



GUILDFORD
BOROUGH

West Horsley

Conservation Area Appraisal

Guildford Borough Council, Conservation and Design Team
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What is a Conservation Area?

A Conservation Area is an area of special architectural interest, the character of which is desirable to preserve or enhance.

Conservation Areas were introduced through the Civic Amenities Act 1967. The special character of an area is derived from its historic pattern of development, its buildings, roads and paths, characteristic buildings and paving materials, public and private open spaces, trees and views, and street furniture; all of which can contribute to the special interest of the Conservation Area. Designation provides a much broader level of protection to an area than the individual listing of buildings or features within the area recognised as part of its character. As part of the National Planning Policy Framework (NPPF 2012), a Conservation Area can be considered a heritage asset in its own right.

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special interest. The Council as a local planning authority has a duty under section 69 of the Act to consider which parts of the Borough are “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” and should designate as Conservation Areas.

If the significant qualities of a Conservation Area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public interest to preserve the area for cultural appreciation.



What is a Character Appraisal and What is its Purpose?

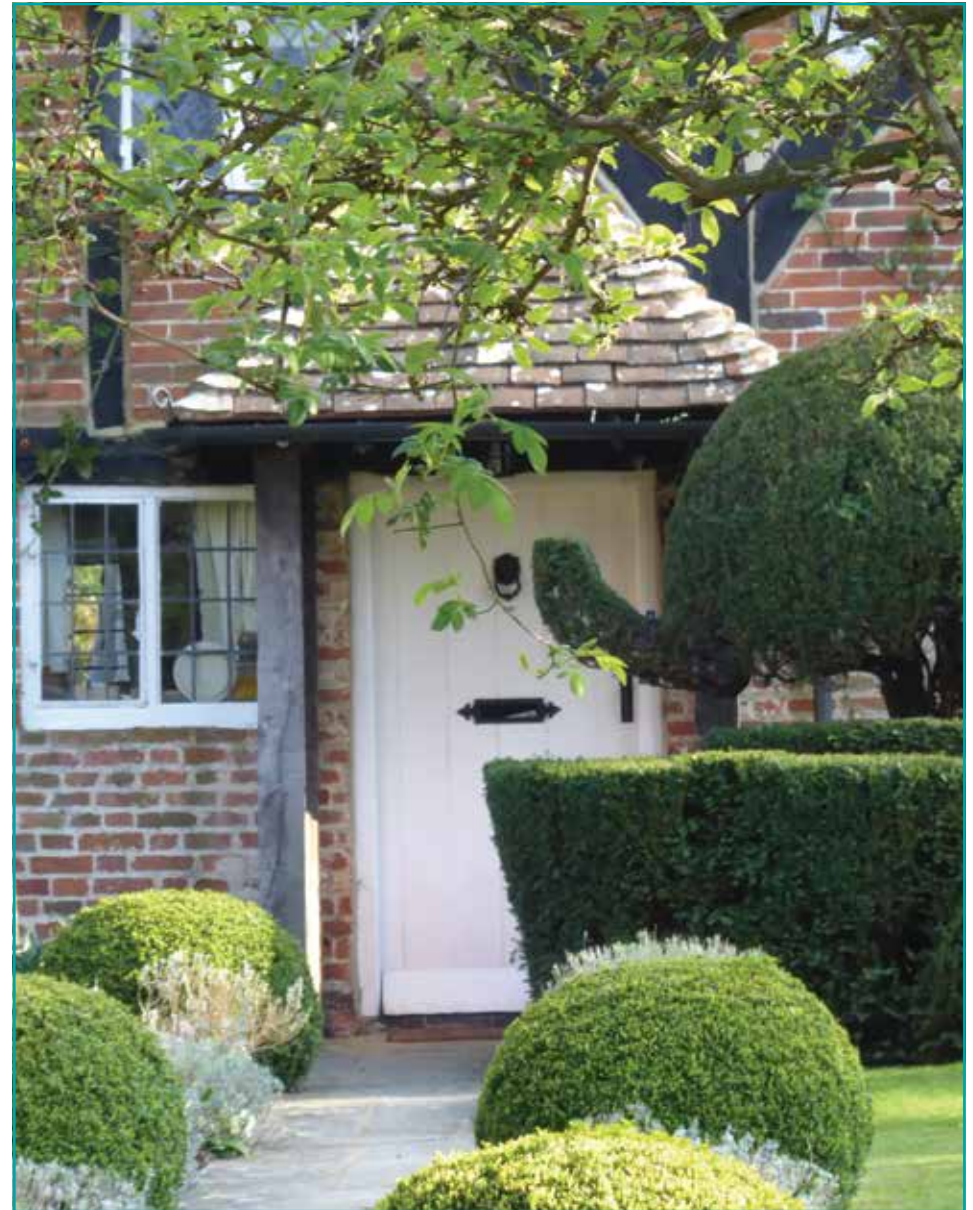
The Character Appraisal Assessment includes information to explain the special architectural and historic interest of the West Horsley Conservation Area. The document is an appraisal as defined by Historic England's guidance Conservation Area, Designation, Appraisal and Management, February 2016. This should provide "an understanding and articulation of an area's character which can be used to develop a robust policy framework for planning decisions."



Most appraisals will include a map identifying key features such as important views, positive buildings, listed and locally listed buildings together with the boundary of the Conservation Area.

The aim of the Conservation Area Character Appraisal is to:

- improve the understanding of the history and the historical context of the area
- generate awareness: what it is about the Conservation Area that makes it of special interest
- provide residents and owners with a clear idea of key features in the Conservation Area that should be sustained and preserved
- provide the Council with a valuable tool with which to inform its planning practice and policies for the area
- provide residents and owners with a clear idea of what improvements could be made to help enhance the Conservation Area.



Scope of the Conservation Area Appraisal Review



Tunmore Farm complex



Village sign

This document is not intended to be fully comprehensive in its scope and content. Omission of any specific building, structure, site, landscape, feature, characteristic or aspect located in or adjoining the West Horsley Conservation Area should not be taken to imply that it is of lesser significance, or that it fails to positively contribute to the special character and appearance of the designated heritage asset.

Over time, as an area evolves, there is the chance for the emergence of additional evidence which helps to provide a greater understanding of assets, historic and non-historic, and their contribution to the special interest of the West Horsley Conservation Area. Such information should be considered with the Appraisal during the course of decision making by the Local Planning Authority.



Access track leading to Tunmore Farm

The Planning Policy Context

National Policies

Government advice concerning heritage assets is set out in the National Planning Policy Framework, March 2012, (NPPF). A core principle of the NPPF is outlined as: conserving of heritage assets in a manner appropriate to their significance. Conservation Areas are defined as designated heritage assets in the NPPF and attention must be given to their conservation and enhancement in the planning process, and their setting respected, in accordance with the Planning (Listed Building and Conservation Areas) Act 1990 Section 72.

Local Policies

The Historic Environment chapter of the Guildford Local Plan 2003 contains a number of saved (retained) policies aimed at protecting historic buildings and areas and their setting. This document, together with the Council's emerging Local Plan, can be viewed at www.guildford.gov.uk



Top of Butlers Hill

Implications of Designation

Designation means that Conservation Areas are considered as heritage assets in their own right, and introduces additional controls for a number of developments; including the following;

Demolition

Planning permission is required for the total or substantial demolition of buildings or structures in a Conservation Area with a total volume of more than 115 cubic metres or the demolition of walls over one metre in height if facing a highway (two metres elsewhere).

Restrictions on permitted development rights

Planning permission is required for the following;

- insertion of dormers in, or other alteration to, a roof space
- installation of satellite dishes on a wall fronting a highway, any chimney, or building more than 15 metres in height
- cladding any part of the exterior of a dwelling house with stone, artificial stone, timber, plastic or tiles.

(The list is not exhaustive, so it is recommended that you contact the planning department to check if your proposals require permission if you are in any doubt).

Garages and outbuildings

Extensions to existing outbuildings whose cubic content is greater than 10 cubic metres would need planning permission.



Footpath 90 leading into the West Horsley Conservation Area



Wix Farmland

Walls and fences

Planning permission may be required depending on the location of the wall or fence and its height.

Trees

All trees that measures more than 75mm in diameter at a height of 1.5m are protected and six weeks written notice must be given to the Council of any proposal to carry out works to these trees (e.g. lop, top, prune or fell). Trees within or adjacent to the highway may not be protected in the same way.

The Government planning portal contains further guidance and details at:
https://www.planningportal.co.uk/info/200130/common_projects

Application forms for planning applications are available on the Council's website:
<https://www.guildford.gov.uk/planningapplication>

West Horsley

Conservation Area Appraisal



INTRODUCTION

West Horsley is a rural parish located approximately halfway between Guildford and Leatherhead, with Guildford lying 11km to the west and Leatherhead a similar distance to the east, and is served by the A246 (Epsom Road) which passes to the south. It is surrounded by the villages of East Horsley (to the east), Ockham (to the north) and East Clandon (to the west).



The village lies in the gently undulating landscape of the Ockham and Clandon Wooded Rolling Claylands, the southern boundary of which is defined geologically by the change from London Clay to the rising Chalk Downs, which generally speaking follows the line of the A246 (Epsom Road). To the south of the village the land rises gradually into the Merrow and Clandon Chalk Downs which form part of the Surrey Hills Area of Outstanding Natural Beauty (AONB) and the Surrey Area of Great Landscape Value, within which is Sheepleas, a mosaic of ancient and recent woodlands, scrub and open chalk grassland.

The wider settlement of West Horsley is linear in its form, and is divided north and south by the New Guildford Railway Line. The north side, predominantly dates from the 1930s and 1950s whilst the village's historic core is sited south of the railway line, and forms the focus of the present designated Conservation Area. One of the distinctive and defining characteristics of the village is the relatively low density of housing and general open outlook, with views into and across open countryside.

Facilities within the village primarily consist of two churches; two public houses – The King William IV and The Barley Mow; a village hall and children's play area; a church hall; three motor repair garages, including one saleroom; a group of shops (currently comprising of a dentist, therapy clinic, and general provision store). These are generally located within the defined envelope of the settlement, with the notable exception of St Mary's Church, which, due to a much earlier village core, is located outside the current settlement area.



Village playground



Village Hall, The Street

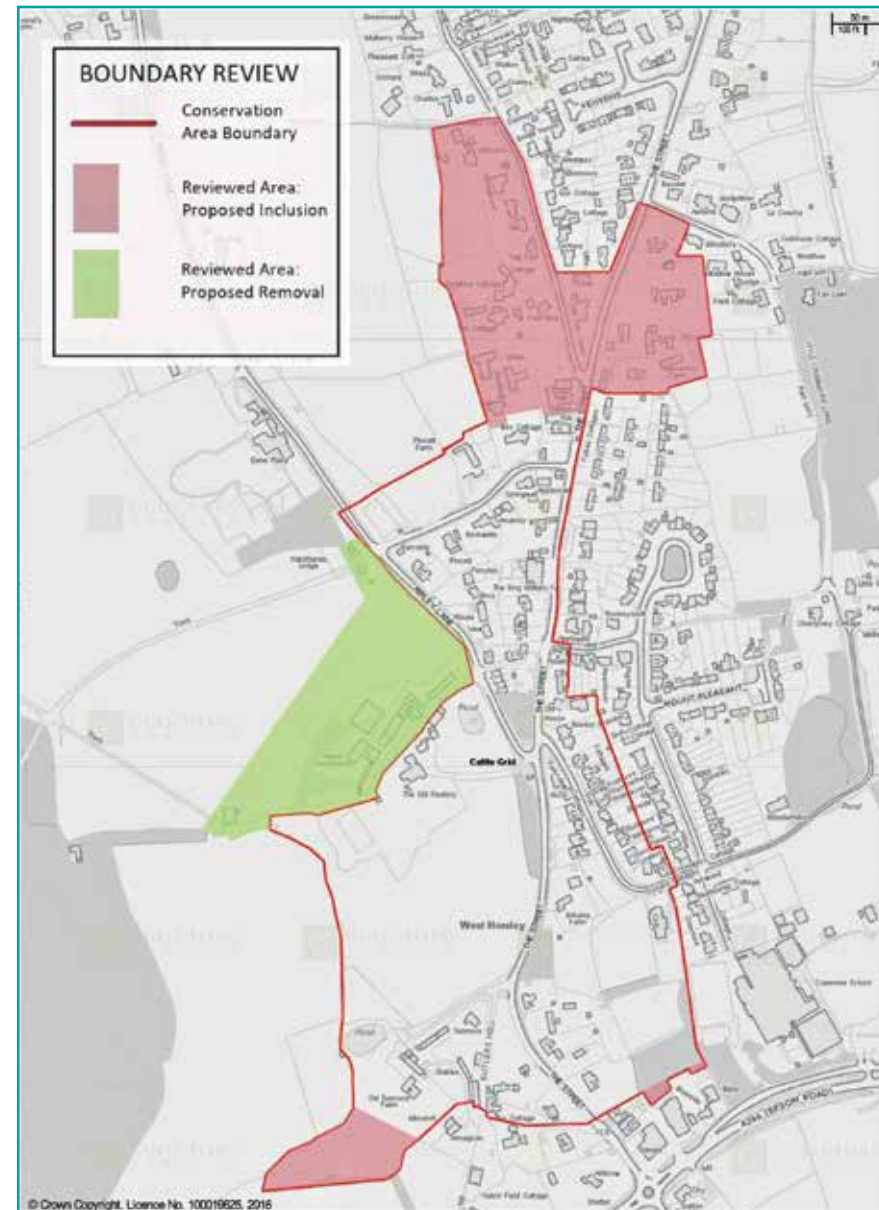
1 The Conservation Area

West Horsley Conservation Area was originally designated on 31st July 1973 by Surrey County Council. It is centred around the Village Orchard on the junction of The Street and Ripley Lane and takes in much of the settlements early historic core.

1.1 Identifying the boundary

Due to constant evolution, the Planning (Listed Buildings and Conservation Areas) Act 1990, states that the boundaries of existing Conservation Areas should be subject to periodic reviews, this is to assess, amongst other things, the justification for designation, and the validity of the boundaries. Under such reviews the following should be considered:

- The rationalisation of the boundary where it crosses arbitrarily through buildings or plots
- The exclusion of areas that no longer meet the criteria for designation
- Extensions and adjustment where the boundary has been drawn too tightly and/or where new information has come to light about the historic importance of the buildings and spaces.





Barcombe Farm, The Street

The following proposed boundary changes reflect the results of a detailed survey of the existing defined Conservation Area and of the wider village:

1. Extend the north boundary to include the Village Hall, the Village Playground and a small group of buildings on the east side of The Street consisting of numbers 132, 134, 140, 146 and 152 and Barcombe Farm.

At present the extent of the northern boundary goes no further than the Methodist Church. However, it is felt that there is a case to be made to extend the boundary northwards to include the following properties as the means of strengthening the architectural and historic interest of the Conservation Area.

- West Horsely Village Hall, The Street
- 132 The Street
- 134 The Street
- 140 The Street
- 146 The Street
- 152 The Street
- Barcombe Farm, The Street
- Oak Tree Corner, Silkmore Lane
- Cope Cottage, Silkmore Lane
- Field End, Silkmore Lane
- Peartree Cottage, Silkmore Lane
- Yew Tree Cottage, Silkmore Lane
- Two Chimneys, Silkmore Lane
- Goodwood, Silkmore Lane
- Willowpond, Silkmore Lane
- Silkmore, Silkmore Lane
- Ashley Cottage, Silkmore Lane
- The Cottage, Fairwell Lane
- The White House, Fairwell Lane
- Weddington, Fairwell Lane
- Cotswold, Fairwell Lane
- Mayfield Cottage, Fairwell Lane

The reasoning for this is that visually the area shares many of the streetscape qualities, such as architectural form, scale, appearance and landscape, that prevail within the existing designated area. Further still, the presence of a number of historic timber framed dwellings, together with a High Archaeological Potential designation by Surrey County Council shows off this areas historical interest and significance to the village's history and evolution.



2. Remove Upper Hammonds Farm and the adjoining land to the North and North West, including the Lodge Gates.

The proposed boundary changes should also consider excluding the following:

- Upper Hammonds Farm (and all associated outbuildings), Ripley Lane
- Pastoral farmland, north of Upper Hammonds Farm
- 1 Hatchlands Lodge, Ripley Lane
- 2 Hatchlands Lodge, Ripley Lane

The reasoning for this is twofold. Firstly, this particular area remains historically connected with the wider Hatchlands Park Estate, the manorial seat of East Clandon, with all of the land proposed for exclusion from the Conservation Area owned and maintained by the National Trust. Whilst the area still has a visual and operational connection with West Horsley village, it does not have a sufficient relationship to allow it to remain within the Conservation Area. Secondly, both the agricultural character of Hammonds Farm and its adjoining field, and the heavily ornamental character exhibited from the lodge gatehouses are considered to be of a notably different character to that which prevails throughout the rest of the Conservation Area, giving further justification for its removal.

1.2 Other areas considered for inclusion

• Wix Farm Area

An area to the south and south west of Butlers Hill, that included the Wix Farm enclave and was considered for inclusion, but was discounted on the following grounds:

- Wix Farm, Wix Farm Cottage and associated outbuildings and barns are all individually listed, thus already have a high degree of protection from development, but are also sited within the Greenbelt which provides a further layer of protection.
- Degree of detachment from the main village, both physically and in terms of character and landscape. More identifiable as being beyond the main settlement boundary, has more disperse built form and there is a predominance of undulating fields.



