











Dormansland Neighbourhood Plan: Recommendations for submission to TDC as “Buildings of Character”¹.




Building Name& Address	Brief description to justify inclusion	Other information & sources	Image
The Grange, Felcourt Road, Felcourt, East Grinstead, RH19 2LA	Built 1840s. Gentleman's estate, formerly Stump Farm dating back to pre-enclosures. House converted to flats in 1950s but retains period features inside and out. Former domestic buildings recognisable at rear. Set in formal landscaped garden.	The History of The Grange and its Occupants. 1997. Barry & Liz Dighton. Unpublished.	
Grange Lodge, Felcourt Road, Felcourt, East Grinstead, RH19 2LA	Lodge cottage to The Grange, built 1850s		
Yew Lodge, Felcourt Road, Felcourt, East Grinstead, RH19 2JX	Largely remodelled in the 1890s, main portion of house retains period features, attached to function venue. Yew tree at least 500years old.		



¹ To be considered by Tandridge in their Local List of non-designated heritage assets being updated early 2026.

<p>Pleasaunce Cottage, Swissland Hill, Dormans Park, RH19 2NH</p>	<p>Built in the 1880s by R A Briggs One of the first Indian-Victorian bungalows built in Britain, on which all bungalows were modelled.</p>	<p>http://www.telegraph.co.uk/finance/property/11455608/The-amazing-colonial-history-of-the-bungalow.html https://www.sahanz.net/wp-content/uploads/SAHANZ_19_Toki_Miyahara.pdf</p>	
<p>The Clock House and Chestnut Cottage, Swissland Hill, Dormans Park, RH19 2NA</p>	<p>One of the original dwellings of The Bellagio Estate 1800s. Former gatehouse with stables on the ground floor</p>		
<p>Dorinwell, Furzefield Chase, Dormans Park RH19 2LY</p>	<p>Original Bellagio estate house 1880s. Ornate styling, glazed turret</p>		

<p>Ho Chee Cottages, 1 & 2 Plough Road, Dormansland, RH7 6PS</p>	<p>Almshouses, built in 1869, given in trust in 1874 as accommodation for the poorer and older residents of the parish.</p>	<p>History of benefactor https://www.rh7.org/factshts/hochee.pdf</p>	
<p>Starborough Cottages, 1 –6, Dormans Station Road, Dormansland, RH7 6NL</p>	<p>Originally part of the estate connected to The Grange, Felcourt</p>		
<p>Dormans Station, Dormans Station Road, Dormansland, RH7 6NL</p>	<p>Originally called Bellagio Station opened 1884</p>		
<p>Hop Vines ,The Platt, Dormansland, RH7 6QY</p>	<p>Victorian cottage Although has conservatory at front, main structure unaltered</p>		

<p>St John's Parish Room (The Green Hut) , The Platt, Dormansland, RH7 6QY</p>	<p>Fine example of "Tin Tabernacle" (corrugated iron kit building)</p>	<p>http://www.buildingconservation.com/articles/tin-tabernacles/tin-tabernacles.html</p>	
<p>Bridge House, The Approach, DormansPark, RH19 3NU</p>	<p>Art Deco individual house, flat roof, only house of this stye in the Park. Designed by the architect P D Hepworth and built in 1934. (also designed Walthamstow Town Hall)</p>		 

<p>Hill House, Baldwins Hill & garden (formerly Baldwyns), Lingfield Road, East Grinstead, RH19 2EE</p>	<p>1961 last remaining dwelling house by Bronek Katz and Reginald Vaughan This substantial steel-framed house on a twenty-acre sloping site was designed by Bronek Katz R. Vaughan & partners for Mr Fred Kobler, managing director of Grand Hotels (Mayfair, London). An assistant architect of the practice, John Heath, was responsible for the interior design</p>	<p>Application to Historic England for listing 6 Dec 2016 References: Interior Design Winter Edition 1961. New Houses 1964 Penelope Whiting Architectural Press. Images www.architecture.com</p>	
<p>Box Cottage The Platt Dormansland RH7 6QU</p>	<p>Modest detached pre-Victorian house Home of Janet Bateson Local Historian</p>		
<p>Claridge House Dormans Road Dormansland RH7 6QH</p>	<p>Victorian Villa built mid C19, formerly known as Clarendon Lodge, purchased in 1954 by the Friends Fellowship of Healing, a Quaker organisation and run as a retreat.</p>		

<p>Nairn/Bedford Lodge Clinton Hill Dormansland RH7 6QD</p>	<p>Victorian Villa, now split into 2 dwellings, prominently located off the High Street Decorative brick inlays and edgings with largely unaltered appearance</p>		
<p>Barns at Barrow Green Farm Haxted Road Lingfield RH7 6DE</p>	<p>Model Farm buildings in red brick with tile roof built circa 1910, set out in "U" shape. Application to convert under Class Q approved for 5 dwellings (2024/296/NC) but demolition and replacement with 5 dwellings refused and appeal dismissed (2024/1131, appeal ref 3364704), reasons include loss of non-designated heritage asset. These buildings have been included in the new Local List for Tandridge due in March 2026</p>	<p>Structural Survey submitted with the 2024/296/NC application show detailed photos of the buildings (used here) https://plandocs.tandridge.gov.uk/w2webparts/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=25160392</p>	 <p>Rear view of unit 2 - showing brickwork and plain tiled roof - all in reasonable condition.</p>

