles, roof heights, materials and period that provides the village with its character. Despite this variety, buildings have been created within a limited palette, and by and large harmonise with each other. Buildings in the Common Area, which appear out of place, are mainly those built with synthetic or non-traditional materials.

### 9.2 *Typical building structure*

The great majority of buildings in the Common Area are on two storeys. In older buildings, the second floor often takes in the roof space with windows sitting closely under the eaves. There are some bungalows, generally of post war construction, and a very few dwellings on three storeys. The two storey structures are far more typical.

*BELOW: Rams Cottage, a typical timber-frame building*





### 9.3 *Roof shape*

Roofs tend to be steeply pitched and are generally half-hipped. Gable windows, where they occur, tend to be unhipped, and there is generally a separate gable for each window. The sides of gabled windows are generally finished with hanging tiles. Half-hipped gables are unusual.

### 9.4 *Roof tiles*

Roof tiles are generally handmade of local clay, which mellows to an orange-brown colour within a few years. Ridges are usually finished with handmade hogged back ridge tiles, and hips with similar bonnet tiles. Grey slate can be found particularly on Georgian and Victorian properties. Concrete tiles, used on a few post war houses, provide a disharmonious effect. Flat roofs and roofing felt hardly exist and look out of place.



### 9.5 *Hanging tiles*

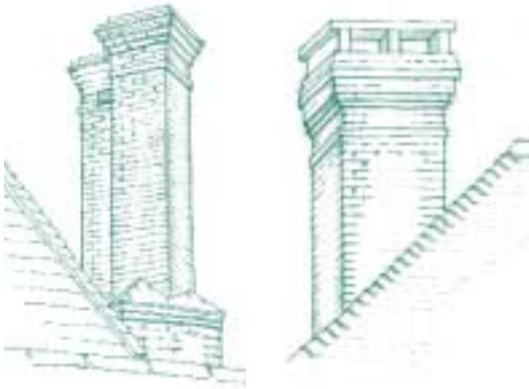
A feature of many buildings is the use of hanging tiles. Both rectangular and decorative tiles are used, hung either in simple rows or in patterns. Typically, tiles are handmade of local clay of a colour similar to roof tiles, although they tend to weather more slowly. Concrete hanging tiles have been used in some post war buildings, and as with the use of concrete roof tiles, present a disharmonious result.

### 9.6 *Brickwork*

The most common building material for Dunsfold is red brick, made by hand of local clay at nearby brick-works. Pleasing effects have been achieved by laying these handmade clay stock bricks in a variety of traditional bonds, often achieved by the use of a combination of headers and stretchers, together with variations in colour arising from their handmade manufacture. This is in sharp contrast to the unsatisfactory effect of using factory made bricks laid in an unrelieved stretcher bond. Some brickwork features mixtures of colour using over-fired bricks, producing an agreeable result. The use of orange building sand in the mortar of some newer houses and extensions does not provide a harmonious result; traditional light sand is preferable. Pointing generally aims to reflect the colour and type of brickwork.



*Locally produced bricks are the most commonly used building material*

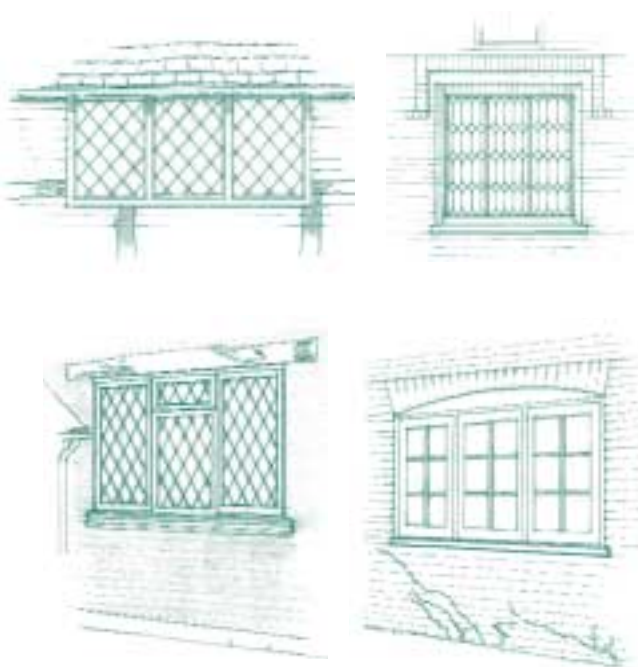


### 9.7 Chimneys

Typically, properties have tall brick chimneys often with attractive detailing within the brickwork. Clay pots are generally added, with older properties having larger flues capped with stone slabs.