Upper Hammonds Farm, Ripley Lane



Oak Tree Corner, Silkmore Lane



Silkmore Lane

• Tintallow Green

An area of medium density residential development, sandwiched between the present Conservation Area and the railway line, which includes the northern sections of The Street and Silkmore Lane, as well as Tintells Lane and Rickson Lane. This area was discounted for the following reasons:

- Historically, this area formed the focus of the centre of the village following the partial enclosure of an earlier village green (sited at the Old Rectory), serving a valuable asset in the village's cloth making industry as a tentering green, thus accounting for those historic timber framed properties that can be found sporadically throughout this area. Nevertheless, regrettably, this area has been subjected to a plethora of 19th and 20th century infill development that has over time, has led to the complete loss of the Green, with only its triangular outline being distinguished from the road layout of Tintells Lane, Silkmore Lane and The Street.
- There is a wide variety of building stock in terms of age, style, type and material palette exhibited, but predominantly the age and style of housing dates from the 1950s onwards, such as the cul-de-sac developments of Kenyons (late 1960s) and Ricksons (1965), and in the case of Kenyons is a more homogeneous type of development.
- There has been a recent upsurge of plots being redeveloped, with a number of bungalows and smaller dwellings being demolished in favour of larger family units, which further weakens this area's historic character.
- Many of the historic timber framed properties found within the area are listed, thus already have a high degree of protection from development. Additionally, the adopted West Horsley Neighbourhood Plan (2016–2033) has identified a number of Local Buildings of Historic Interest, some of which are sited within this part of the village, and these also have a degree of protection.

• Mount Pleasant and Overbrook

An area of medium to high-density housing sited to the east of the present Conservation Area boundary, which includes some post war social housing. This area was discounted for the following reasons:

- This section of the village has more of a suburban character, in terms of its architecture, built form, layout and density, compared with the rest of the village and the current Conservation Area.



Mount Pleasant



Overbrook

- In relative terms, this particular area is a much more recent addition to the village, with the Mount Pleasant housing constructed after the Second World War, and the Overbrook Estate built in 1968/69.

● **No.s 1–35 Long Reach**

A row of vernacular semi-detached cottages found within the northern section of the village, constructed circa 1919. This grouping has been discounted for the following reasons:

- Significant detachment from the main body of the Conservation Area, both physically and characteristically.
- The uniformity of this vernacular building group has already been eroded by piecemeal changes, allowable under permitted development, such as window alterations, loss of front boundary walls and the replacement of front gardens with hard-standing, which sadly cannot be reversed by its inclusion to the Conservation Area, nor will such a designation prevent any further changes to their character from occurring.



Long Reach

2 Geographic, economic and social features that helped shape the area

2.1 Early History

Prehistorically the area now known as West Horsley would have been heavily wooded, with much of any early human activity, settlement and fortification being contained to the higher, drier chalk hills to its south. Movement of the community from the hilltops, downhill, towards the area that we now identify as West Horsley would have been gradual, facilitated by a new-found ability to clear trees more easily with the development of the iron axe, and a desire to take advantage of the spring water source that were discovered at the foothills. Having established themselves in the area around Wix Farm, this settlement was natively known as Stroud (meaning *strod* marshy place) and sometimes Strudwick (derived from the Old English words *strod* meaning marshy ground and *wic*

meaning village or town). The marshy nature of the area would have meant that the majority of the dwellings would have been sited on the rising ground to the south.

A pathway that connected the ford at Guildford with the ford at Leatherhead was soon established running close to the Wix settlement, as a subsidiary lower route to the ancient Harrow Way, which traversed across the ridgeline of the Downs, connecting Stonehenge with Dover. Also referred to as the Harroway this new route, which followed the spring line at the bottom of the downs along a thin line of Thanet sand, proved to be a significant piece of infrastructure in the next stage of West Horsley's development.



Remnants of the ancient Harrow Way, now provides access to Tunmore Farm



Blossoming hedge boundary



St Mary's Church



Wix Hill

2.1.1 Saxon Development

Most of our existing parishes today have their origins in Saxon times, when the country was divided into administrative areas known as hundreds.

The earliest written reference to Horsley was in the 9th century in the will of a Saxon Duke called Elfrede who left the estate of '*Horsalege*' to his wife Werburgh. At the time, the estate of Horsley, which at this time also included East Horsley, thus making it the largest estate in the string of estates running between Guildford and Leatherhead, was included in the Woking Hundred.

In the case of West Horsley, despite the presence of the native settlement at Wix, the Saxon's had chosen to settle upon the Harroway in the vicinity of West Horsley Place. This settlement is likely to have been a small collection of modest huts centred upon the Thane's hall, although isolated farmsteads existed around and about. A church was also established to serve the community however, unlike other neighbouring settlements of Clandon and Effingham where the church was sited within the village, alongside the Harroway, West Horsley's Saxon Church was built a short distance away, on a small hill with two emerging springs, south of the Harroway. It has been suggested that a reason for the church's atypical siting was that initially the site served as a shrine to either a water or fertility goddess, as springs were considered to be "holy" places.

2.1.2 Dane Influence

The 9th century was a troublesome period where the country was continually overrun by Danish war-parties, culminating with the accession of the Danish King Cnut, to the English throne by the 11th century. During the 19 years that England was under King Cnut's rule (1016-1035), Horsley is thought to have belonged to a Danish Thane known as Thored and his influence upon the estate is very much evident today. Firstly, it is understood that he was responsible for replacing the Saxon timber church with a more hard-wearing chalk and flint structure in about 1030, the foundations of which still survive today. But more significantly, he was also considered to be the one responsible for gifting a third of the original Horsley estate in 1036 to the Archbishop of Canterbury "for the good of his soul", thus creating the manor of East Horsley.



Wix Farm Landscape

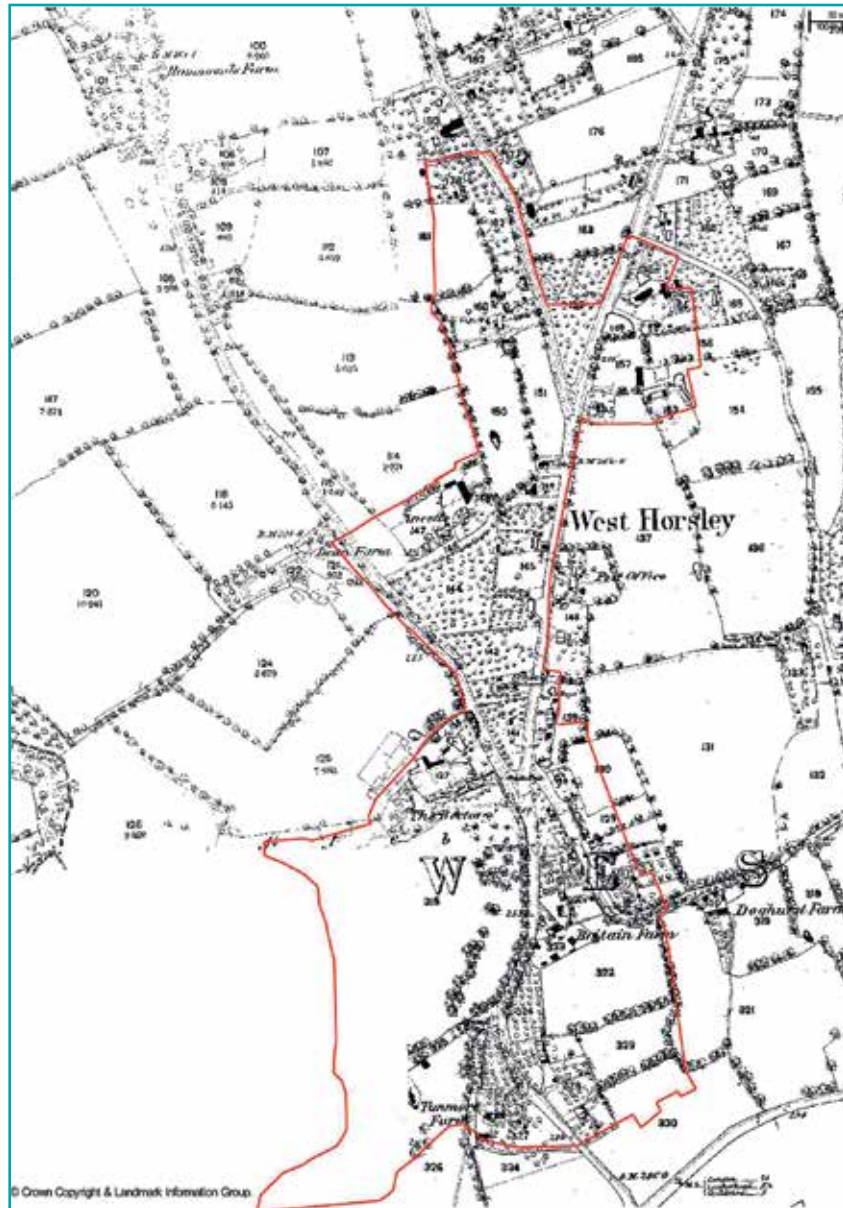
2.1.3 Norman Invasion

By 1066, West Horsley or Orselei as it was likely to have been known by, was owned by a Dane known as Brixsi. Following the Norman invasion the settlement that had been established by the Saxon's at West Horsley Place, was completely burnt and destroyed by William the Conqueror's troops, in retaliation to Brixsi's defence of King Harold during the Norman Conquest, and the estate confiscated by the new King, William and gifted to Walter Fitz Othere, a loyal supporter. Following the savagery and decimation, naturally West Horsley's population dramatically plummeted; nevertheless any surviving residents relocated themselves close to the Wix settlement, around Tunmore Pond, thus establishing the beginnings of the village as we recognise it today.

Originally the Saxon huts and later the early medieval houses, themselves little better than huts, would have been built all-round the higher rim of the ground. These flimsy buildings of rough wood, wattle and daub and thatch would have had to be replaced every twenty to thirty years and a steady progression of humble dwellings must have come and gone throughout the centuries.

Under the instruction of the new King a 'Great Survey' was commissioned in 1086 as a means of determining definitive proof of land rights and obligations to tax. This document provides the first recorded insight to the village, recording the population as 28 household (14 villagers, six smallholders and eight slaves) it also provides a reference to the presence of a church, which suggests that the Saxon church was spared during the devastation inflicted by William I troops in 1066.

By the 13th century the population of the village was increasing rapidly with more land being cleared for grazing and cultivation.



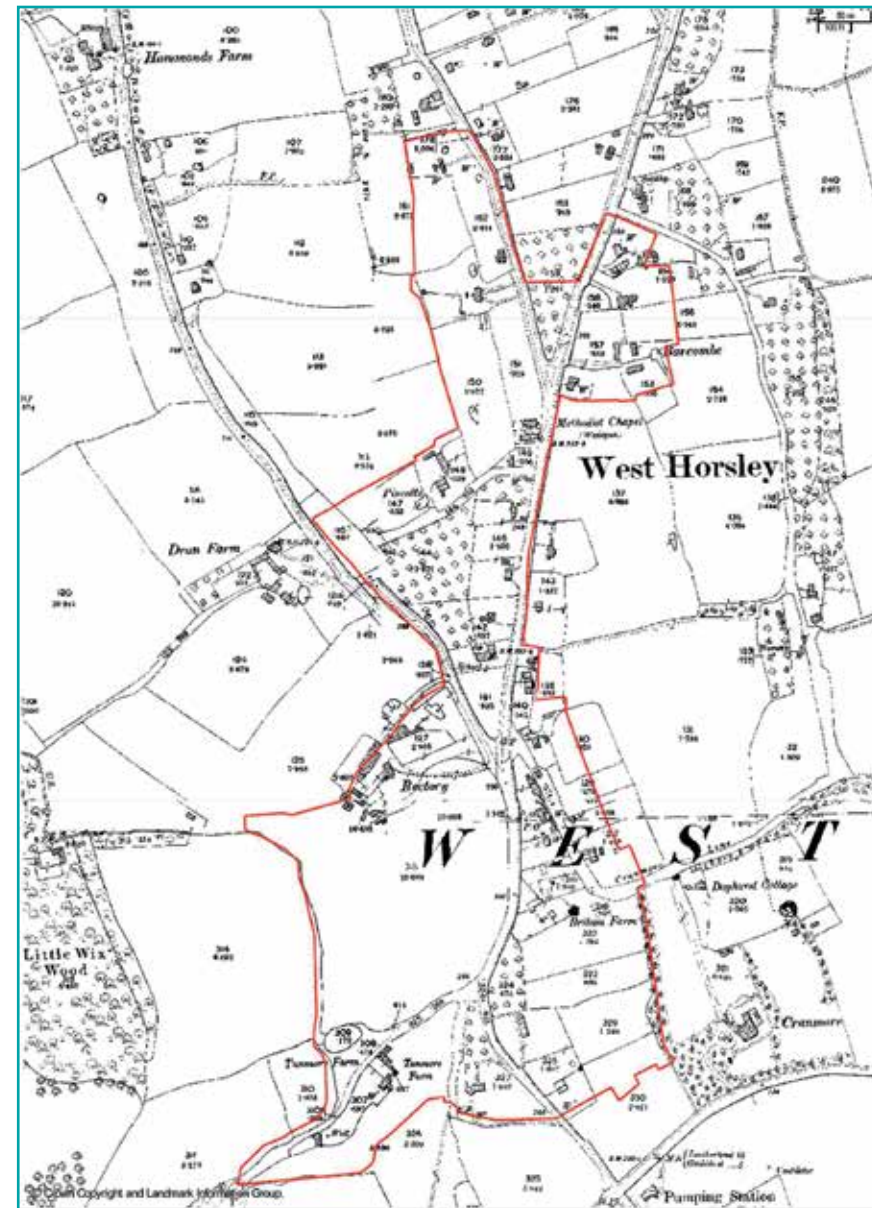
2.2 The Conservation Area Evolution (19th–20th century)

2.2.1 1869–1901 Map

- Shows West Horsley as a rural rambling village surrounded by field enclosures of various shapes and sizes. The identification of a number of farms either within the village envelope or just beyond signifies the importance of agriculture to the village
- The present day core road arrangement is discernible and clearly well established
- The built form is sparingly developed, with a small number of properties scattered along The Street, clustering around the Ripley Lane, Cranmore Lane and The Street intersection
- Notable properties include, a number of medieval timber framed cottages and farmhouses (such as Eversley, Britains Farm, and Tunmore Farm); the village school; the King William IV public house; the pound (historically used for the holding of livestock on market days); and the Rectory
- The village at this time is served by a post office located on east side of The Street, roughly opposite the King William IV public house
- The old village green is evident which included the triangular section of land centred between Ripley Lane, Pincott Lane and The Street, but does show the early stages of the triangular section's future development
- The southern tip of Tintalow Green is also evident.

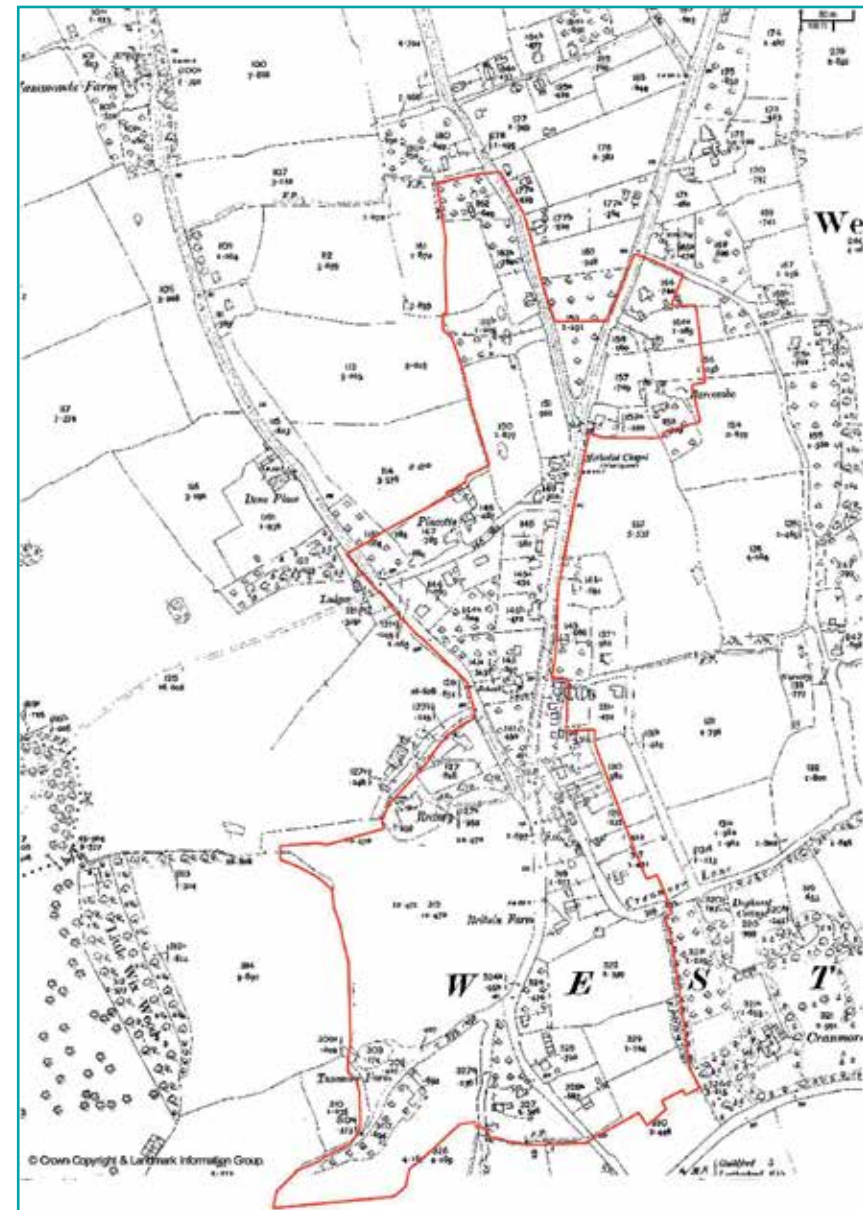
2.2.2 1888–1915 Map

- Road layout remains unaltered
- Very limited amount of new development
- Village Methodist Church now established at the north end of the Conservation Area
- The Old Village Green has experienced further encroachment with new plots being formed, some of The Street facing side, thus limiting the open land which had form the former village green to the north west corner between Pincott Lane and Ripley Lane
- Village pound no longer appears
- The village post office has been relocated to a property that sits between Cranmore Lane and The Street, known now as The Old Post Office Cottage
- Cranmore, a substantial brick constructed late 19th century residence built by the Weston family set within a substantial private curtilage which sits just beyond the Conservation Area south east boundary is now present.



