

Rangers Cottage,
Ewhurst Road,
Peaslake, Guildford,
Surrey
GU5 9RW

28th March 2022

Ms Catherine Valiant
Surrey County Council
Commons Registration Section

Dear Ms Valiant,

App 1883 Rangers Cottage Peaslake

Thank you for your email dated 23rd March.

With regard to the criteria in Schedule 2 paragraphs 6 2(b) and (d) of the Commons Act 2006, we are not entirely clear what further evidence we need to provide in order to demonstrate that Rangers Cottage was in existence many years before provisional commons registration in May 1968. Any Google search of old Ordinance Survey maps dating back to the nineteenth century reveals that the property existed many years ago, and its existence before 1968 cannot therefore seriously be challenged. Furthermore, the objection by Shere Parish Council in fact makes reference to an Ordinance Survey map of 1873 in relation to the property.

Rangers Cottage was built over three centuries ago and is a prominent village property located in the conservation area of the village, and is a familiar landmark for many people in the village. We nevertheless attach the following by way of further documentary evidence: Office Copy of Register of Entries dated 27 February 2002, and you will see from the entry in the Property Register for 16th July 1958 that the property was in existence at least 10 years before provisional registration in 1968; copy of a painting bearing the title "At Peaslake" by the Victorian artist Edward Wilkins Waite completed in 1897 in which Rangers Cottage is clearly depicted; copy of a Victorian photograph of Peaslake which includes Rangers Cottage. We trust that these documents prove conclusive in demonstrating that Rangers Cottage was in existence long before commons registration in 1968.

We have addressed the matter of the curtilage of our building in our correspondence, and it may be helpful to restate our position. We believe that our representations, supported by the history and physical geography of the subject land and photographic evidence, demonstrate that the land is within the curtilage of our building; indeed, part of the actual structure of our building literally projects into the subject land and is self-evidently within the curtilage of our property. The land is enclosed between our building and an ancient boundary wall and is thus within the curtilage of the building as legally defined i.e. "*the enclosed space of ground and buildings immediately surrounding a dwelling house*". We attach further photographs of our boundary to illustrate the point.

The subject land is intrinsic to the functioning of our property as it provides the only access to the front door of our end cottage. Rangers Cottage was originally four separate dwellings, and it cannot have been a conscious decision of the Bray estate when it sold the property to burden access to the end cottage later by allowing registration of the land as common land.

There is a wide public footpath over our land just metres away from the subject land which provides unrestricted access to the Hurtwood, and the subject land therefore has no purpose as a public path. The Bray Estate's own evaluation of the land which it included in the sale of almost 384 acres of the Hurtwood, was that it was little more than manorial waste.

The land was completely buried under saplings and brambles and virtually impassable when we purchased Rangers Cottage over 20 years ago, and had clearly not been used for a considerable length of time. There are numerous footpaths around our property which are clearly marked on Ordnance Survey maps, but there is no record whatsoever of the subject land being a footpath in Ordnance Survey records, the records of Guildford Borough Council or our title documents. It is not unreasonable to assume that the reason for this was because the subject land was never considered to be anything other than part of Rangers Cottage.

The subject land has scarcely been used as a path throughout the 20 years we have lived at Rangers Cottage and was in fact entirely closed off entirely during lockdown, and for some considerable time before this for emergency repairs to our end cottage. We had no complaints from any of our neighbours about this or objection to our application.

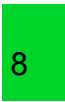
We trust that you find our representations and the evidence we have provided compelling to demonstrate that the subject land was mistakenly caught up with the provisional registration of the Hurtwood, and that on any objective test the land has no amenity or recreational value as common land and is of practical value only to our property. The removal of the land from the Commons Register would certainly not obstruct access to the common, as alleged, and this was recognised by the respondent Surrey Access Officer Mr Andrew Bowden, who acknowledged that the subject land was unnecessary for access to the common providing the public footpath over our land just metres away was retained.

We look forward to hearing from you.

Yours sincerely,

A black rectangular redaction box covering the signature of Chris Andreas.

Chris Andreas



A: Property Register

This register describes the land and estate comprised in the title.