### 9.8 Windows

Except on conservatories, Village houses do not generally have large areas of unrelieved panes of glass. On traditional houses windows are divided by glazing bars generally painted white within white painted or unstained wooden frames. Some older properties have leaded lights set in hand forged iron casements generally painted a dark colour in oak frames.



### 9.9 Doors and porches

A feature of Village properties is the range of styles of doors and porches, in keeping with the period of architecture of the building. Most porches are constructed using a mixture of untreated oak and handmade bricks, with a pitched roof of clay tiles. Flat roofs on porches can be found on Georgian and Victorian properties.



### 9.10 Guttering

Guttering on pre-war buildings is generally black painted cast iron, although some has been replaced with plastic. Guttering is generally positioned and of a colour not to upset the harmony of the structure.

### 9.11 Wiring, aerials and security lighting

Aerials and satellite dishes can disturb the character of local properties when not positioned to minimise their visual impact. Radio masts present an obtrusive feature. Security lighting can also be visually intrusive and disturbing to neighbours, if not located sympathetically.

## Guidelines on building design

### ■ New development should:

- *Maintain the existing variety of construction and style.*
- *Demonstrate awareness of the local context and scale in its use of harmonious traditional materials in the limited local palette to maintain variety in detailing, layout and form.*
- *Be placed sensitively on plots to maintain space from adjacent buildings.*
- *Preserve existing indigenous trees.*
- *Retain open views of surrounding countryside.*
- *Provide adequate and discreet off street parking.*

### ■ Building extensions and improvements should:

- *Maintain the style, balance and character of the existing building.*
- *Maintain harmony with adjacent buildings and a sense of space between them.*
- *Preserve existing indigenous trees.*
- *Retain adequate off street parking.*

### ■ For all development:

- *Roofing should be of a pitch and height pattern to harmonise with adjacent buildings, and should be tiled with traditional materials.*
- *Brickwork should be laid in a traditional style using red stock bricks.*
- *Hanging tiles should use traditional hand made red brick materials in keeping with the style of the property and its surroundings.*
- *Guttering and down pipes should follow the line of the roof and walls, and if made of plastic should be black or a colour to maintain harmony with neighbouring properties.*
- *Garaging should be in the style of and be built of materials appropriate to the dwelling.*
- *Windows should harmonise with the styles in the locality. They should have glazing bars appropriate to the style of building as typified in the Village. They should conform to the existing proportion of window to wall at similar properties.*
- *Conservatories should be on a scale and style appropriate to the dwelling.*
- *It is desirable that garden and other outbuildings should be made of traditional materials, and harmonise with their surroundings.*
- *Conversions of traditional farm buildings should maintain the character, style and internal spaciousness of the original. Conversions of utilitarian farm buildings should be avoided.*
- *Chimneys should be of brick construction, in keeping with the remaining brickwork at the property, and should be in a style appropriate to the dwelling.*
- *Aerials and satellite dishes should be positioned unobtrusively, and electrical and telephone wiring, where feasible, should be underground.*
- *Security lighting should not to be disturbing to neighbours, and should be on a time switch. All external lighting should be placed discreetly.*



## Open spaces and woodlands

### 10.1 Common open space

There is a strong desire to retain the feeling of space within the Common Area. There is a desire to maintain a habitat for flora and fauna, by keeping a well-maintained (but not manicured) appearance particularly to achieve sight lines at road junctions.

### 10.2 Retention of distant views

The feeling of space on the Common is enhanced by the views in and out of the Common Area. Most of the Common looks through to the Hascombe Hills (an AONB), and there is a strong desire that housing should maintain views over countryside, and that gaps between houses should be retained. This underlines the desire not to proliferate trees on the Common.

### 10.3 Open land beyond the Common

A sense of space and openness between areas of woodland is also essential to the rural and peaceful character of the locality outside the Common Area. The majority of the open land is used for agricultural purposes, generally for grazing.

### 10.4 Preservation of wildlife habitats

With Sites of Special Scientific Interest and with habitats for a range of endangered species in the area, maintaining and enhancing wild life habitats and indigenous species is of paramount importance.