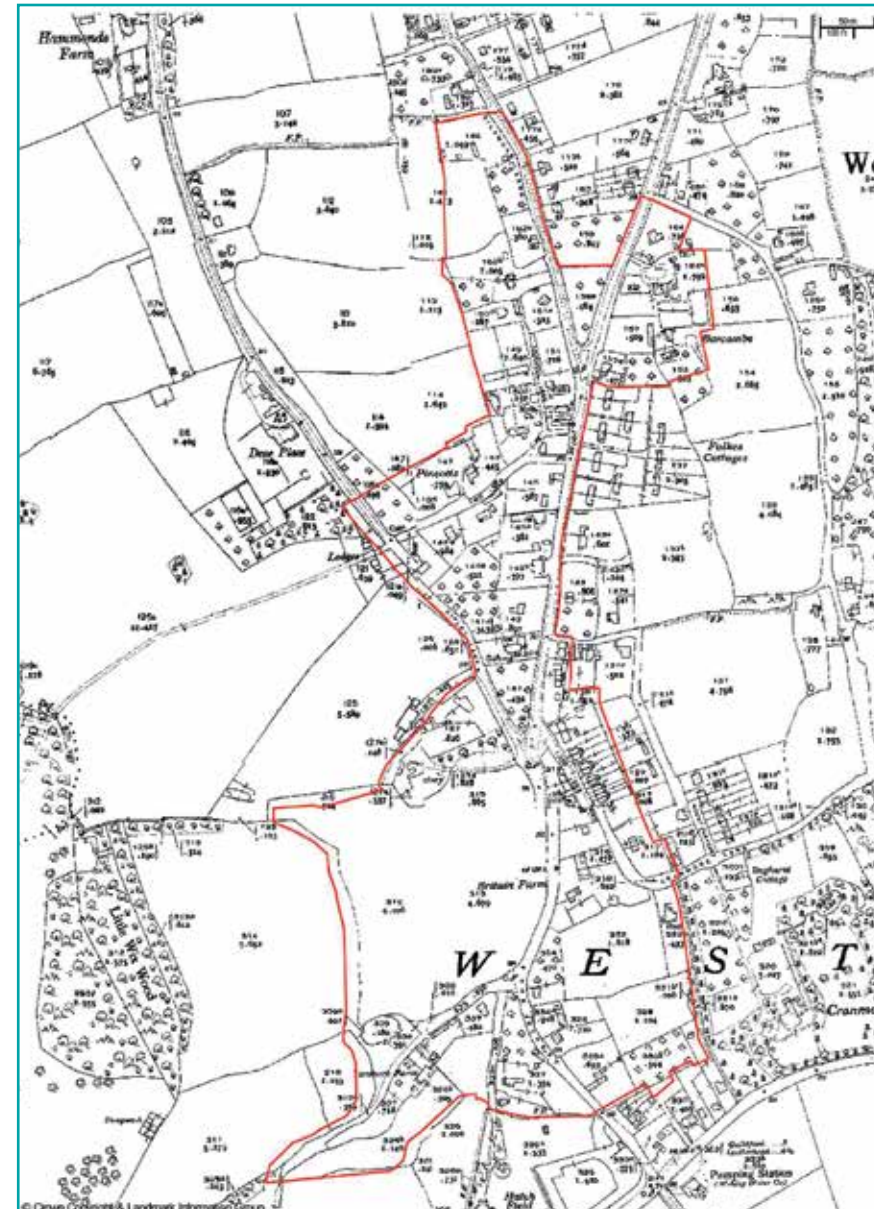
2.2.3 1900–1949 Map

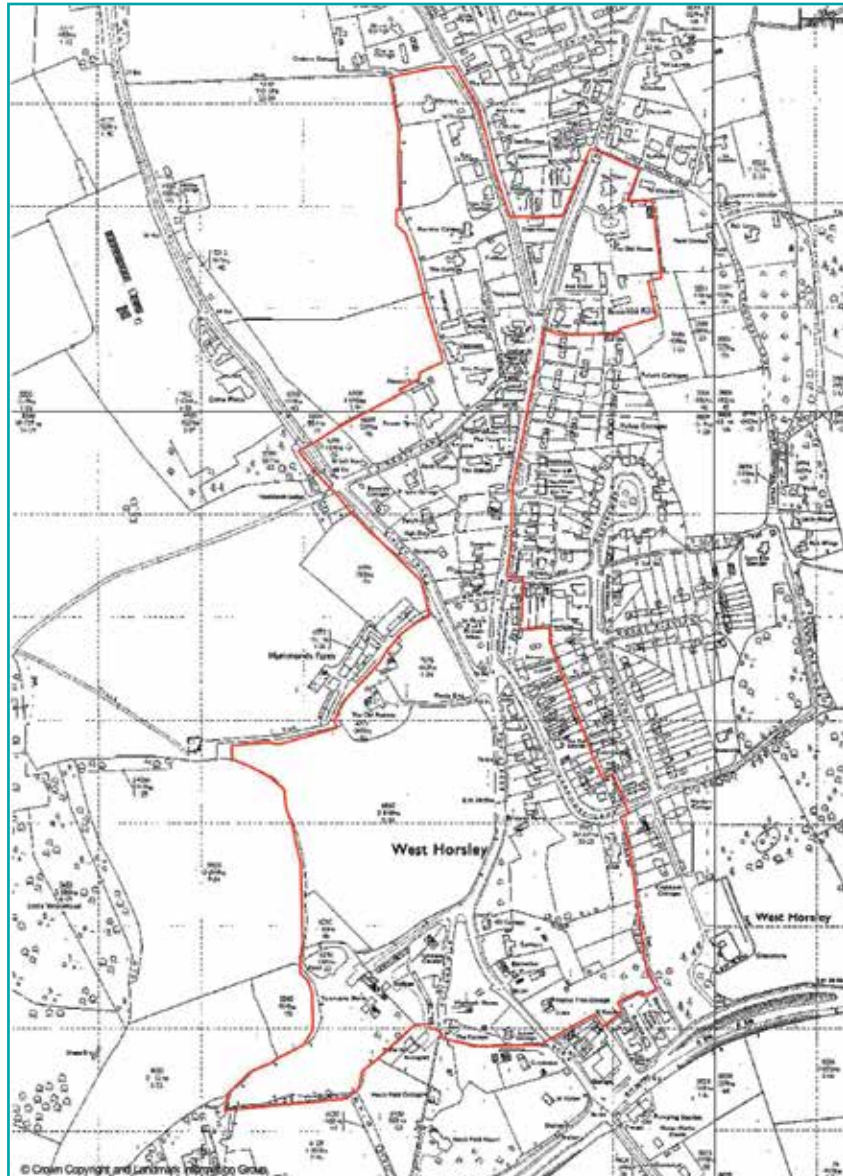
- The lodge gates to the Hatchlands Estate, which sit to the west of the village beyond the Conservation Area boundary, are now evident
- Further development and subdivision of the former village green has taken place, with three additional dwellings having been constructed to the south side of Pincott Lane, and the previously vacant plots now having been developed
- The remains of the former village green is now just limited to a small pocket of land sandwiched between Pincott Lane and the school's northern boundary, and a small triangular plot to the south of the school
- School Lane and Mount Pleasant (both residential side roads sitting beyond the conservation area boundary) are now both established. Both are shown to be in the process of being developed, with School Lane being the more developed of the two.
- The east side of Cranmore Lane is also shown as now being under development, with the pair of Edwardian semi-detached houses known as 1–4 Yew Tree Cottages now evident
- The Edwardian semi-detached developments evident on both Cranmore Lane (1–4 Yew Tree Cottages) and School Lane (1–4 School Lane), with their narrow linear plots represents a significant departure from the prevailing built form and character of the village.
- The Cranmore Estate (which sits beyond the Conservation Area boundary) appears to have undergone some expansion by buying up land that had once belonged to Doghurst Farm. Doghurst has now seemingly taken on the name Doghurst Cottage.



2.2.4 1922–1969 Maps

- Shows further expansion of the village
- The east side of Cranmore Lane continues to be developed south eastwards with a small number of terraced properties (1–6 Shrub Cottages) now having been established
- Development is shown to have commenced at the southern end of Mount Pleasant with the construction of typical interwar type semi-detached properties
- Village Hall along with a small number of dwellings behind Fairwell Lane are new
- Fulkes Cottages – nine pairs of semi-detached dwellings constructed opposite the Methodist church on Fulkes Meadow the village's only recreation space
- Development at the southern entrance which includes Bell & Colvill showroom and four purpose built shop units (8–14 The Street) providing the village at the time with a hairdressers, a newsagents, a grocer's and a haberdashers
- The British Legion also now developed.





1961–1969 Map

Summary of the key influences in the development of the area

Physical and Socio-political influences:

- The close proximity of water supply – spring line ponds
- The development of historic Harroway (Iron Age Road)
- Gifting of a third of the estate in 1036 by Danish Thane, Thored to the Archbishop of Canterbury, thus dividing estate into East and West Horsley
- Population decrease from Black Death influenced a change in agricultural practice
- Wool industry shaped much of the village's form
- Enclosures Act – follow this act the greater part of the Old Village Green was given as glebe and tithe land to the Rector, and the footpath around its edge was made it to a carriage way (now part of The Street)
- Advancements in transport (road and railway network) enabled better communication and movement, opened up the local trade market, and more recently, made it desirable place for commuters to live, thus fuelling a population increase.

3 Character and Spatial Assessment

A spatial analysis of the West Horsley Conservation Area provides an understanding of the complex inter-relationship between landscape, buildings, streets, trees and open spaces and examines the way in which these elements all combined to contribute to the significant character of West Horsley and how these elements relate to the wider surrounding landscape.



3.1 Location and Topography

The West Horsley Conservation Area covers only a small section of the whole village of West Horsley, concentrated on its historic core, which is sited within the southern part of the village settlement. It encompasses development along The Street, Ripley Lane, Pincott Lane, Cranmore Lane and Butlers Hill, it also takes in some of the Hatchlands Estate land.

West Horsley is a village of roughly 1,100 households, more than is covered by the Conservation Area which totals approximately 79 households. It is situated halfway between the larger settlements of Guildford and Leatherhead, with Guildford lying 11km to its west and Leatherhead a similar distance to its east, and is served by the A246 (Epsom Road) which passes to the south. It is surrounded by the villages of East Horsley (to the east), Ockham (to the north) and East Clandon (to the west).

The village lies in the gently undulating landscape of the Ockham and Clandon Wooded Rolling Claylands, the southern boundary of which is defined geologically by the change from London Clay to the rising Chalk Downs, which generally speaking follows the line of the A246 (Epsom Road). To the south of the village the land rises gradually into the Merrow and Clandon Chalk Downs which form part of the Surrey Hills Area of Outstanding Natural Beauty (AONB) and the Surrey Area of Great Landscape Value, within which is Sheepleas, a mosaic of ancient and recent woodlands, scrub and open chalk grassland.



Pastoral farmland north of Hammonds Farm

3.2 Setting and Views

The setting of a Conservation Area is influenced heavily by the physical context that surrounds it. It can contribute both positively and negatively to the significance of a place but can also help to inform about a settlement's establishment and historical evolution. Views also form part of the contribution to the setting of a Conservation Area, they may include outward and internal views along with views to, from or across an area, not only taking into consideration the area's surroundings local topography but also its natural and built features and the inter-relationships between these components and spaces.



Views across the back No 20 The Street, up towards Butlers Hill

3.2.1 Surrounding Landscape

There are a couple of existing Landscape Character Assessments that cover the landscape adjacent to West Horsley Conservation Area. These assessments are: Surrey Landscape Character Assessment: Guildford Borough (2015); and Guildford Landscape Character Assessment (2007).

These documents identify two different landscapes that contribute to West Horsley's immediate setting, Wooded Rolling Claylands which surrounds the settlement to the west, east and north, and Open Chalk Farmland to the south. The key characteristics for both types are set out below.



View northwards across the Wooded Rolling Claylands

- **Wooded Rolling Claylands** (West, East and North)

- Gently rolling lowland based on the London Clay Formation clay, silt and sand solid geology
- A mix of land uses with pastoral and arable farmland, woodland and historic parkland
- Medium to large scale fields of pasture and some arable are bounded by hedgerows or fences
- Network of small streams, ponds and ditches
- Woodland blocks and plantations, occasionally relatively large, often associated with the neighbouring historic parks
- Significant but dispersed amount of ancient woodland of high biodiversity value
- A largely peaceful, rural landscape fragmented in some areas by modern ribbon development
- Scattered farmsteads and small, nucleated extended villages
- Historic landscape patterns associated with small farms and early human occupation
- Varied building materials include brick, timber frame, flint and weatherboard with tile and some thatched roofs
- Views to the unsettled rural backdrop of the chalk ridge to the south.



- **Open Chalk Farmland (South)**

- Founded on chalk, forming the lower slopes of the dip slope of the North Downs
- A sloping, undulating open pastoral farmland with occasional woodland plantations
- A varied field pattern dominated by large rectilinear fields but with smaller fields around settlements bounded by rural fences and hedgerows with some hedgerow trees
- Presence of horse paddocks across the slopes with some large fields subdivided by fencing
- Dramatic views up over the open pasture to the wooded upper slopes and ridgeline of the wooded chalk downs as well as view over the rolling claylands to the north
- There are a few rural lanes, sunken lanes and trackways that rise up the slopes with the A246 and the A25 running along the base of the area
- There is a linear pattern of settlement of dwellings in large garden plots lining the rural roads extending southwards from villages in the claylands to the north, plus a few farmsteads sitting at the base of the slopes

- Area forms a rural backdrop to the wooded rolling claylands to the north. Remoteness is tempered slightly by glimpses of roads and settlements to the north
- Historic field patterns and trackways associated with grazing and movement of animals.

3.2.2 Relationship with other settlements

West Horsley is one of a string of spring-line villages, which includes East Horsley, Effingham and East and West Clandon, established at the foothills of the North Downs that were historically connected to one another by the old Harroway. These have either remained nucleated villages, such as East Clandon, where development is tightly knit and restrained, or have become the historic cores of enlarged settlements, as is the case at West Clandon, East Horsley and Effingham. Interspersed between the villages is a succession of historic mansions, including Clandon, Hatchlands, and West Horsley Place, all set within their associated designed parkland.



Views southwards across Open Chalk Farmland landscape

3.2.3 Views into the Conservation Area

It is true to say that, with the exception of the approaches from East Horsley (A246 Epsom Road East, or East Lane/The Street) the village has a tendency to “creep up” on you. The reason for this is threefold:

- the undulating topography,
- the widespread swathe of screening from heavily treed hedgerow boundaries or dense woodland belts, and;
- an absence of any legible skyline landmark, such as a church spire or tower

Even from the higher vantage points found to the south of the village, such as from the upper sections of Shere Road, Staple Lane and Sheeples, it is very difficult to pick out the village form within the panorama, as either the immediate landscape and dense vegetation does not allow for long ranging views out back down to the village, as in the case of Shere Road or alternatively, in instances where views can be afforded through, out in the direction of the village, as in the case of Staple Lane (View 01, not shown on supporting map), a shroud of tree coverage helps to contain it from view.

Approaching the village from the north, along Ripley Lane, the first glimpses of the village are gained almost as you are upon it, with the first indication of its presence coming from a few fleeting views across fields to the rear elevations of the properties along Silkmore Lane (View 02) which sit outside the Conservation Area. It is not until you get to the entrance of Dene Place that you get a clear view through to the Conservation Area itself, specifically, a view through to Barnside Cottages (View 03), marking the entrance into the Conservation Area.

Although there are no direct views of the village or the Conservation Area from the A246 Epsom Road East due to yet more coppice and woodland screening (View 05), the perception given from the surrounding development and built form, such as the presence of Cranmore School, and the frequency and clustering of housing, provides a good indication of a nearing settlement. Self-evidently as you approach the Conservation Area from the northern section of the village along The Street, the settlement form is already firmly established. With this, the linear form of the carriageway combined with the gentle nature of the topography and a distinguished strong hedge-line boundary does enable a single restrained view down towards the northern gateway into the Conservation Area (View 04).