COUNTY

DISTRICT

SURREY

GUILDFORD

1. (16 July 1958) The **Freehold** land shown edged with red on the plan of the above Title filed at the Registry and being Rangers Cottage, Ewhurst Road, Peaslake, (GU5 9RW).
2. The land has the benefit of a right of way over the land tinted brown on the filed plan.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title Absolute

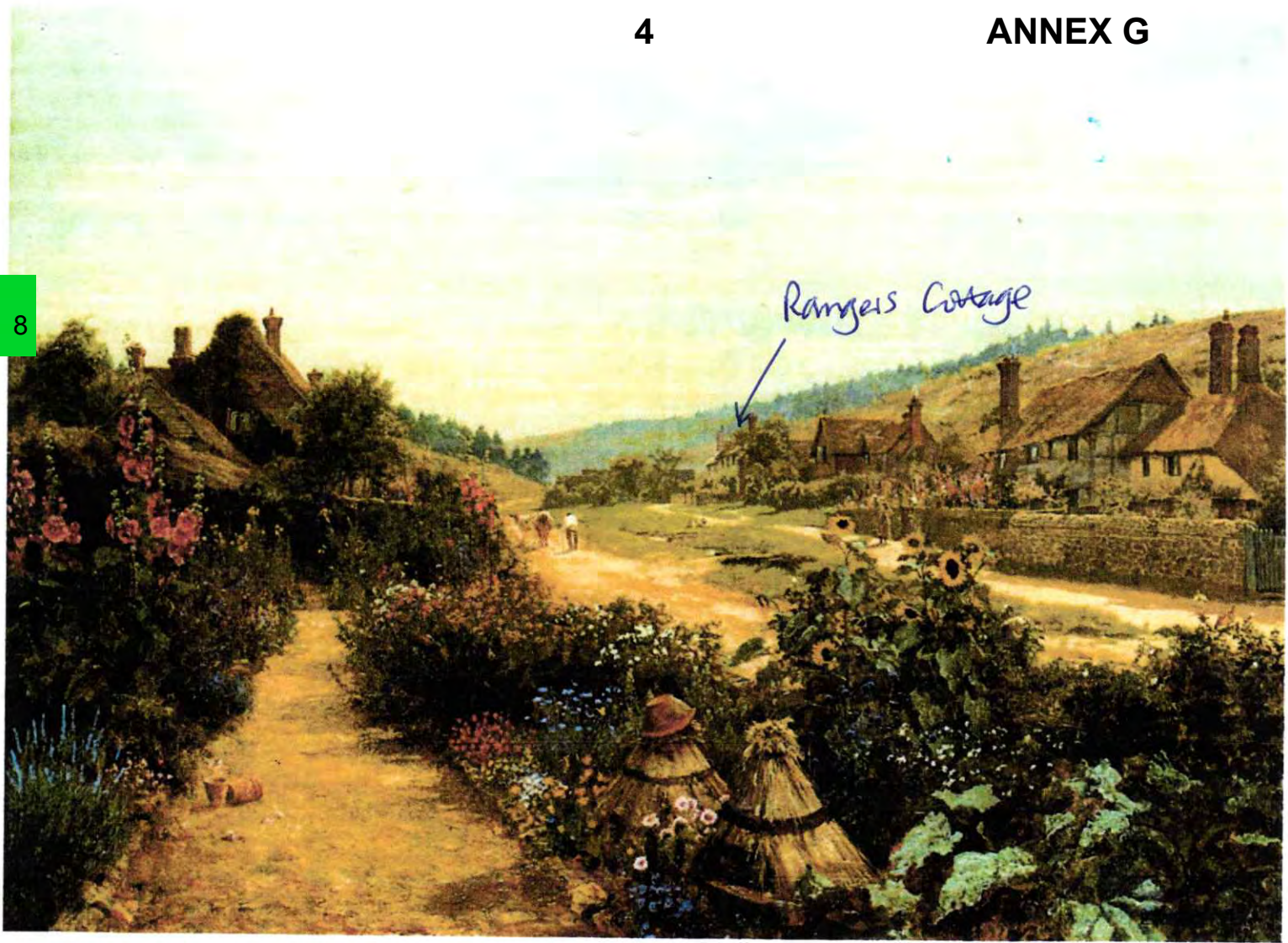
1. (17 December 2001) **PROPRIETOR:** CHRISTOS ANDREAS and LINDA FLEUR ANDREAS of Rangers Cottage, Ewhurst Road, Peaslake, Guildford, Surrey GU5 9RW.
2. (17 December 2001) The price stated to have been paid on 10 December 2001 was £475,000.

END OF REGISTER

NOTE A: A date at the beginning of an entry is the date on which the entry was made in the Register.

NOTE B: This is a copy of the register on 27 February 2002 at 10:42:39.

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Painting Name	At Peaslake
Painter Name	Edward Wilkins Waite
Completion Date	1897
Size	127 x 91.5 cm (4' 2" x 3')
Technique	Oil
Material	Canvas
Current Location	Private collection

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