### 10.5 Alternative recreational uses

There is growing use of land for a range of equestrian purposes, and this is generally supported, provided it does not give rise to excessive traffic or noise. The network of footpaths makes the area popular for walking, and there is growing usage by ramblers. There has been strong local resistance to pursuits that involve noise and other disturbance, such as clay pigeon shooting.



LEFT: The view towards Hascombe Hill from the centre of Dunsfold



LEFT: One of the many village footpaths

### 10.6 Verges

Verges on public roads are the responsibility of the Highway Authority, Surrey County Council. Maintenance of verges at the frontage of houses, outside the Common Area particularly, has been a cause for concern. Many residents maintain their verges as lawns and some place stones or other obstructions inappropriately at their edges to deter traffic from driving on them. Others leave their verges wilder, which is more in keeping in the rural areas of the Village.

*RIGHT: The agricultural landscape dominates the Village*

*CENTRE: Some verges are inappropriately maintained in the rural areas of the Village*

*BELOW: One of Dunsfold's seven ponds. It is of paramount importance to maintain the diverse range of wildlife habitats within the area*



**10.7 Woodland areas**

Dunstable is one of the most wooded parishes in England. Much of Chiddingfold Forest, which is a Site of Special Scientific Interest is located within the Parish; it is noted for its trees, mainly broad leaved species, invertebrates, of which there are more than 500 species, and a rich woodland bird community.

**10.8 Trees round the village settlement**

Trees form an essential part of the Village character, and in the centre are protected by the Conservation Area. There are specific preservation orders on one tree on the edge of the Common and on two pieces of woodland.

**10.9 Non-indigenous species**

Over the last fifty years, a number of areas of the Common have become wooded with non-indigenous self-seeded species, particularly Sycamore, competing with the traditional broad-leafed woodland varieties.

**10.10 Planting on the Common**

During the last thirty years a number of specimen broad-leaved trees have been planted on the Common, generally on the perimeters, so that the feeling of open spaces is retained. Often these have replaced earlier trees.

**10.11 Tree warden**

Dunstable Parish Council has appointed a tree warden, who will, in co-operation with Waverley Borough Council and the Parish Council, have a duty of care over the woodlands and trees on public land. His role is to:

- *organise surveys of trees and hedgerows in the publicly owned areas of the Parish, and, with permission of the land owners, in the privately owned areas.*
- *identify individual or groups of 'landmark' trees and important hedgerows to be considered for listing.*
- *maintain a list of recommended indigenous species for the guidance of private owners considering new planting.*
- *provide guidelines for private owners to carry out sustainable tree and woodland management.*
- *supervise tree planting and ongoing maintenance at new developments.*
- *review and maintain tree management programmes on publicly held land.*



*One of the oldest yew trees in Surrey, believed to be over 900 years old*

OPPOSITE: There are preservation orders on many trees in the area, including this ancient oak next to the Winn Hall

## Guidelines on open spaces and woodlands

### ■ The Common Area:

- The Common Area should retain its rural feeling of open space.
- Views into and out of the Common Area should be maintained, and tree planting on the open areas of the Common should at most be limited to the edges of access roads and the village car park, and then only using indigenous species.

### ■ Open land outside the Common Area:

- Alternatives to agricultural use should not disturb the quiet enjoyment of neighbours or the local environment, ecology and landscape.
- Before alternative land uses are implemented, landowners should be advised to seek professional assistance on the potential environmental and ecological impact. Any changes of land use adversely affecting the environment of endangered species should not be permitted.
- Landowners encouraging recreational pursuits should ensure that adequate car parking is provided in a manner that is unobtrusive. Unsightly permanent structures such as spectator stands should not be permitted.

### ■ Side roads, verges, bridle ways and footpaths:

- Unmade-up roads should be maintained with natural materials, where appropriate for the expected level of traffic.
- Residents should be encouraged to avoid a suburban feel to their frontages. They should be discouraged from placing obstructions on their verges, in view of the potential consequences if damage is caused to a passing vehicle.