Identifying key views into the Conservation Area

A selection of key views into the Conservation Area are shown in the supporting map

View 1 (position not identified on supporting map)

Panorama looking east from Staple Lane, East Clandon (shows the extent of screening West Horsley benefits from, with the village undetectable).



View from Staple Lane



View from Ripley Lane towards Silkmore Lane

View 2

From Ripley Lane looking east towards properties on Silkmore Lane.



View along Ripley Lane into the Conservation Area

View 3

View along Ripley Lane towards the entrance into the Conservation Area. The red hipped roof and striking white brick finish of Barnside Cottage, which marks this particular gateway is discernible. Nevertheless, the rest of the Conservation Area remains screened from view.

View 4

Very restrained long ranging street vista looking south along The Street towards the Conservation Area.



View from The Street towards the Conservation Area

View 5

A view towards the village from a gap in the established hedge line along the A246, Epsom Road East. The village cannot be seen due to the tall, dense tree belt sitting in front.



View into the Conservation Area from Epsom Road



View 6

Gateway view into the Conservation Area at the Cranmore Lane, Mount Pleasant intersection.



View 7

View from the Epsom Road roundabout looking into West Horsley. This marks the entrance into the Conservation Area from the south, with the designated area commencing immediately after the building group.



View 8

A subsidiary gateway, which affords some restricted views into the Conservation Area, is from Footpath 90 (FP 90) which runs between Epsom Road and the head of Butlers Hill.

3.2.4 Views from within Conservation Area

The experience of a place is not static. It is a moving experience producing a sequence of unravelling views that reveal different aspects, qualities and visual interests. The dynamic and varied form of the village facilitated by the curved alignment of the principle road running up the spine of the village, and the strong presence of mature evergreen boundaries and screening, helps to lead one view to another and assists with the unveiling of vistas, terminating view and focal points. It is this layering, experience of a place, and awareness of the local historic and natural environment that creates legibility and understanding.

The views within the Conservation Area can be considered under the following broad categories:

- Views along streets and across spaces
- Short range glimpsed views
- Landmark views
- Views beyond the Conservation Area.

The following appraisal attempts to show some of the key internal views that can be discovered and experienced within the Conservation Area.



Identifying key views from within the Conservation Area



3.2.5 Views along streets and across spaces

View 1

Looking north along The Street. The large oak tree, opposite the village playground provides a focal point.



View 2

A view from Footpath 91 (FP 91) which runs along the west side of the Cranmore School campus, through towards Butlers Hill. Capturing a semi screened view of the backs of properties along The Street, as well as the gradual step roofscape of properties rising up Butlers Hill.



View 3

Looking south along The Street. A strong high boundary line, formed from stone and brick walling as well as mature planting, helps to provide a more enclosed intimate character in this view, drawing the eye along the road. The curving form adds to the sense of anticipation.



View 4

A rare opportunity for unimpeded views of Rectory Park, which had formed part of the old village green. The Old Rectory can be seen in the distance, across the private parkland.



View 5

Looking south along The Street. The combination of the bend, with the tree lined backdrop makes for a very dynamic, yet contained view.



3.2.6 Short ranged glimpsed views

View 1

Glimpsed view of Barcombe Farm, taken at the end of its access lane. The high hedging to either side of the lane provides the property with a natural frame.

View 2

Glimpsed view of The Old Rectory taken at its entrance. Set back within generous grounds, views of this Regency styled stucco building are limited due to level of screening along the length of its boundary.



View 3

Looking westwards along the private access leading up to Tunmore Farm. This access historically formed part of the Old Harroway



3.2.7 Views of landmark buildings

View 1

Despite sitting just beyond the Conservation Area boundary due to its association with the Hatchlands Estate, this pair of lodge buildings provide an attractive terminating view at the western end of Pincott Lane.



View 2

Centrally located along The Street, yet set back from the road frontage, it is the traditional hanging sign of The King William IV public house that provides the initial attention. Open forecourt and lack of a front boundary makes this property somewhat of an anomaly.



View 3

The former school provides an important focal point when moving northwards through the village. It is at this section where the more intimate character of the southern part of The Street is replaced by a more open aspect.



View 4

Sitting at an angle to The Street, Britains Farm is one of very few properties within the Conservation Area that is not screened from view by mature hedging, instead it is situated behind a low flint and brick wall, enabling delightful, unimpeded views towards it from The Street.



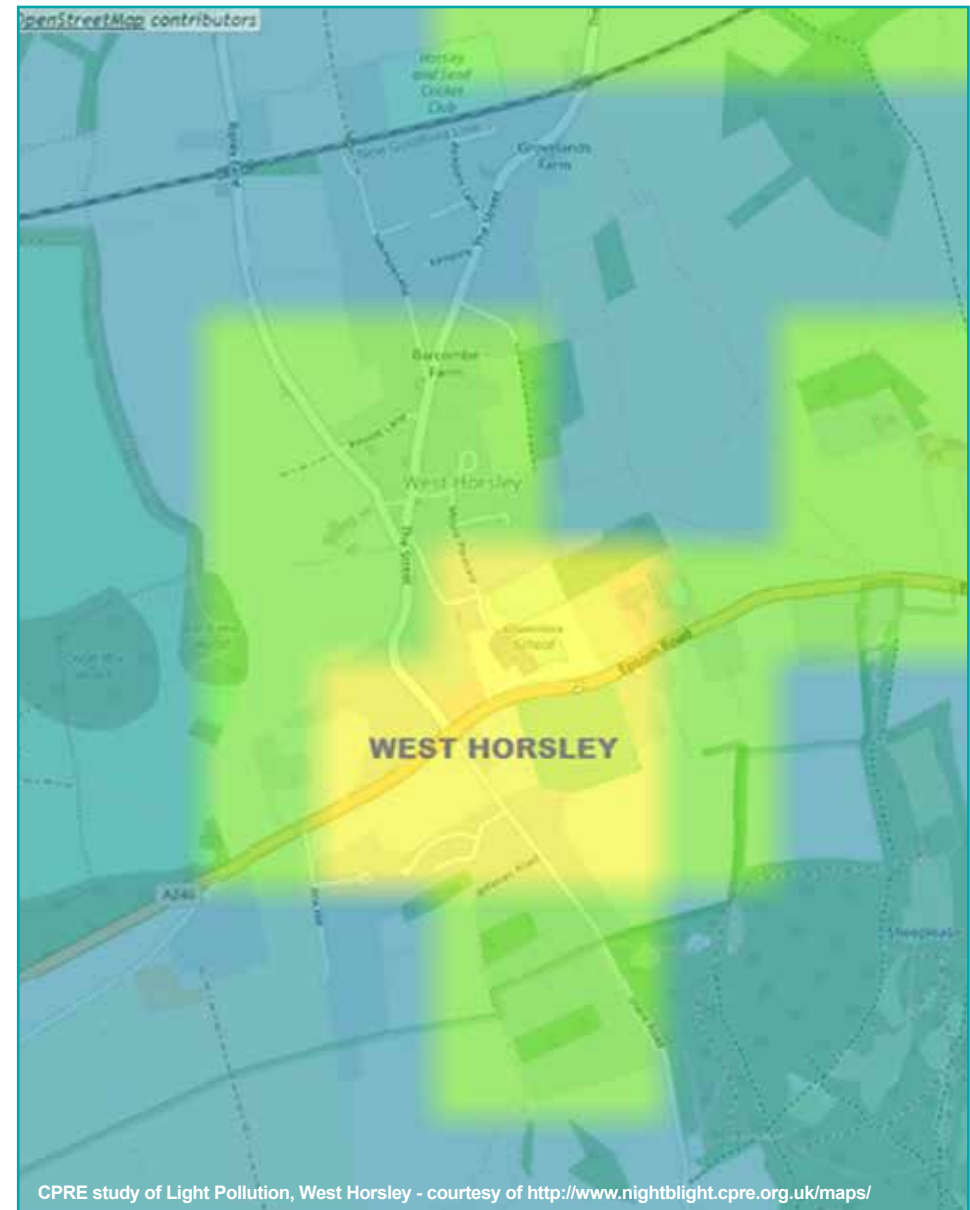
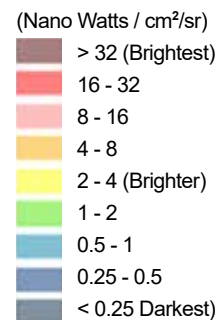


3.3 Dark Skies within the village

Street lighting does not feature anywhere within the village, which nowadays is an unusual characteristic, and thus is regarded to be a feature of the Conservation Area, helping to reinforce the village's rural character. However, the village is still vulnerable to light spill, as evidenced by the research undertaken by the CPRE (Campaign to Protect Rural England). As such, care and consideration must be employed going into the future, to ensure that the level of light spill do not increase any further, which would undermine the character of the Conservation Area.

Night Lights

Each pixel shows the level of radiance (night lights) shining up into the sky. These have been categorised into colour bands to distinguish between different light levels.





View north along Cranmore Lane towards the former village school

3.4 Townscape and Spatial Analysis

3.4.1 Street and Plot Patterns

Historic plot boundaries and patterns are important in defining how a settlement has developed over time or where change has occurred, and therefore it is important to preserve where they survive. They can relate to historic open spaces, routes gardens and ownership. They can also demonstrate how buildings were sited practically to relate to an original function, for aesthetic reasons or in order to make them prominent in the landscape.

The street layout of the village is fairly simple in its form, with The Street acting as a central spine running along north-south axis and the more subsidiary lanes spurring off sporadically. This core street pattern has remained largely unchanged for over two hundred years, and is one of the oldest urban features of the settlement.

The arrangement and alignment of all these routes are historic in nature, developing from the track ways and footpaths that edged the Old Village Green. And, despite the loss of the Old Green, (a result of transactions following the Enclosure Acts of 1802) its historic outlines still remain largely legible on plan. The only exception to this is a small 150m section of The Street, between Britains Farm and Ripley Lane, which was developed as a carriageway during the early part of the 19th century, that bisects through a small section of the Old Village Green

Plot patterns within the Conservation Area are varied, but three different types can be identified:

- Early plot pattern (pre-19th century) – much larger in scale, more organic in form and shape. Properties are set back from the road, more centrally sited within the plot. A couple of exceptions where the plots have subsequently been subdivided. This is more pronounced within the southern portion of the Conservation Area, around Butlers Hill.
- 19th and early 20th century – smaller terraced properties sitting close to the road within long narrow regular plots.
- Modern houses – generously sized with a fairly regular shape and form. Properties tend to occupy a central position.

3.4.2 Public realm

Public realm includes the treatment of communal spaces, movement spaces and transitional spaces including roads, pavements, street furniture and signage and it's integral to the village's overall character and appearance. Within the West Horsley Conservation Area there is very little in terms of 'managed public realm', with only a limited extent of public paving to be found and a small collection of street furniture.

There has been a tendency in recent years to over engineer and urbanise West Horsley's public realm with many of the area's road surfaces being of a standard tarmac construction, which does makes for a slightly compromised setting. Contrastingly, many private drives use gravel or a more informal surface treatment that is more sympathetic to the village's rural character. Pavements along lanes and roads are limited within the West Horsley Conservation Area. Where pavements do exist, they are generally narrow in their construction, with the longest stretch of footpath being to the east side of The Street. Grass verges and surviving grass banks are more of a feature of the public realm than formal pavements.

With possibly The Street as the exception, the narrowness of the lanes with a distinct absence of pavements has resulted in the village instilling a sense of tranquillity, where pedestrians and other non-motorised road users often share the space comfortably with motorists.

Road signage in the village principally takes the form of national highway traffic signs, such as regulatory and warning signs (e.g. speed limit reminders) as well as street name and direction signs. Conversely, the impact of these road signs does provide some visual clutter within streetscape views, which does adversely impact upon the character and setting of the Conservation Area. Ideally, this should be kept to only those serving a current and essential purpose; any redundant signage should be removed.



Other furniture of note within the Conservation Area includes, an iconic George V freestanding pillar-box located on The Street, at the corner with Fairwell Lane, simple concrete and timber bench sits alongside a bus stop on the large grass verge outside the Old Rectory, with a further identical bench, positioned centrally within the triangular verge of land formed between Silkmore Lane and The Street, providing a point of contemplation and rest.



Regrettably, there has been an intrusion of tall modern highway bollards (both plastic and timber) within the village, which has begun to undermine the prevailing rural character. The most notable areas of these are to the north of the Conservation Area, outside the village hall and around the triangular grass verge between Silkmore Lane and The Street. Whilst it is accepted that they are performing a much-needed purpose, the sheer quantity of units that have been installed does appear to be overzealous and as such has resulted in a significant amount of visual clutter to this part of the streetscape which has altered the character somewhat. Consideration must be given to reducing their number, and in the case of the modern plastic versions, using a more sensitive alternative.

Overall, the public realm is of a reasonable condition and the limited amount of street furniture and engineered footpaths does reinforce that sense of being within a more rural environment as opposed to a residential suburb.



Village Playground





Britains Farm, The Street

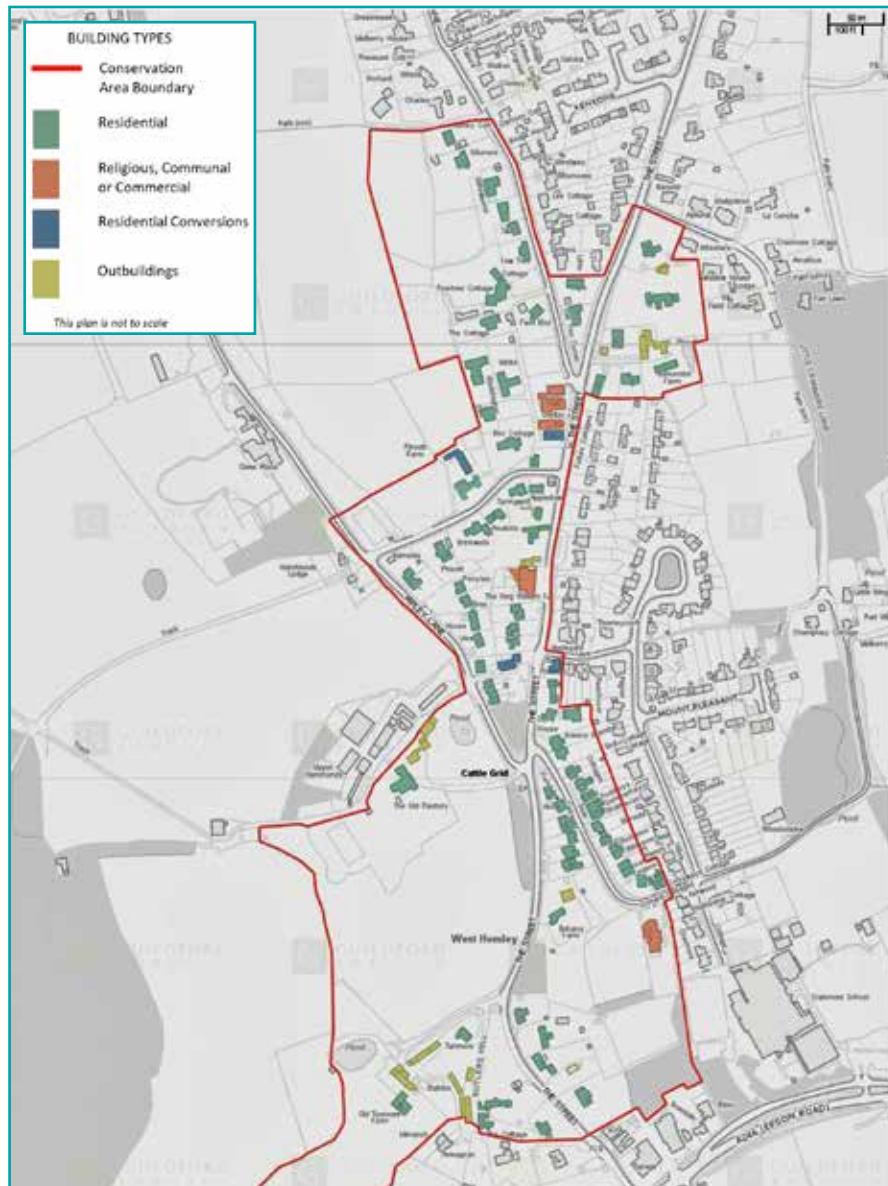
3.5 Architecture

West Horsley's built form comprises a rich mix of colours, textures and architectural styles, which together create a warm and distinct local character. Reflecting this mix of styles and colours in the built form is an important characteristic of the village.

The architecture of West Horsley is of significant interest with ten statutory Listed Buildings found within the Conservation Area boundary. That said, whilst the majority of the building stock is classed as being 'unlisted' they still have significant architectural and townscape value. Whilst they do not contain outstanding architectural merit individually, their position within the street does provide interest and adds to the intimate small scale character of the village.

3.5.1 Scale and Massing

The majority of the built environment within the West Horsley Conservation Area is of a domestic scale, single or two storey in height, with buildings largely detached.



Building type analysis

3.5.2 Building Types and Design

This section considers the different building types that can be found within the West Horsley Conservation Area and the architectural design associated with them. This area provides a balanced mix of properties ranging from historic farmsteads, a historic village school, Victorian and Edwardian houses, small domestic timber framed cottages, a commercial public house, and a community hall.

