

CATERHAM VALLEY PROPOSED LOCAL GREEN SPACES

Name: Former Ornamental Garden and Trees at 1 Harestone Drive	Location:	Site is Grounds of 1 Harestone Drive formerly the Marie Curie Hospice.
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No.48

Coloured Red on plan.




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Description	
	<p>Former site of Harestone House (Marie Curie Hospice) which has now been replaced by a modern apartment block but which under the approved planning permission retains the original ornamental garden and mature trees on the site.</p> <p>The gardens provide an appropriate setting for a building of character and together with the tree areas both inside and on the perimeter of the site contribute greatly to the character of the area and the living environment of people not only using the site, but residents bordering the site and beyond. Views into the site are greatly enhanced by its sloping nature and by the valley itself. The present sylvan but open aspect has a wide influence on the context and character for both sides of the Harestone Valley. (MCDS)</p>
Biodiversity-	
<p>The site forms a green space in a predominantly residential area with the natural biodiversity this attracts. .</p>	
Planning Permission?	<p>Application Number: 2014/384 Address: Former Marie Curie Hospice, Harestone Drive, Caterham Application Number: 2014/384/Cond2 Address: Hut, 1 Harestone Drive, Caterham CR3 6YQ</p>
Can all community benefit from LGS	<p>The site is one of the few remaining within the area that retains the surrounding grounds to the original building. While this was the predominant pattern of development within the early urban history of Harestone Valley, it now stands as a link to the history of the area. More importantly, the space surrounding the new building will contribute significantly to the character of the immediate neighbourhood.</p>

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	<p>There are a number of key views both into and out of the site:</p> <ul style="list-style-type: none"> • Views from the site to the ridge to the west. The existing pattern of development has preserved the ridgeline; • Views towards the site from the ridges to the east and west; and • A view into the site from the main entrance on Harestone Valley Road, within which the front elevation of the new building is partly visible. <p>Additionally there are glimpsed views of the site between existing buildings, particularly from Loxford Way, and from the rear windows and gardens of surrounding homes.</p>
<p>Does the land already benefit from protection?</p>	<p>TPO Number: 3/C&W Address: Harestone Estate Caterham TPO Number: 22/2009/TAN Address: MARIE CURIE HOSPICE, HARESTONE DRIVE, CATERHAM CR3 6YQ TPO 2014/2003/TPO Address: 1 HARESTONE DRIVE, CATERHAM</p>
<p>Is the green space is in reasonably close proximity to the community it serves?</p>	<p>Yes. Harestone Drive leads up through the site and the site is visible from many parts of Harestone Valley East and West. The trees form a back drop for the eastern slopes especially visible from Church Hill and properties on Western slopes.</p>
<p>Is the green space local in character and is not an extensive tract of land?</p>	<p>The site area is 0.525hectares approximately and generally defined by fence borders.</p>
<p>Is it demonstrably special to the local community and holds a particular local significance because of:</p>	
<p>Beauty</p>	<p>The openness of the site itself presents an arcadian character that serves as a link between the semi-rural nature</p>

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	<p>of the site as it was in history (and indeed retains a feeling of today) and the suburban development that has subsequently enveloped the original grounds. The retention of tree belts and the openness of the site presents significant benefits to the surrounding area.</p> <p>The site contains many mature trees including Yew, Beech, Lime and Pines which screen boundaries and whose canopies hide development within the site.</p>
Historic	<p>Harestone House and its grounds prior to its demolition was Heritage property in Tandridge.</p>  <p>1875 historic map. The original Harestone House is shown on this map, and is one of the few houses in the area, although there are more closer to the town centre to the north (which had been growing since the opening of the railway some 19 years earlier). The large grounds of the house are apparent</p>

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1896 historic map. The current building has been constructed slightly to the north of the previous Harestone House, which has been demolished. The current stables and layout of the grounds are recognisable, with a new sweeping drive from Harestone Valley Road, and grand houses appearing opposite the site

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1935 historic map. The house and site has taken the configuration that it mostly retains today, although the main site entrance is from Colbourn Avenue to the north. Development of homes around the site, including on Harestone Valley Road, is beginning to occur

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	 <p>1967 historic map. The site entrance is now on Harestone Valley Road and housing development on Loxford Way. Later development within the site itself has not yet occurred, although the stables have been subdivided for residential use</p> <p>These maps from the Marie Curie Concept Statement show the importance and influence this site has had on development in Harestone Valley Road.</p>
Recreational Value	<p>The site does not have any formal public recreational value but will be used by residence of the new apartments and from views into the site from all around its boundaries and across the Valley the public enjoy this green space and its mature trees.</p>

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Tranquillity	Relatively quiet location away from main highways.
Richness of Wildlife	The site forms a green space in a predominantly residential area with the natural biodiversity this attracts.
Does it have public access?	No although at one time public access was proposed to part of the site.
Does it have a public right of way?	No except from Harestone Drive.
Is it located in a new development?	Yes.
Is it in public ownership?	No. The site is currently privately owned.
How will LGS be managed?	The management will remain the responsibility of the current owners. However, it there is a case for listing it on the register of assets of value to the community (see below).
Should it be registered as an Asset of Community Value?	The site has been listed as a developable site by TDC in the HELAA as CAT 052.Should development be proposed there would be a case for it being registered as an asset of community value
Acknowledgements	Surrey Interactive Map. Marie Curie Design Statement. HVCA and HVDG. TDC Planning Portal