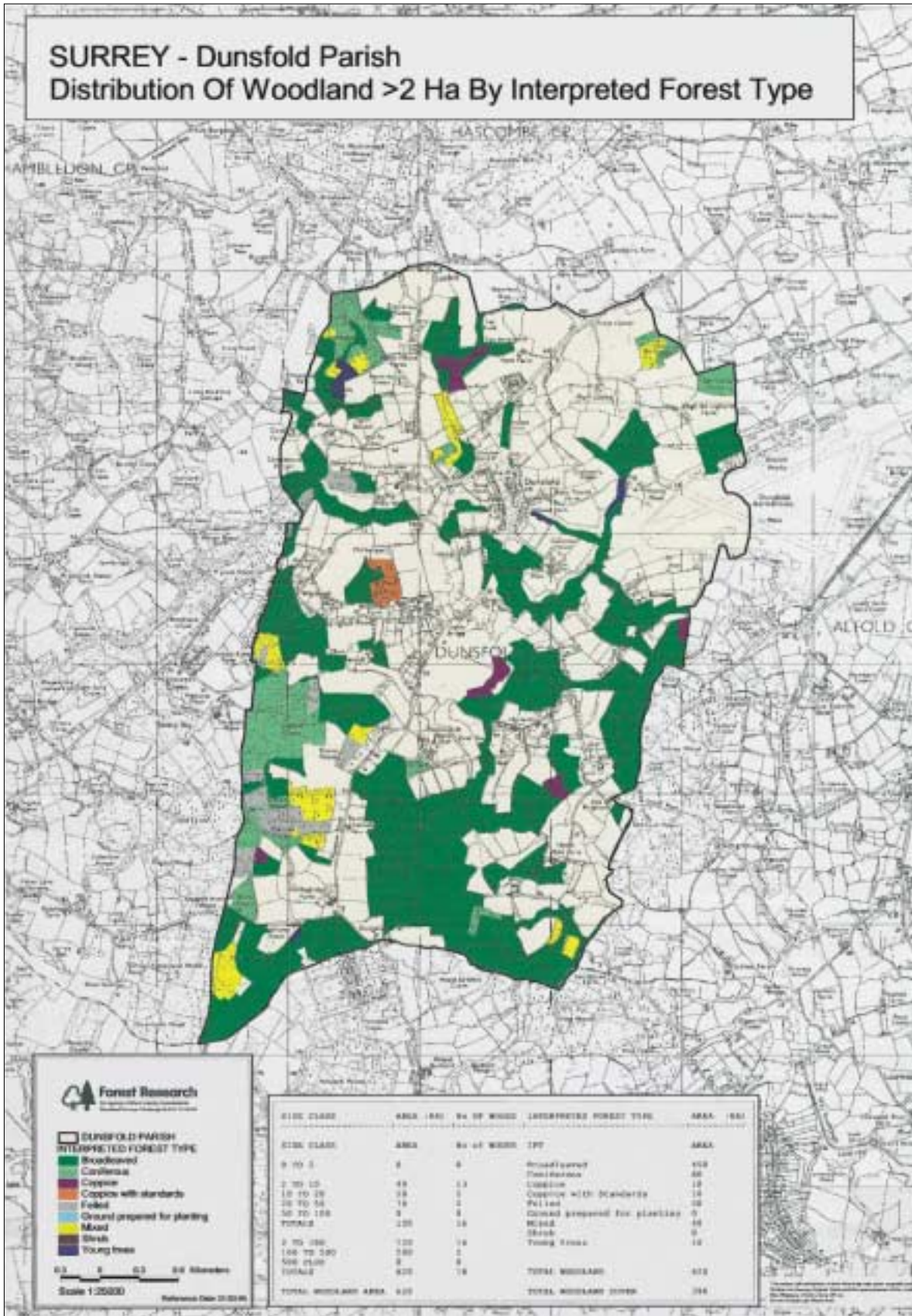


- Surrey County Council and landowners should maintain minor routes and their verges while retaining their rural character. Where, exceptionally, curb stones are required to avoid encroachment onto verges, they should be made of traditional materials.

### ■ Protection of Dunsfold's wooded environment will involve:

- Recognising, where development is planned, that new planting is no substitute for the loss of fine mature trees. This applies as much to extensions to existing properties as to new development, whether residential or industrial. High priority should be given to the maintenance and enhancement of existing trees and hedgerows.
- Ensuring that any new development is adequately screened by the planting of recommended indigenous species. High priority should be given to the ongoing care programme for such planting.
- Encouraging landowners to use indigenous species, when planting hedgerows and trees outside gardens.