The properties within the Conservation Area are predominantly in residential use and a small number of these have been converted from other building types, for example, the former school which has been converted into residential use yet retains its Victorian institutional architectural character. Irrespective of this, there is still a small selection of non-residential properties found within the Conservation Area, such as the Methodist Church, The King William IV public house, the Goodhart-Rendel Hall and the West Horsley Village Hall. Generally speaking, the building types found within the Conservation Area can be broadly categorised into the following:

- a) Residential
- b) Residential Conversion
- c) Religious, Communal and Commercial

a) Residential

Almost all the buildings within the Conservation Area are residential dwellings. In common with a lot of villages West Horsley has developed organically and thus contains residential development across a number of different centuries, with a variety of size and style, hence no single domestic building style dominates.

Vernacular Buildings

There are a number of houses scattered throughout the Conservation Area which date back to the village's medieval chapter, which survive as a reminder of its rural halcyon days, these include the following properties:

- Sumners, The Street
- Eversley, The Street
- Britains Farm, The Street
- Highbank, The Street
- Pincott Farm House, Pincott Lane
- Barcombe Farm, The Street

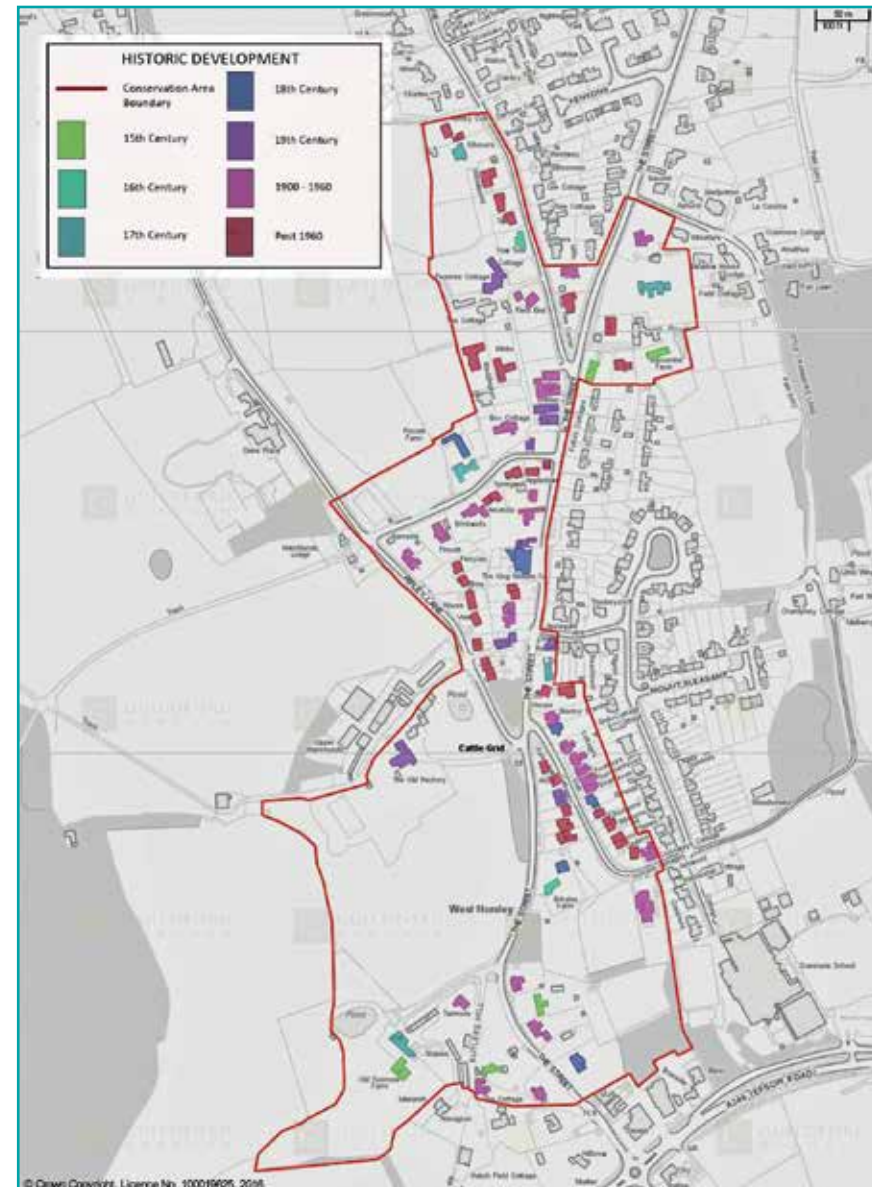
These early buildings have generally retained their external timber framing, steep roof pitches and have a prevailing a domestic vernacular character that is reflective of this part of Surrey, such that they are two storeys in height, small in scale with a low eaves height and of timber frame construction. It is fair to say that it in all cases the original perishable wattle and daub external wall covering has been lost or replaced in favour of brickwork noggings and hanging tiles, as have the thatched roof coverings. The distribution of these earlier properties is sporadic, however there is an identifiable cluster, which includes **Sumners, Britains Farmhouse** and **Highbank** found to the south of the village, as you enter from Epsom Road, which is likely to be attributed to the fact this area formed part of the village's early core.

Victorian Terrace

This architectural style is primarily concentrated along Cranmore Lane. Typically modest in form with elevation that are pleasingly balanced yet relatively austere, featuring little, if no ornament. Roofs are shallow pitched. The plan form is tight and repetitive, with group value being of particular significance.

Arts and Crafts Style

There are a few of examples of properties within the Conservation Area which have been influenced by this style. Recognised by its distinctive use of quality materials, craftsmanship, asymmetry and traditional construction this style became popular in the 1870s through to the early part of the 20th century, but continued to influence through into the 1930s. The movement was a reaction against the artificiality and mass production of industrialised Victorian Britain and marked a return to the vernacular tradition of building. Significant architectural features include, busy vernacular facades combining a variety of styles and materials; multiple steeply pitched gabled roofs; low slung eaves; tall chimney stacks; projecting or jettied first floors and curved bays. **Barnside Cottages, Ripley Lane, No.152, The Street** and **No. 87, The Street** are examples of dwellings within the Conservation Area which have been influenced by this style.



Age of development analysis

b) Residential Conversions

There are a couple of examples in the Conservation Area where a residential use has been retrofitted into a property which had previously been design and constructed to serve a non-residential function. The properties identified are discussed below:

(Former) St Mary's School

The former village school was built in 1861, and financed by the Rev. Henry Sigismund de Cerjat, Rector of West Horsley, on a triangular plot of land lying between Ripley Lane and The Street. At the time of purchase, the plot had included an old cottage with garden and orchard, nevertheless the garden and orchard were retained, with the garden being included as part of the school grounds, and the orchard being rented out to provide further funds for the school. It is a charming example of a Gothic revival mid-19th century Victorian village school. Its fine brick detailing, steeply pitched roof covered with handmade roof tile, and deeply moulded arched windows with Gothic tracery detailing make an irreplaceable contribution to the Conservation Area, as well as a landmark building.

The single building was originally of a simple rectangular plan form, with large feature Gothic arched windows to either gable, and a central feature pitched dormer to the south facing roof slope. In 1892, as intake increased, a further, smaller, wing of a correlating and responsive design palette was added to the north-east corner of the building, and this served as the Infant Room. In 1989, the school closed and after a few years was eventually converted to the residential units that are present today. Generally speaking, the conversion has been undertaken in a sympathetic manner, retaining much of the buildings defining external architectural interest and character, such as its distinguished Gothic arched windows, thereby ensuring that this socially historic building still makes a positive contribute to the village fabric.



Former St Mary's School



The Old School House

The Village Reading Rooms/Parish Room

Constructed in 1867, six years after the village school, as a primitive village library. It is another addition to the village's built fabric that was philanthropically funded by the Rev. Henry de Cerjat. Sitting opposite the former St Mary's School and alongside The Old Schoolhouse, this attractive double fronted (as originally constructed) building is one of a scarce number of flint constructed buildings found within the Conservation Area. Being sited on The Street, it is a building of some distinction and prominence, largely due to its flint construction and red brick accent detailing which help to enrich the front elevation. A complementary subservient brick side extension was added whilst the building was still in use as village reading room/parish room, which has been a successful addition that has drawn upon architectural cues from the neighbouring school. Further additions were subsequently added upon the property receiving permission to be converted to a single residential unit, including, the addition of the two small pitched roof dormers to the front roofslope, and a single storey rear extension to accommodate a single garage and a kitchen. Despite being un-listed the balanced form of the property and its unique (for the Conservation Area) material palette and detailing is a valued part of the village's building stock, making an irreplaceable contribution to the character of the Conservation Area.



c) Religious, Communal and Commercial Buildings

There are very few buildings within the Conservation Area that were purposefully constructed or have subsequently been converted to serve a religious, communal or commercial function. The properties that have been identified include:

- The King William IV Public House, The Street
- West Horsley Village Hall, The Street
- The Methodist Chapel, The Street
- The Goodhart-Rendel Hall, Cranmore Lane

There is no unifying style typology across the group, other than they were designed or retrofitted for a purpose and are generally of a larger scale to the other uses within the village. The distribution of these properties is such that they are separated out, along The Street, with limited clustering.

The King William IV public house

The oldest of these buildings is King William IV public house (King Billy), which started its life as a symmetrical pair of “two up, two down” Georgian estate cottages, as is evident by the architectural composition of the white rendered front façade, with both cottage entrances surviving, albeit the right hand one has been blocked up. During the early part of the 18th century both cottages were converted through to form one large dwelling. It was at this time that the lean-to on the north side was added for the purpose of brewing. And so, began the property’s evolution towards becoming one of West Horsley’s village pubs and the only one situated within the Conservation Area.

The Methodist Chapel

West Horsley is unusual in that the historic village church sits outside the village envelope, nevertheless, a purposefully constructed place of worship was eventually established within the main village settlement in 1876 with the development of the Methodist Chapel, which was constructed following a resurgence of Methodism in Surrey during the latter half of the 19th century. Situated at the northern limits of the defined Conservation Area, facing on to The Street, this simply formed, single storey, gable fronted, unlisted chapel sits unassumingly within the street scene. Despite the modern cream rendered exterior (historic photos show that beneath lies a brick construction) the chapel has retained much



The King William IV Public House



West Horsley Methodist Chapel

of its ecclesiastical character, attributed to the balanced rhythm of tall Gothic arched windows within the front and side elevations.

West Horsley Village Hall

Directly to the right of the Methodist Chapel sits the Village Hall. This property currently sits outside the boundaries of the current Conservation Area, yet seeks to be included under the proposed revisions. Miss Dora Roscoe, a cousin of Beatrix Potter, gifted the land on which the hall sits on to the Parish Council sometime after 1915, with construction work commencing in earnest in 1924, following a short hiatus for World War 1. The principle building was designed by Mr Gambier Parry, with materials and construction costs paid for by a wealth of subscribers. The orientation and form of the main hall responds to the neighbouring Methodist Chapel, in that it is gable fronted, albeit with a gabled hip to the front, and is of a comparable scale and height. It's design is very much reflective of the inter war era it was constructed in, such that its overall composition is fairly simple and unclutter but takes on certain domestic vernacular design cues within its fenestration and roof form.

It appears to have been originally designed with a wide flat roofed canopy over the main entrance as evidenced by historic image, however at some point, most likely in the early 1960s, this was infilled to become integral to the building. Since its construction, the original hall has seen a number of successive extensions and alterations to enlarge its capacity and improve its facilities, including the addition of annex hall to its north, and more recently, the provision of an enclosed link between the two.



West Horsley Village Hall



The Goodhart-Rendel Hall

The Goodhart-Rendel Hall

Another community building found within the Conservation Area is The Goodhart-Rendel Hall, which serves as the meeting place for the East and West Horsley Royal British Legion. It can be found sitting within a large open plot along Cranmore Lane with associated hardstanding car parking found to front and a vacant paddock area set behind. The pitched roof, timber panelled clubhouse that sits behind the flat-roof brick constructed entrance wing started its life in neighbouring East Horsley as a clubroom erected by Sir Thomas Sopwith, the aviation pioneer, for the purpose of meetings and entertainment. It was subsequently sold to the East Horsley Womens Institute and then on to The British Legion. Upon being sold to the British Legion, the structure was carefully dismantled and relocated to its present site, where, over time it has been extended, including the contrasting utilitarian designed brick constructed entrance wing that sits in front of the original clubhouse.

Summary of special features

Architectural Character and Form

- Medieval core sited to the south of the Conservation Area around Butlers Hill
- Linear development that has gradually developed in a north easterly direction over time
- Built development dating from the 14th century through to the 21st century
- Patchwork of periods of development as later buildings have infilled vacant plots between earlier buildings, including parts of the former old village green
- Built form predominantly with principle elevations fronting on to The Street
- Most development within the Conservation Area is in residential use
- Development has a tendency of being detached, two storeys in height
- Mixture of building styles, attributed to the varying age of development exhibited
- Older buildings are timber framed, all having been refaced with brickwork and tile hanging.
- Naturally dark setting – no street lighting and very little residual ambient light from properties
- With the exception of The Street, narrow lanes with a distinct absence of pavements
- Some modern public realm intrusion from road signs and highway furniture, this should be limited moving forward.

4 Architectural Styles and Materials



4.1 Materials

By necessity, properties were historically constructed using materials that were locally available, such as timber, wattle and daub, and thatch, however, over time, with the development of improved transport and advanced manufacturing techniques, some of the more vulnerable construction elements, such as the wattle and daub and thatch were replaced with more durable alternatives, like brick and clay roofing tiles. Many of the surviving historic buildings within West Horsley display this evolution of upgraded construction alongside the traditional construction techniques, with a wider selection of materials becoming more apparent in construction that is more recent.



Barnside Cottage, Ripley Lane

The quality of the surviving historic building form and materials used contributes significantly to the overall character of the built form, the street scene and overall character of the Conservation Area. Thus before carrying out any repairs or when considering an alteration or extension to a property within the area, the original method and fabric of construction should be respected and followed in order to preserve the prevailing character, irrespective of whether the property is listed or not.



Pincott Farm, Pincott Lane



Barcombe Farm, The Street



Pincott Farm, Pincott Lane

4.1.1 Timber Framing

Within the Conservation Area there are a number of examples of medieval timber framed buildings where expose timber framing is evident, these include; **Sumner, The Street**; **Britains Farm, The Street**; **The Old School House, The Street**; **Pincott Farm House, Pincott Lane** and **Barcombe Farm, The Street**. Traditionally panels between the timber framing would have been infilled with wattle and daub and covered with lime plaster, however in most cases this has been replaced for brick infill panels (noggings), either left exposed as at **Britains Farm, The Street** or overpainted as exhibited at **Sumner, The Street**.



Britains Farm, The Street



Sumners, The Street



Laurel Cottage



Modern brick development

4.1.2 Brick

Local soft red brick is abundant within the village palette. The earliest brickwork seen within the Conservation Area is of a red/ soft orange hue and has notable irregularity, associated with their handmade origins. It also has a tendency of having been laid in Flemish bond, although there are sections of random stretcher bond, but these could legitimately be later repairs. In some cases, such as at **Britains Farm, The Street** burnt headers are also present, providing additional architectural detailing to a property.

The Flemish bond still appears to be popular brick pattern used within the village during the 19th century with **St Mary's School, The Street** exhibiting such a configuration throughout its construction. Its popularity appears to wane at the turn of the 20th century, with new Edwardian developments such as **1-4 Yew Tree Cottages, Cranmore Lane** being constructed in a stretcher bond, using machine manufactured bricks that provide more of a visual consistency to their form.

There are a number of cases within the area of brickwork that have been given an overpainted finish. This is generally white in colour. Whilst this is not a traditional vernacular finish, it most like replaced lime washing of brickwork and has now become an established part of the village's material variety. A good example of this is **Eversley, The Street**.



Eversley, The Street

4.1.3 Plaster and Render

This form of finish is equally as common as brickwork within the Conservation Area.

Traditional lime renders and plasters were used as weathering finishes on medieval buildings. In later periods, lime render and plaster was used more widely, mixed with brick and tile hanging for variation and decorative detailing. In the 18th century, stucco finishes such as those seen at the Old Rectory, Ripley Lane were initially used as a method of imitating fine stonework, either being left unpainted or colour-washed to resemble Bath stone. However, it was gradually recognised as a material with its own particular qualities in architecture and with that it became common to for it have a painted finish as a way of enhancing its architectural effect.

Within the village there are examples of the various applications of plaster, render and applied stucco over different architectural periods.



The Cottage, Butlers Hill



No. 152 The Street



Honeysuckle Cottage, Cranmore Lane



Single storey extension of flint construction seen at Pincott Farm House, Pincott Lane



Flint outbuilding at 152 The Street



Flint boundary wall fronting Britains Cottage



4.1.4 Flint

The use of flint as a construction material within the Conservation Area is fairly limited, restricted to **The Parish Room, The Street**, a later single storey section of **Pincott Farm House, Pincott Lane**, a two storey outbuilding at **152 The Street**, and the road facing boundary wall to **Britains Farm, The Street**. In all instances, the flintwork is knapped and is complimented by red brick dressings.

4.1.5 Vertical Tile Hanging

There are several examples in the Conservation Area where the use of red/orange vertical clay tile hanging is evident. They are mainly reserved to the more recent forms of development, emerging in the village around the turn of the 20th century, and are usually reserved to appearing at first floor level, above a brick or rendered ground floor, within gable apices, or to highlight architectural features, such as projecting bay windows, as seen at **Farm View, Ripley Lane**. The majority of tiles seen are just a simple plain tile, however, there are also a number of decorative patterned tiles exhibited, such as the Club, the Fishtail and a Rounded Step, which provide an additional level of individuality and interest to a property's façade.

Notable examples of properties whose façades have included tile-hanging detailing include; **95, The Street**, which displays a combination of fishtail and plain tiles in alternating bandings; **68, The Street**, which uses a combination of rounded step and plain tiles, and **Amatola, Pincott Lane**, which is solely covered in plain tiles.



Alternating layers of fishtail and plain tiles provides additional visual interest



No 95, The Street exhibiting a patterned hanging tile detail to its upper storey



Simple plain hanging tiles found on the gable to Barcombe Farm House

4.1.6 Weatherboarding

Architecturally weatherboarding is a modest material employed as a more economical alternative to tile hanging or brickwork to provide additional warmth and protection against the elements. Whilst weatherboarding as a material finish is fairly popular within the wider village, its use in the Conservation Area is actually fairly limited, restricted predominantly to agricultural styled outbuildings, such as at **Old Tunmore Farm, The Street** and **The Barn at 42, The Street**, as well as the garaging at **2 Barnside Cottage, Ripley Lane**.

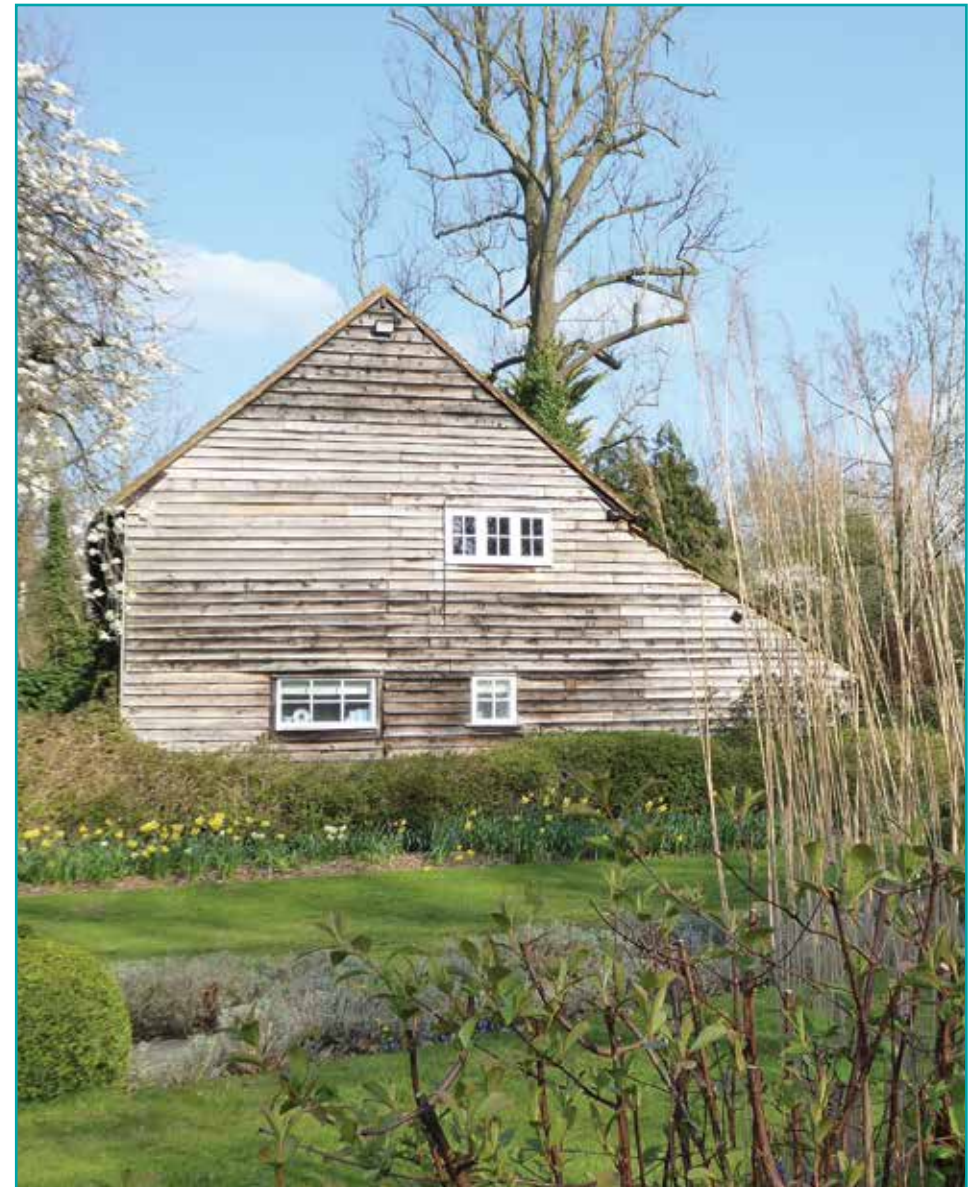
Whilst there is a consistency in its horizontal overlapping application, there is no identifiable uniformity seen within the Conservation Area concerning its treatment and final appearance. As such, there are a few different finishes on display, ranging from the dark stain/painted finish, as seen throughout the **Old Tunmore Farm** outbuildings and at **Carters Barn, Cranmore Lane**, to its untreated silvered weathered form, as observed at **The Barn at 42, The Street**.



Stables at Tunmore Farm



Outbuilding within the curtilage of Barcombe Farm



Outbuilding within the curtilage of Britains Farm



Brinkwells, Pincott Lane



Machine formed 'slate' roof covering the Methodist Chapel



Attractive handmade clay tiled roof at Eversley, The Street

4.1.7 Roofing Material

Plain clay tiles are the predominant form of roof covering within the Conservation Area. Where seen it ranges from a deep orange to a dark red, similar to the brick stock, and varies in its texture depending upon whether the tile are plain hand-made clay and machine made clay. Where handmade tiles exist their slight variations in size and shape produces a very attractive, undulating finish to the roof, which greatly complements the host building and the wider context. In contrast the machine made tiles have a more uniform shape and impart a less vernacular character to the roof.

There is a limited use of natural slate roofing seen within the area but this is more frequently found on later building stock (19th century onwards). It provides an interesting variation to the clay tiles in the streetscape, nevertheless it has not become predominant with the village roofscape, unlike some neighbouring villages and settlements, where the mass importing of slate, brought about by the development of the railways, was more prevalent.

There are number of examples where concrete tiles have been used in favour of a more traditional form of roof covering, both in new construction and with wholesale roof replacement. This form of covering has a much heavier profile than the traditional clay and slates tile and a poor weathering detail, thus make them appear more prominent and incongruous against the vernacular character. As such, their use is whole discouraged in the Conservation Area and will be resisted.



Weather-vane at Tunmore Stables



4.2 Detailing

The overriding impression of the Conservation Area is the inconsistency of the architectural form. Many of the properties in the Conservation Area are built to a simple vernacular style yet the Conservation Area contains an abundance of attractive architectural detailing which contains an abundance of attractive and varied architectural details, adding to architectural richness of the area.

4.2.1 Windows

Windows are a critical element of a building's design and even the subtlest of alterations can have a significant impact upon character and appearance, with certain modern replacements having a tendency to be constructed with heavier frames, transoms and astragals, as well as having a non-traditional 'storm seal' type detail finish. Likewise, the position of a window within its opening, whether flush or set back in the reveal, and the profile and depth of any glazing bars, can equally affect the play of light and shade on a building's façade, which in turn can compromise the aesthetic appeal of a property.

Window openings form a strong visual feature within the West Horsley Conservation Area. Combined with other architectural features, their regularity provides a uniform feel that is essential to the character of the Conservation Area.



Extended wing to Britains Farm, The Street



Eversley, The Street



Barnside Cottages, Ripley Lane

The size, type and design of a window reveals much about the property's age, development, evolution, use and status of its past occupants. Nevertheless, in most cases openings are well proportioned and have a tendency to adopt a vertical emphasis, regardless of their style.

In terms of window style, the West Horsley Conservation Area exhibits a wide variety, with no single style really setting a precedent, an upshot of the architectural diversity found within the area. The main style of window in the village's earlier historic cottages is the side hung and fixed casement, these tend to be used in a two-light or three-light configuration, of timber construction and have a painted finish, typically white. The overall appearance of these windows does differ slightly, with some cottages such as **Britains Farm, The Street** and **Eversley, The Street** having leaded multi-paned lights and others such as **Pincott Farm, Pincott Lane** being subdivided by slender integral glazing bars. The use of the casement style is not exclusively found within the village's historic cottages, there are several examples where they have been used in later development within the village, such as the small group of late 20th century dwellings, **1, 2 and 7-10, Old St Mary's**, and at **Amatola, Pincott Lane**.



Sliding sash windows of timber construction at Brinkwells, Pincott Lane

Another style of traditional window seen within the Conservation Area is the vertical sliding sash. This style is slightly less prevalent than the casement appearing at only a handful of locations, most notably **The Old Rectory, Ripley Lane**, but also at **King William IV Public House, The Street** and across a group of late 19th century dwellings on **Cranmore Lane** known collectively as **Shrubb Cottages** (these include no's **1, 2 and 5, Postboy's** and **Baytree**). The sashes seen at The Old Rectory, Ripley Lane and at King William IV public house, The Street are very similar in their appearance, with each sliding section being subdivided into a number of smaller paned sections by refined integral glazing bars, a style more associated with the Georgian period. In comparison, the properties identified on Cranmore Lane, exhibit a more simplified and plainer style of sash without glazing bars, which became common in the latter half of the 19th century, following the abolishment of the window tax in 1845.



No. 140 The Street



Traditional leaded light at Britains Farm



3-light timber casement



"Coffin window" at The King William IV public house

Alongside the more traditional forms of windows, there are also a reasonable number of modern top opening casement units seen within the Conservation Area. These have a tendency to have been installed within property's that were constructed in the 20th century, as displayed at **75 and 77, The Street**, but there are also a few cases where they have been unsympathetically retrofitted into more traditional/older properties, thus can undermine the architectural character and authenticity of that particular building.

Traditionally, window frames in the village would have exclusively been of timber construction, however the application of uPVC alternatives has started to creep in to the Conservation Area, to the detriment of its character and appearance. Plastic windows are rarely appropriate in Conservation Areas and particularly not in a traditional rural settlement such as West Horsley. These windows have neither style nor charm as they are often less refined, and the size of the frame is of necessity usually larger than that of traditional timber units, giving an obtrusive and chunky appearance, thus they do no justice to the character of the village. Further still, where required, fake 'stuck on' glazing bars have to be employed which are often too thick and tend to be lacking in detail. The cumulative effect of these replacements has undoubtedly begun to undermine and cause harm to the prevailing character of the West Horsley Conservation Area. Nevertheless, the same (or better) thermal performance can still be achieved with secondary glazing, or with double-glazed timber windows of an appropriate design.



No. 152, The Street



No. 95, The Street



Dormer window found at The Parish Room

4.2.2 Doors, Entrance ways and Porches

External doors and their associated architectural detailing are important features which often complete the character of the building. The significance of doors to the historic character of a building is often overlooked making them highly susceptible to being replaced with modern replicas of inappropriate detail. The associated architectural detailing of porches to lower status buildings, or ornate door cases to the higher status buildings reflect the styles and periods of buildings and the social standing of the buildings.

The majority of the doors to domestic properties in the conservation area are either traditionally detailed plain planked or vertical panel timber doors. Fortunately, the use of non-traditional materials, such as uPVC and Composite, or modern alternative designs has not yet begun to replace traditionally detailed timber doors within the Conservation Area to any great extent. In the interest of preserving the special character of the area this should continue to be resisted.

Porches to front doors are a prevalent architectural feature to properties within the Conservation Area. Their styles and designs are quite ranging but as a general rule they tend to be simple in style and form. The addition of inappropriately sized or designed porches can adversely affect the aesthetics value of a property's frontage, which in turn causes harm to the prevailing special character.



Britains Farm, The Street



*Open fronted oak framed porch,
No.140 The Street*



Enclosed porch, The Parish Room, The Street



Modern chimney stack at No. 140 The Street

4.2.3 Roofscape

The roofscape of the village is particularly important in the village's architectural composition. The variety of form, pitch, orientation, materials utilised and the location and configuration of chimneys all add to the richness and tapestry of colours and shapes of the historic character of the Conservation Area.

In terms of roof form there is an assortment of styles exhibited within the conservation area, including, full hips, half hips and gables with ridge lines typically running parallel to the road. Nevertheless, there are also number of examples of feature gables being used, these have a tendency to be found on buildings developed during the 19th and 20th centuries, such as No. 162 The Street and Brinkwells, Pincott Lane. This eclectic mix of roof form creates an interesting and varied roofscape which contributes to the area's overall character and charm.

The roofscape is, for the most, uninterrupted by dormers, but there are a few examples, such as the central small scale gabled dormer at Brentor, Cranmore Lane and the shed style dormers at 58, The Street, both of which sit fairly discretely within the streetscape, appearing to form part of the overall architectural design of the properties. There are some further examples of dormers within the area, however these are of the non-traditional

flat-roof variety which as a result of their mass and bulk do take away from the overall character. The use of rooflights, is also restricted, which is positive for maintaining the area's prevailing uninterrupted roofscape.





Barnside Cottages, Ripley Lane



Development on the east side of Cranmore Lane

Chimney stacks are a very important feature of the skyline, providing clues to a building's age, development and status. They exist on many of the properties within the Conservation Area and are fairly plain in their appearance, yet their size does vary, dependent on the use, age and status of the building. The stacks are generally constructed from red brick, although there are a few instances where these have been rendered or painted depending on the overall finish of the building. Pots are equally as important to the articulation and interest of the building within the streetscene and thus should be retained where they exist. Those exhibited in West Horsley are generally of a plain cylindrical design of varying heights. The loss of such features, stacks and pots, where historic will detract from the character and appearance of the Conservation Area, through the erosion of traditional architectural detailing, and should be discouraged.

There has been a retention of the common half round cast iron gutters and round cast iron downpipes throughout the Conservation Area on the majority of the older building stock, particularly the timber framed properties, but there is beginning to be a noticeable erosion of this important detail with the use of modern, less robust PVCu guttering and downpipes.



No. 24 The Street

4.2.4 Boundary Treatments

Garden walls, traditionally detailed fences and other means of enclosure such as hedges are important components and make a significant contribution to the character of the area. Many historic boundaries remain, defining the original plot sizes, and are natural or man-made.

Boundary treatments to properties in the West Horsley Conservation Area are almost exclusively provided by dense, tall hedging, reflective of the more rural character of the area. There is a limited number of cases towards the southern section of the Conservation Area where a more 'hard' boundary exists. With the exception of the attractive flint dwarf wall at Britains Farm, these are primarily of red brick construction and are of short 'dwarf' height. They also have a tendency to have been mixed with some form of softer hedging.



Tall hedge boundaries mixed with dwarf walling, The Street



Flint boundary wall



Tall hedgerow boundary

Summary of special features

Architectural details and materials

- There is a high level of original architectural features and details of special interest still intact within the village. Original features and materials should be maintained and carefully matched in future repair works.
- The use of high quality natural materials will be expected with careful attention to details
- Older timber framed buildings have been refaced in brick, often with tile hanging to first floor
- Roof styles and form are a mix of full hips, half hips and gables. Clay tiles are the main roof covering. Slate is not a common historic material in the village
- Windows and door designs are generally of traditional timber construction
- Window styles are a mixture of simple side hung casements and vertical sliding sash windows, depending on age and construction of the host building
- The majority of the doors to domestic properties in the Conservation Area are either traditionally detailed plain planked or vertical panel timber doors
- Traditional timber windows and doors will be expected to be repaired and retained, or replaced in traditional vernacular styles and materials in keeping with their host building
- Porches, where they exist are domestic in scale and simple in their design and form
- Concrete tiles and PVCu/Composite windows and doors are not typical of the Conservation Area or its prevailing special character and should be resisted
- Hedgerows boundaries are an important component and make a significant contribution to the character of the area. There is only a small use of close boarded type fencing evident in the Conservation Area, further incursion of this feature is discouraged.

5 Heritage Assets



The West Horsley Conservation Area – a heritage asset in its own right – contains a number of individual heritage assets, including both designated and non-designated buildings which contribute to the overall character and significance of the Conservation Area. This section of the Character Appraisal outlines and discusses the individual heritage assets within the Conservation Area. The intention is to identify these assets, not to provide a comprehensive assessment, thus, it should not be assumed that the omission of any information is intended as an indication to imply that it is of lesser, or no significance. A detailed assessment of significance specific to a building or site should always be carried out prior proposing any change. A full gazetteer of those Heritage Assets identified is provided in the appendices.



Heritage Assets

5.1 Listed Buildings

Listed Buildings are identified and protected under the *Planning (Listed Building and Conservation Areas) Act 1990* for their special architectural or historic interest. They are to be enjoyed and used, like any other building and as such the listing designation is not a preservation order, preventing change, it simply means that consent must be applied for from the Local Planning Authority in order to make any changes that might affect the buildings special interest.

Within the defined Conservation Area there are 10 listed buildings, all of which are Grade II designated. These buildings are:

- Britains Farm, The Street
- The Old Schoolhouse, The Street
- Pincott Farm House, Pincott Lane
- High Bank, The Street
- Eversley, The Street
- Barn, North of Pincott Farm House, Pincott Lane
- Sumner, The Street
- Barncombe Farm House, The Street
- The Old Rectory, Ripley Lane
- Old Turnmore Farmhouse, The Street.