OPPOSITE: Map showing the distribution of woodland within the parish



## APPENDIX 1

## ABBREVIATED LIST OF HISTORIC BUILDINGS

Date of Listing	Grade & Ref. No.	Name or Description	Date of Listing	Grade & Ref. No.	Name or Description
		<b>Alfold Road</b>			<b>High Loxley Lane</b>
09.03.60	II 5/110	Yonder Lye (C17 extended)	28.09.87	II 5/135	Barn to north east of High Loxley House (C17)
09.03.60	II 5/111	Common House (C 17 restored in C20)			<b>Hookhouse Lane</b>
		<b>Chiddingfold Road</b>	09.03.60	II 4/137 & 5/137	The Mill House (circa. 1610 with C19 extensions)
28.09.87	II 5/112	Wintershall (C16 extended and remodelled in 19C)	09.03.60	II 4/140	Duns (formerly Duns Road) (C17 extended to right in C20)
09.03.60	II 4/114	Blacknest Cottage (early C16 extended)			<b>Hookhouse Road</b>
		<b>Church Green</b>	09.03.60	II 4/138	Field Place (C16 to right with extensions)
09.03.60	II 4/115	The Old Rectory (formerly The Rectory) (C15 core extended)	28.09.87	II 4/139	Barn to north east of Field Place (C18)
28.09.87	II 4/116	Lark's Rise (C17 with extensions)			<b>Hurlands Lane</b>
09.03.60	I 4/117	Church of St. Mary and All Saints	28.09.87	II 9/141	Mellow Place (early C16 with extensions)
		<b>The Common</b>	28.09.87	II 9/142	Hurlands (late C16/early C17)
09.03.60	II 5/118	Basket Cottage (C17 with extensions)	09.03.60	II 9/143	Howicks (C16 and C17 with extensions)
09.03.60	II 5/119	Willards (mid C16 with extensions)	09.03.60	II 9/144	Hurst Hill (formerly Hurst Hill Cottage) (early C16 extended in C19)
28.09.87	II 5/120	The Sun Inn Public House (late C18 and early C19)			<b>Knights Lane</b>
28.09.87	II 5/121	Hope Cottage (C18 with C20 extension to right)	09.03.60	II 9/145	Knights (c 1820)
09.03.60	II 5/122	Forge Cottage (formerly The Forge) (early C16 with C17 and C18 exterior and C20 extension)	02.07.71	II 9/146	Old Knights (C16)
28.09.87	II 5/123	Nos. 1, 2, and 3 New Inn Cottages (C18)			<b>Oak Tree Lane</b>
28.09.87	II 5/124	North End Cottage (C17)	28.09.87	II 5/147	Pond Cottage (late C18)
09.03.60	II 5/125	Gratton Corner (formerly Gratton Corner, Fern Cottage and Gratton Corner Cottage) (late C16/early C17 extended)	09.03.60	II 5/148	Oak Tree Cottage (formerly 1, 2 and 3 Oak tree Cottages) (C16 to left and centre, altered)
09.03.60	II 5/126	Pound Farm House (C17 with extensions)	28.09.87	II 5/149	Oak Tree House (C18)
02.07.71	II 5/127	Granary at Pound Farm (C18)			<b>Pear Tree Green</b>
		<b>Dunsfold Common Road</b>	28.09.87	II 4/150	Pear Tree Cottage (C17 extended)
09.03.60	II 5/128	Cottages at Elm Corner occupied by Cooper and Knight (early C16)	09.03.60	II 9/151	<b>Plastow Road</b>
09.03.60	II 5/129	Japonica Cottage and Elm Corner (C17)	28.09.87	II 8/152	Burningfold Manor (mid C16 extended)
02.07.71	II 5/130	Spindlebury Cottage and Cottage adjoining (formerly Mitchells and The Redvers) (late C16/early C17)			Dungate Cottage (early C16 extended)
28.09.87	II 5/131	Nos. 1 and 2 Burdocks (C17 with C18 and C19 extensions)	28.09.87	II 5/153	<b>Rams Lane</b>
28.09.87	II 5/132	Chennells and Cottage adjoining (C17)			Rams Cottage (C17)
		<b>High Loxley Road</b>	28.09.87	II 9/154	<b>Upper Ifold</b>
28.09.87	II 5/133	High Loxley (C16 to rear, C17 to front altered)	28.09.87	II 5/155	Upper Ifold House (C16 extended)
28.09.87	II 5/134	Barn to front of High Loxley House (C17 re-roofed in C19)	28.09.87	II 5/156	<b>Wrotham Hill</b>
28.09.87	II 5/136	High Billingshurst Farm House (C17 with extensions)			Old Home (late C17 extended)
					Wrotham Hill Cottages (C17)



*Typical village properties*