The distribution of these buildings is shown on Heritage Assets Map. From this, it is clear to identify that they are fairly well distributed through the Conservation Area, with a small cluster centralised upon the south of the village, around Butlers Hill, the earliest part of the village. With the exception of The Old Rectory, all the properties listed within the Conservation Area are of timber frame domestic construction and are indicative of the development of the village between the 14th and 17th centuries.

5.1.1 Britains Farm

Britains Farm is an example of a late two-storey hall house, built around the middle of the 16th century on the site of a much older house. Sitting at an angle to The Street, it is one of very few properties within the Conservation Area that is not screened from view by mature hedging, instead it is situated behind a low flint and brick wall, enabling delightful, unimpeded views towards it from The Street. The property is of timber frame construction with exposed red/brown brick infill set over five framed bays and covered by a plain tiled asymmetric roof. Eastern end bay is a noticeable later addition that has been constructed without a timber frame and two cambered window heads. It has been suggested that this replacement was required due to the property sustaining fire damage. There is also evidence of the property having been subdivided into two individual dwellings, which is believed to have occurred in the latter part of the 17th century.

Before serving its time as a working farm, the property had, for over 300 years, been the site and home of the village carpenter, with the 18th century timber outbuildings that are still evident sitting towards the front of the property, serving as one of their workshops. The shift to farming occurred during the 1860s and it was at this time the property was restored back to a single property.



Britains Farm

5.1.2 High Bank

High Bank is a two storey, 15th century open hall house with crown post roof, which, despite its elevated position, sits fairly inconspicuously within The Street's street-scene, a result of its heavy mature evergreen boundary and a significant amount of tree coverage. It is of timber frame construction with whitewashed brick infill, set out over four framed bays and covered by a hipped plain tiled roof with end gablets. It was initially constructed as a single dwelling, which still remains the case, however, during the 19th century it was briefly subdivided into three cottages. Over the centuries the property has been known by a number of different names. Initially as Songhurst, followed by Butler's during the 18th century and then as The Hill House in the 19th century.



High Bank

5.1.3 Summers

Sitting within a small grouping of medieval cottage at the southern end of The Street, Summers is a well-balanced, two storey, medieval open hall house, that has been dated to the mid-15th century but with a possible earlier core and later additions dating to the 16th and 20th centuries. Previously known by the name Kembers, but now taking the name of one of its former owners, it is a property of timber frame construction with a whitewash brick infill, set out over four framed bays and covered by a steeply pitched, plain-tiled, hipped roof of an earlier transitional construction whereby it has coupled rafters each having a collar tie, but no binding longitudinal members. During the early 19th century the property was subdivided into three separate cottages, nevertheless this was not long lived and the property was reinstated back to a single unit in the 1920s.



Summers

5.1.4 Old Tunmore Farm

Taking its name from the nearby old village pond (Tunmere meaning literally 'Village Pond'), Tunmore is a two storey medieval open hall house with a crown post roof, whose earlier sections have been dated to the early 16th century. It is a timber-framed (now covered) property that has undergone much transformation over the years, with some of its earlier structure and fabric having been lost and extensions dating from the 18th and 20th centuries added, including a substantial 20th century brick and tile hung rear extension.

5.1.5 The Old Schoolhouse

Originally a row of three cottages once belonging to the rector of St Mary's Church for members of his staff. The central section is considered to be the oldest part of the property dating from the late 16th century having been built with a smoke hood, with the two 'bookend' wings added after 1600. This central cottage is known to have been used as Dame School shortly before the village school was built. Each of the three cottages had its own individual entrance, but sadly this arrangement was modified during the course of the properties conversion to a single dwelling. The whole of this two storey structure is of timber framed construction set on a rendered plinth with brown brick infilling. The right hand cottage features in an 1890s painting by the artist Helen Allingham known as Peacock Cottage.

5.1.6 Eversley

Known as Bennets Cottage up until 1920, Eversley, which sits opposite the junction to Silkmore Lane, is a surviving example of one of the villages earliest brick houses. It is two storeys in height and is based on a T-plan, with the rear section being much older, circa 17th century, than its front facing structure, which can be dated to the 18th century. Evidence suggests that the earlier rear section is in fact the remnants of a previous north-facing house. There is also evidence of the property having been subdivided on a couple of occasions. The first was not technically a subdivision, more an extension, as a small 'one up, one down' cottage was added to the right hand end of the property during the 1830s, to provide accommodation for a school mistress. Not long after this addition evidence indicates that the property was now divided into three tenements.



Old Tunmore Farm



The Old House



Eversley

5.1.7 Barcombe Farm House

Sitting behind Eversley at right angles is Barcombe Farm House, a two storey timber framed Estate property spanning over three large bays which dates from the mid-16th century. It was constructed on the site of a much older property belonging to Robert le Foghel, who in 1293 was Reeve to the Manor of West Horsley. There is evidence that a framed smoke-hood had been present within what is now seen as the central bay, however this has since been lost in favour of a brick hearth and chimney. Of further interest is the possibility that the eastern upper chamber was historically used as a meeting room of some kind, due to having a more distinguishing appearance, including a fine doorway, which is believed to have led to an external staircase. The property was finally bought from the Estate in 1923 and upon its new ownership underwent refurbishment including the addition of the diagonal timber braces that can be seen today on the front elevation.

5.1.8 Pincott Farm House and Barn

Pincott Farm House, is unusual, in that it started its life as a barn and therefore is the earliest example of building conversion in the village. The original farmhouse had stood to the west of the present house, however, for reasons unknown (possibly fire related), the barn which had been present was hastily converted to provided residential accommodation, with a chimney stack added to its southern elevation and an upstairs floor internally. Further alteration to its early timber-framed 16th century core has since occurred with extensions being added during the 19th and 20th centuries.

Sitting behind the farmhouse to the north of the site is a 17th century timber frame and weatherboard clad barn, which is a listed structure in its own right.



Pincott Farmhouse

5.1.9 The Old Rectory

Sitting on the north side of what was the Old West Horsley Green and accessed via a private gated drive leading from Ripley Lane is The Old Rectory. It is comparatively new, having been constructed in 1819, replacing the original 14th century timber framed Parsonage House, which is thought to have been in a dilapidated state. Built in a typical Regency style with colour washed stucco and low pitched hipped slate roofs, the property sits elegantly within its own park land (the former Old West Horsley Green). It is now in private ownership, having been sold by the church in 1954.

5.2 Distinctive Local Buildings of Merit

A 'Building of Merit' is one that has been identified as having specific architectural qualities, or local historic and/or cultural associations, which make a positive contribution to the character of the West Horsley and provide a high quality setting for the listed buildings in the village. They are a valued component of the Conservation Area and their demolition or unsympathetic alteration will normally be resisted.

Within the defined Conservation Area five properties have been identified as being a 'Building of Merit'. These buildings are:

- The Parish Rooms, The Street
- The Old House (No. 146), The Street
- King William IV Public House, The Street
- No.s 3–6 Old St Mary's, Ripley Lane
- The Old Cottage, Cranmore Lane.



King William IV Public House



The Parish Rooms



The Old Cottage

6 Street-by-Street Assessment





6.1 The Street

6.1.1 Defining Features and Characteristics

- Principal route and gateway to the Conservation Area, traversing the centre of the village in a northeast to southwest direction. Only really became established in the form we see today in the 19th century, prior to then the section running between south of the Ripley Lane junction to Britains Farm did not exist, with access to Ockham and Ripley in the north gained by a route which deviated around Britains Farm, to link up with Cranmore Lane.
- A ribbon of residential development (for the most) on both sides of the road with various lanes and cul-de-sac developments accessed either side.
- Individual cottages and houses of a variety of ages, from the 15th century through and including 21st century, aligned closely to the sinuous linear route through the village. All are two storeys in height.
- Traditional built form set in small to medium plots with front and rear gardens, typically set behind mature evergreen hedge boundaries.
- Wide use of traditional local materials, brick, timber framing, hanging tile, clay roof tiles with vernacular styles and detailing.
- Public and communal buildings are fairly dispersed along the street, although there is a small concentration centred upon the Village Hall, at the junction with Silkmore Lane.



- Two distinctive characters:

North of Ripley Lane junction:

- Straighter section of road with less impeded views up through the village
- Semi suburban in character
- Smaller and narrower housing plots
- Open sense of character with views through to properties
- Village centre.

South of Ripley Lane junction:

- Winding/curving section of road, restricted views through
- Noticeable mature tree coverage and high hedge boundaries creating a sense of enclosure
- Leafy atmosphere
- Views through to properties constrained
- Relaxed sporadic density
- Organic plan form
- Cluster of the village's earliest buildings, exposed timber framed buildings more frequent
- Larger housing plots.



6.1.2 Notable Landmarks, Features and Views

- The King William IV public house
- Methodist Chapel
- Village Orchard
- Former village school (St Mary's)
- Village Hall
- Village Playground
- The Parish Rooms.

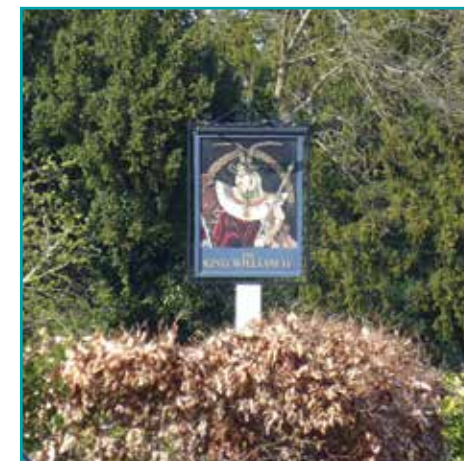
6.1.3 Listed Buildings

Grade II

- Britains Farm
- High Bank House
- No. 28 (Sumner)
- No. 66 (Old School House)
- Eversley
- Barcombe Farm.

Buildings of Merit

- King William IV
- Former Village School (St Mary's)
- The Parish Room.



6.2 Butlers Hill

6.2.1 Defining Features and Characteristics

- Short, straight, narrow lane leading off from The Street in a southerly direction, gently rising up hill. Semi-formal in construction and character. Forking off at the foot of the lane is a private access road leading to Old Tunmore Farm. This has more of an open character due to its greater width and generous verging.
- The lane terminates for vehicles at the top the hill, around a cluster of properties, some of which sit outside the designated Conservation Area.
- Tall evergreen hedging dominant to either side set behind grass verges. Some sporadic tree planting, particularly toward the top of Butlers Hill and along perimeter hedge-line of the old village green (now part of the Old Rectory)
- Disperse organic building arrangement
- Leafy, tranquil setting
- Small number of properties, with a balanced mixture between domestic residential and stabling. Residential are exclusively two storeys in height, whilst the stabling is just a single storey
- Mixed traditional material palette made up from brick, white render, timber framing (in the case of Old Tunmore Farm) and red clay tiles. Stabling and other outbuildings are largely characterised by weatherboarding and concrete tiles
- Historically important in the establishment of West Horsley, site of the early settlement known as Stroud.



6.2.2 Notable Landmarks, Features and Views

- Triangular grassed verge at the junction with The Street marks the site of the former Village Pound for stray animals
- Tunmore Pond, the old village Pond.

6.2.3 Listed Buildings Grade II

- Old Tunmore Farmhouse.

6.2.4 Buildings of Merit

N/A



6.3 Cranmore Lane

6.3.1 Defining Features and Characteristics

- Short tarmacked 'suburbansque' lane running due south from the staggered junction with The Street and Ripley Lane. It gently rises up hill away from The Street before turning eastwards to meet up with the end of Mount Pleasant, beyond the Conservation Area boundary.
- Substantially developed along the entirety of its east side, with a more limited amount of development, concentrated close to the junction with The Street on the opposite side. Line of development closely follows the road layout and all development fronts the lane.
- Narrow linear building plots. Those on the west side of the lane back on to The Street.
- Properties vary in styles, types and ages, however, there is a predominance of two storey late Victorian and Edwardian semi-detached and terraced housing found along the east side of the road. The west side of the road is exclusively characterised by detached properties.
- The older properties along the lane have a tendency to be concentrated closer to the junction with The Street.
- Predominant use of red brick and colourwash render, however, there is an array of various roof coverings, including red clay tiles, blue slates and modern concrete tiles.



- Deep grass verges outside a number of properties on the east side of the road however there are a couple of instances where these have been removed to provide off-street hardstanding for parking vehicles.
- No footpaths within the street scene.
- Various boundaries including low brick walls, mature hedging and timber fencing.
- At the southern end of the lane development is more limited, being contained to solely the east side of the lane. This affords semi-restricted views on the west side into the neighbouring paddocks and beyond. Deciduous hedging is also prevalent.

6.3.2 Notable Landmarks, Features and Views

- Views across open grassed paddocks through to the backs of properties within the southern section of The Street, (including the heritage assets of Britains Farm and Summers).
- The straightness of the road allows for a terminating view of the former village school.



6.3.3 Listed Buildings

N/A

6.3.4 Buildings of Merit

- The Old Cottage.

6.3.5 Key Issues

- Loss of grass verges to facilitate the provision of off-street hardstanding for parking vehicles
- The alterations to traditional roofscapes, be it with the addition of flat roof dormers or the replacement of traditional roof covering with modern concrete alternatives
- Loss of traditional timber frame windows within the more older building stock with uPVC replacements
- Some modern boundary treatments of little merit.



6.4 Pincott Lane

6.4.1 Defining Features and Characteristics

- A short narrow side lane to the north of the Conservation Area, running east to west connecting The Street to Ripley Lane with a combination of historic and modern dwellings built of traditional materials.
- For the most part the lane is hedged lined, interspersed with the occasional gap for driveways. Combined with the mature line of trees, this helps to frame and elongate the lane, as well as giving it a sense of enclosure.
- Narrow grass verges edge the lane. Footpaths are not present.
- Layout and arrangement of development is responsive to the sinuous path of the lane.
- Development along this section is exclusively residential, comprising of generously scaled dwelling set back from the lane within mature landscaped gardens.
- With the exception of Pincott Farm and its barn, the building stock in this section is circa 20th century.
- Western end terminates opposite the wrought iron gates and twin lodges of an entrance to the Hatchlands estate. This is an attractive terminating view.
- Long ranging views outwards are largely curtailed, a consequence of the meandering form of the lane and the mature planting.

6.4.2 Notable Landmarks, Features and Views

- Terminating view of the Hatchlands Estate gate and lodges
- Pincott Farm House.

6.4.3 Listed Buildings

Grade II

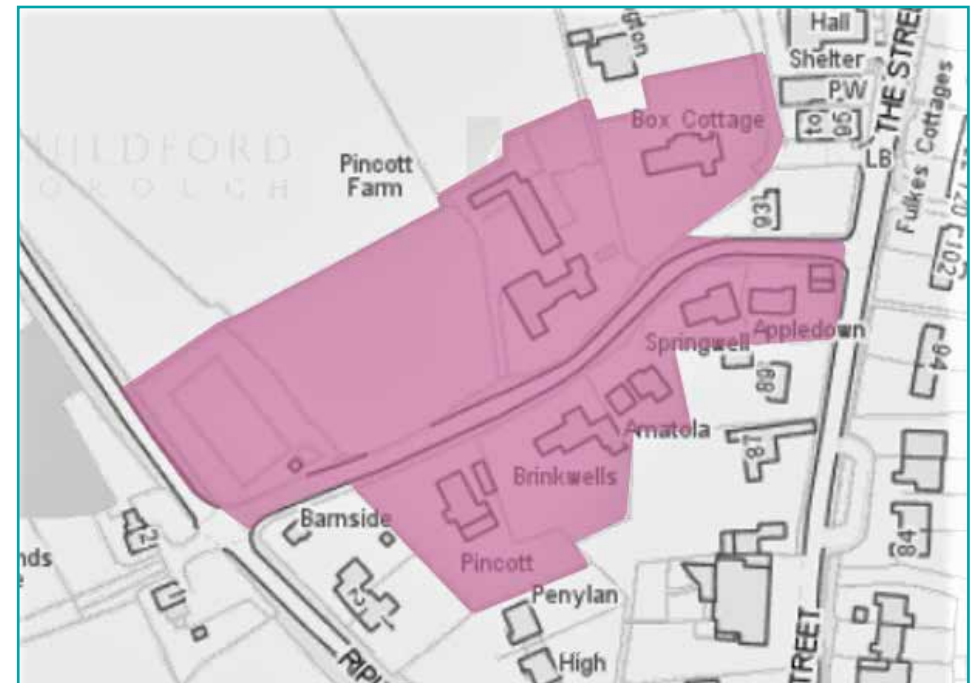
- Pincott Farm House
- Barn, Pincott Farm.

6.4.4 Buildings of Merit

N/A

6.4.5 Key Issues

- Replacement of natural native hedge boundaries with fencing.





6.5 Ripley Lane

6.5.1 Defining Features and Characteristics

- A gently curving rural country lane connecting West Horsley with Ripley, a neighbouring village to the north-west.
- Commencing at The Street opposite Cranmore Lane it follows a north-westerly direction, skirting the western edge of the village and exiting the Conservation Area shortly after its junction with Pincott Lane.
- Deep-set grass verges set in front of prominent hedging flank both sides of the lane, broken up by the occasional driveway access to properties.
- A short line of residential properties, consisting largely of modern, detached and semi-detached properties, edges the eastern side of the road.
- The buildings are mostly set well back from the road within mature landscaped gardens. Despite the presence of mature hedging, there are still open views towards the properties.

- To the western side, extensive and attractive views are afforded out over farmland and across the Hatchlands Estate. This includes views of the late 14th century tithe barn at Hammonds Farm.

6.5.2 Notable Landmarks, Features and Views

- Hatchlands Estate gates and lodges
- Views across open grassland toward the Hatchlands Estate.

6.5.3 Listed Buildings

Grade II

- Hatchlands Estate Lodges (Beyond the Conservation Area Boundary)
- Barn and Dovecot to Hammonds Farm (Beyond the Conservation Area Boundary).

6.5.4 Buildings of Merit

N/A

6.6 Old West Horsley Green

6.6.1 Defining Features and Characteristics

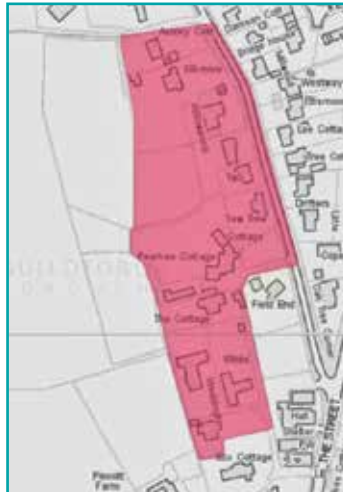
- Swathe of open private parkland siting to the west of The Street, heavily screened from public view by a dense tree and hedging belt. Predominantly of a grass surface, but with sporadic tree planting.
- The Old Rectory, a large Regency stucco styled house, for which the parkland was repurposed for sits rather strikingly (when viewed) at the north edge of the parkland and is the only form of development found within this area. Access to it is gained via a short sweeping gravel drive leading from Ripley Lane.
- Historically, during the Anglo Saxon period, this area lay beside the old Iron Age Road known as the Harroway, which ran along its southern boundary (now the private access leading to Tunmore Farm) and served as the village's earliest green.
- The land managed to avoid being developed upon due to the fortunate situation that having been used for grazing by the Rector of the Parish it was given over as glebe and tithe land, following the 1802 Enclosures Act. Subsequently, in 1984, an agreement was entered into between the owners of The Old Rectory (no longer the church) and the Guildford Rural Council, which ensured that the land would not be built upon.



6.7 Silkmore Lane

6.7.1 Defining Features and Characteristics

- Historic narrow lane that runs north from The Street toward the railway line. It used to form the western boundary of Tintalow Green, a secondary clearing which historically became the centre of the village due the importance of the space for the local wool trade.
- Development to both side of the lane, slightly denser on the eastern side.
- Exclusively residential, comprising of generously scaled dwellings set well back from the road, within their own mature landscaped gardens, with a wide range of architectural styles, types, and materials on show.
- Housing stock is predominantly 20th century with a few historic timber framed properties punctuating the modern form.
- Building heights are generally two storeys, however there are a few single storey examples to be found along the lane.
- A combination of grass verges, and mature hedging interspersed with the occasional gaps for access to the property frame the lane. Footpaths are not present.



6.7.2 Notable Features, Landmarks & Views

- The angled position of the property, in tandem with its stark white appearance makes Field End a notable landmark as you enter in Silkmore Lane.

6.7.3 Listed Buildings

Grade II

- Silkmore
- Yew Tree Cottage





Condition of the Conservation Area, Opportunities, Negative Elements and Conclusions



7 Vulnerabilities and Opportunities

7.1 Condition

Generally the condition of the Conservation Area is good with well-maintained buildings, gardens and boundaries. It is important, in terms of buildings and structures individually and for the Conservation Area as a whole, for the built fabric to be maintained to high standard. This not only maintains their aesthetic qualities but also the integrity of the built fabric and prevents loss of historic fabric.

7.2 Negative Features

The overwhelming majority of the buildings and structures within designated area contribute positively or are neutral to the Conservation Area. However there are a few elements which currently detract from its character and which could be improved or avoided in future.

The greatest threat to the Conservation Area is the intrusion of suburban elements and features that are out of keeping with the prevailing traditional and semi rural character of the village, such as timber fencing. The replacement of front gardens with hard landscaping or the excessive widening of access points also erode the character of the Conservation Area and result in the loss of boundary demarcation.

The replacement of historic or traditional doors and more especially windows with inappropriate alternatives such as uPVC, is a significant threat to individual properties and to the Conservation Area as a whole. Changes to fenestration can drastically alter the appearance and aesthetic value of a building and can also affect its natural performance by affecting its breathability. It is preferable to repair damage windows and to undertake regular maintenance to ensure their enduring longevity. Well executed like-for-like replacement windows (i.e. identical size, proportions, materials and finish as the existing) will maintain the aesthetic, though not the evidential value, of historic windows and is preferable when repairs are unviable. uPVC windows are wholly unacceptable for use on a historic building within the Conservation Area and are equally as undesirable on modern buildings within designated area.



Junction of Silkmore Lane with The Street



Roof alterations



Loss of grass verges

APPENDIX



Index of Heritage Assets

Address/Building Name: Sumner (No. 28), The Street

Status	Listed Building Grade II
Date of Listing	14/6/1967
List Entry Number	1029331
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1029331

Listing Description Hall house. 15th century, possibly earlier core, altered in the 16th century and restored in the 20th century. Timber framed with whitewash brick infill and steeply pitched plain tiled hipped roof with gables. Two storeys, four framed bays with central rear ridge stack, partly rebuilt. Diamond-pane, leaded casement fenestration, very irregular, with three three-light and one narrow rectangular leaded casement with a further plain casement on the first floor. Five windows to ground floor. Door to right of centre under stack. Pentice extension to ends. Garage doors to left. Interior: – principle posts jowled and the roof was reputedly built with no purlins.



Address/Building Name: Britains Farm (No. 42), The Street

Status	Listed Building Grade II
Date of Listing	14/6/1967
List Entry Number	1189085
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1189085

Listing Description Hall house. Mid-late 16th century with end extension to left 18th century. Timber framed, under-built in brick, part colourwashed and exposed above with red/brown brick infill. Plain tiled roof, hipped with gablet to right. Two storeys, five framed bays with offset end stack to left. Narrow bay to centre, good bracing exposed to first floor. One diamond pane leaded casement windows to each large frame bay and one window to first floor left. Three windows to ground floor right and two cambered head casements to left. Door to left of centre.



Address/Building Name: **Old School House (No. 66), The Street**

Status **Listed Building Grade II**
Date of Listing **14/6/1967**
List Entry Number **1377853**
List Entry Link **<https://historicengland.org.uk/listing/the-list/list-entry/1377853>**

Listing Description House. Late 16th century. Timber framed on rendered plinth with brown brick infill, plain tiled roofs, half-hipped over outer bays. Two storeys with attics in outer bays. Two storeys with cross wings to ends. Stacks to angles with wings and to rear. Mixed casement fenestration, one four-light leaded casement to first floor left, one below, under pentice hood. One three-light leaded casement on each floor to right hand wing, two casements to first floor left of centre. Two windows to ground floor. 20th century brick hipped roof porch to right of centre with ribbed door.



Address/Building Name: **Eversley (No. 132), The Street**

Status **Listed Building Grade II**
Date of Listing **25/11/1985**
List Entry Number **1189088**
List Entry Link **<https://historicengland.org.uk/listing/the-list/list-entry/1189088>**

Listing Description House, 17th century with 18th century front. Timber framed, exposed on rear wing with whitewash brick infill; whitewash brick cladding to front, plain tiled roof. T-plan with wing at right angles to rear. Two storeys with end stack to left stack to right of centre. Plinth and plat band to ground floor to left and centre. Two three-light leaded casements and one three-light ordinary casements to ground floor. Half glazed door to left in open, gabled brick porch.



Address/Building Name: **Silkmore, Silkmore Lane**

Status **Listed Building Grade II**
Date of Listing **14/06/1967**
List Entry Number **1377852**
List Entry Link **<https://historicengland.org.uk/listing/the-list/list-entry/1377852>**

Listing Description House. 17th century, with 19th century and 20th century extensions to rear. Timber frame of thin scantling, underbuilt in whitewashed render, clad in whitewashed brick to centre break, brick infill to first floor frame on ends. Plain tiled roof, hipped with gablet to right, lower and hipped over bay to left. Lobby entry. Two storeys with central break, Diagonal bracing to first floor metal framed casement windows, four on first floor, three to ground floor right under

continuous drip board. Two windows to ground floor left under separate drip boards. Panelled, 20th century door to left of centre in 20th century hip roofed brick porch. Ridge stack to centre. Pentice extension set back to right end.



Address/Building Name: **Yew Tree Cottage, Silkmore Lane**

Status **Listed Building Grade II**
Date of Listing **14/06/1967**
List Entry Number **1189069**
List Entry Link **<https://historicengland.org.uk/listing/the-list/list-entry/1189069>**

Listing Description House. Late 16th century with late 18th century extension to left. Timber framed to right with colourwashed brick infill, colourwashed brick on extension and plain tiled roofs, hipped to left over extension. Two storeys. Two framed bays with single bay extension. End stacks to right and left. Two first floor and two ground floor casements on old range, ground floor under pentice drip boards. One window on each floor to extension on left, that to ground floor under cambered head. Half-glazed door to left of centre on old range under shallow, open, gabled porch. Pentice extension to right of no especial interest.



Address/Building Name: **Barcombe Farm House (No. 136), The Street**

Status **Listed Building Grade II**
Date of Listing **14/06/1967**
List Entry Number **1029332**
List Entry Link **<https://historicengland.org.uk/listing/the-list/list-entry/1029332>**

Listing Description House. Mid 16th century. Timber frame, underbuilt in whitewashed brick, exposed above with whitewash brick infill. Plain tiled roof, hipped with gablet to right. At right angles to street. Two storeys. Three large bays with large rebuilt ridge stack to left of centre, truncated stack to front left of centre and end stack to right. Diagonal tension bracing to first floor. Diamond pane, leaded casement fenestration with three first floor three-light windows and two single light; three windows to ground floor. Half-glazed door to left of centre. Single storey hipped roof, machine tiled, range to left.



Address/Building Name: **High Bank House, The Street**

Status **Listed Building Grade II**
Date of Listing **14/06/1967**
List Entry Number **1294449**
List Entry Link **<https://historicengland.org.uk/listing/the-list/list-entry/1294449>**

Listing Description House. 15th century core, possibly Hall, with 16th century and 17th century alterations, extensively remodelled in 20th century. Timber framed on brick whitewashed plinths, underbuilt in whitewashed brick with whitewashed brick infill to exposed frame above. Hipped plain tiled roof, with end gablets. Two storeys, four framed bays with front ridge stack to right of centre. Wood framed, leaded casement fenestration with eight small windows on first floor. Four windows to ground floor including large casement. Gabled porch to right of centre with 20th century door. 20th century brick extension set back to right end with square bay window, boarded cladding and end stack.



Address/Building Name: **Old Tunmore Farmhouse, The Street**

Status **Listed Building Grade II**
Date of Listing **01/07/1987**
List Entry Number **1377856**
List Entry Link **<https://historicengland.org.uk/listing/the-list/list-entry/1377856>**

Listing Description Hall house. Early 16th century, part demolished and extended in 18th century. Further 20th century extensions to rear. Timber framed, part exposed to rear right with red brick infill. Red brick cladding to front, brown brick to right, with 20th century brick and tile hung extensions to rear. Plain tiled roofs, hipped with gablet to left, hipped roof end-on to right. Two storeys with single storey extensions on the right hand return front and front stack to centre; further stacks to right end and to rear. Entrance front: irregular fenestration, mainly casements with three, three-light windows to first floor, that to right stepped up, and one two-light window to left. One two-light casement to ground floor left, one three-light casement to left of centre, under a cambered head, and a large canted bay window to ground floor right. 20th century brick porch to right of centre. 20th century casement fenestration on the right hand return front including canted ground floor oriel, and two pairs of casement doors. Mixed casement fenestration to rear with flat roofed through eaves dormer at junction with rear extensions. Interior: two framed bays surviving with chamfered joists on ground floor. Wood lintel to deep brick fireplace. Jowled posts to first floor with arch braces to left end, wide oak floorboards survive. Roof: substantial sooted rafters and wattle and daub partitions. Crown post truss with arched braces, one of which has small patch of red ochre colouring.

Address/Building Name: **Old Rectory, Ripley Lane**

Status **Listed Building Grade II**
Date of Listing **14/06/1967**
List Entry Number **1029330**
List Entry Link **<https://historicengland.org.uk/listing/the-list/list-entry/1029330>**

Listing Description House. Early 19th century, c. 1819. Colour washed stucco with low-pitched hipped slate roofs. T-shaped plan. Two storeys with end stacks. Old entrance front – Gabled wing to right, bowed on both floors. 12-pane glazing bar sash windows on first floor with margin lights, tripartite window with margin lights to ground floor. Three 12-pane first floor windows with margin lights to left, two casement doors and angle bay window on ground floor. Tent roofed trellis porch of five arcaded bays on thin pillars to ground floor centre. Right hand return front: – Now entrance – glazed door in Doric, flat roof, portico on two columns and two half columns with guttae frieze.



Address/Building Name: **Pincott Farm House, Pincott Lane**

Status **Listed Building Grade II**
Date of Listing **14/06/1967**
List Entry Number **1377850**
List Entry Link **<https://historicengland.org.uk/listing/the-list/list-entry/1377850>**

Listing Description House. Early 16th century core extended to ends and rear in 19th century and 20th century. Timber framed, underbuilt in red and brown brick, infilled with brick in exposed frame above. Plain tiled roofs, hipped with gables to front, gabled to rear wings. Two storeys, large stack to right with “stepped shoulders” further stacks to rear. Three framed bays to front range with tension bracing on centre right of first floor. Jowled post to corner. Three casements to first floor, four casements to ground floor. Left hand return front – four casements to first floor, one casement and one square bay window to left. Stable style door to right. Double gabled extension to left, further extensions to rear.



Address/Building Name: **Pincott Farm House, Pincott Lane**

Status **Listed Building Grade II**
Date of Listing **25/11/1985**
List Entry Number **1189000**
List Entry Link **<https://historicengland.org.uk/listing/the-list/list-entry/1189000>**

Listing Description Barn. Circa 1700. Timber framed on render and rubble plinth, clad in weatherboard above with plain tiled half-hipped roof. Rectangular, Four framed bays with two windows to left and one window to right. Double doors to right of centre. Queen strut roof with braced posts and diagonal upper frame bracing.

B Buildings of Merit

Address/Building Name: The Parish Rooms, The Street

Status	Non Designated Heritage Asset
List Entry Number	N/A
Brief History	c. 1867
Brief Description	Former Reading and Parish Rooms, now converted to residential. one and a half storeys in height, double fronted with central projecting pitched roof porch. Flint construction with decorative red brick dressings and covered by a pitched handmade tiled roof. Balanced fenestration with a single three-light window sitting either side of the porch. Two small pitched dormers to front roof slope. Side extension of one and a half storeys to left hand side of brick construction. Front elevation contains a four-light casement window and side elevation facing onto School Lane large feature window with a strong vertical emphasis. Single storey brick extensions to rear, one serving as a garage.



Address/Building Name: The Old House (No. 146), The Street

Status	Non Designated Heritage Asset
List Entry Number	N/A
Brief History	Early 17th century
Brief Description	Former village workhouse between 1732 and 1834. Timber framed smoke bay house, two storeys, pitched handmade tiled roof, refaced in brick during the early 18 th century. Later wing includes date stone of 1792.



Address/Building Name: **King William IV Public House, The Street**

Status	Non Designated Heritage Asset
List Entry Number	N/A
Brief History	18th century
Brief Description	Originally a pair of 18 th century estate cottages but converted to form a licenced premise in 1830. Two storeys. White rendered façades and covered with a hipped clay tiled roof, with two tall chimney stacks outwardly sited. Symmetrical front elevation based on two central entrances (right hand one has been blocked up) and a single arched headed eight over eight sliding sash window to either side. Directly above the sashes survive coffin sash windows. A single storey lean-to addition adjoins on the north side and a pitched, gable fronted one and a half storey addition adjoins on the south side. The south side addition has a symmetrical composition with a large central feature window and two flanking doorways (not used). Illuminated traditional signage sits above the window in the apex.



Address/Building Name: **No.s 3–6 Old St Mary's, Ripley Lane**

Status	Non Designated Heritage Asset
List Entry Number	N/A
Brief History	c. 1861
Brief Description	Former village school now converted to four residential units. Brick construction in Flemish Bond and covered by a steeply pitched clay tile roof. Simple rectangular plan form, with large feature gothic arched windows to both gable ends, and a central feature pitched dormer to the south facing roof slope. Smaller Infants wing added to the north-east corner in 1892 of a matching design palette.



Address/Building Name: The Old Cottage, Cranmore Lane

Status **Non Designated Heritage Asset**
List Entry Number **N/A**
Brief History **Early 18th century**
Brief Description



The status of this document

This document forms part of the evidence base, which supports the policies within the National Planning Policy Framework. It accords with relevant legislation in the Planning (Listed Buildings and Conservation Areas Act) 1990. It is an initial information source for individual planning applications and a material consideration when assessing development proposals. The Conservation Area Appraisal should be used in conjunction with the saved policies of the Local Plan 2003, the emerging local plan, the NPPF, and other adopted planning policy and guidance. First and foremost, the Conservation Area Appraisal is an important tool to use when developing and assessing planning proposals.



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