



## **WEST HORSLEY NEIGHBOURHOOD PLAN**

### **CHARACTER APPRAISAL REPORT**

October 2017

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## CHARACTER APPRAISAL REPORT

### Housing and Design Group

(Design Management Policies)

#### INTRODUCTION

Guildford Borough Council designated the West Horsley Neighbourhood Area on 8 September 2014 following an application by West Horsley Parish Council and a six-week consultation. The West Horsley Neighbourhood Area follows the boundary of West Horsley parish.

The Plan area comprises a number of different observable characters in spatial terms, for example; open fields, woodland, isolated housing, village housing and the like.

The West Horsley Neighbourhood Plan, Housing and Design Group have reviewed the various character areas in the Neighbourhood Plan Area. These areas are summarised below:

- 1 South of Guildford Road (A246)
- 2 West Horsley Place (Mary Roxburghe Trust)
- 3 Hatchlands (Ripley Lane to Parish Boundary)
- 4 The Street (East & West Sides)
- 5 Conservation Area (Defined Area)
- 6 Long Reach (West Side)
- 7 Long Reach (East Side)
- 8 East Lane (North Side)
- 9 East Lane (South Side)

## WEST HORSLEY CHARACTER AREAS

The following tables and map set out the nine character areas in relation to their environment and policy references. However, it is recognised that some areas, particularly the open natural areas may be essentially of the same character, but never the less different.

Character Area		Borders	Environment	Policy
Ref:	Description			
1	South of Guildford Road (A246)	To southern Parish boundary	Rural	WH3
2	West Horsley Place (Mary Roxburghe Trust)	Village to eastern Parish boundary	Rural	WH3
3	Hatchlands (Ripley Lane to Parish Boundary)	Village to western Parish boundary	Rural	WH3
4	The Street (East & West Sides)	Includes up to junction with Long Reach and East Lane	Village	WH2
5	Conservation Area (Defined Area)	As defined on the conservation area map	Village	WH1
6	Long Reach (West Side)	Includes Green Lane (northern Parish boundary)	Rural	WH3
7	Long Reach (East Side)	Includes Green Lane (West), northern Parish boundary	Semi-Rural	WH2
8	East Lane (North Side)	Includes East Lane (North), Greta Bank, Edwin, Northcote, Nightingale, Ockham Road North and Green Lane (East)	Village	WH2*
9	East Lane (South Side)	Includes East Lane (eastern section), Howard Close, Meadow Way, Heatherdene, Western Lea and Ockham Road South (West Side)	Village & Rural	WH2/ WH3**

Notes:

1. This schedule of nine character areas to be read in conjunction with the Policies Map.
2. \* indicates Area 8 includes the semi-rural area of Ockham Road North, between Waterloo Farm (Camping Club Site) and Green Lane to Oaklands Farm.
3. \*\* indicates Area 9 is divided into two areas (East and West). The eastern section is set out in WH2 and the western section in WH3 in order to reflect their distinctive characters

## WEST HORSLEY CHARACTER AREA DENSITIES

The table below is reproduced from Evidence Base: Density Background Paper, October 2017.

West Horsley Neighbourhood Plan seeks to ensure an efficient use of land for new housing without harming the existing character of the village and its surroundings.

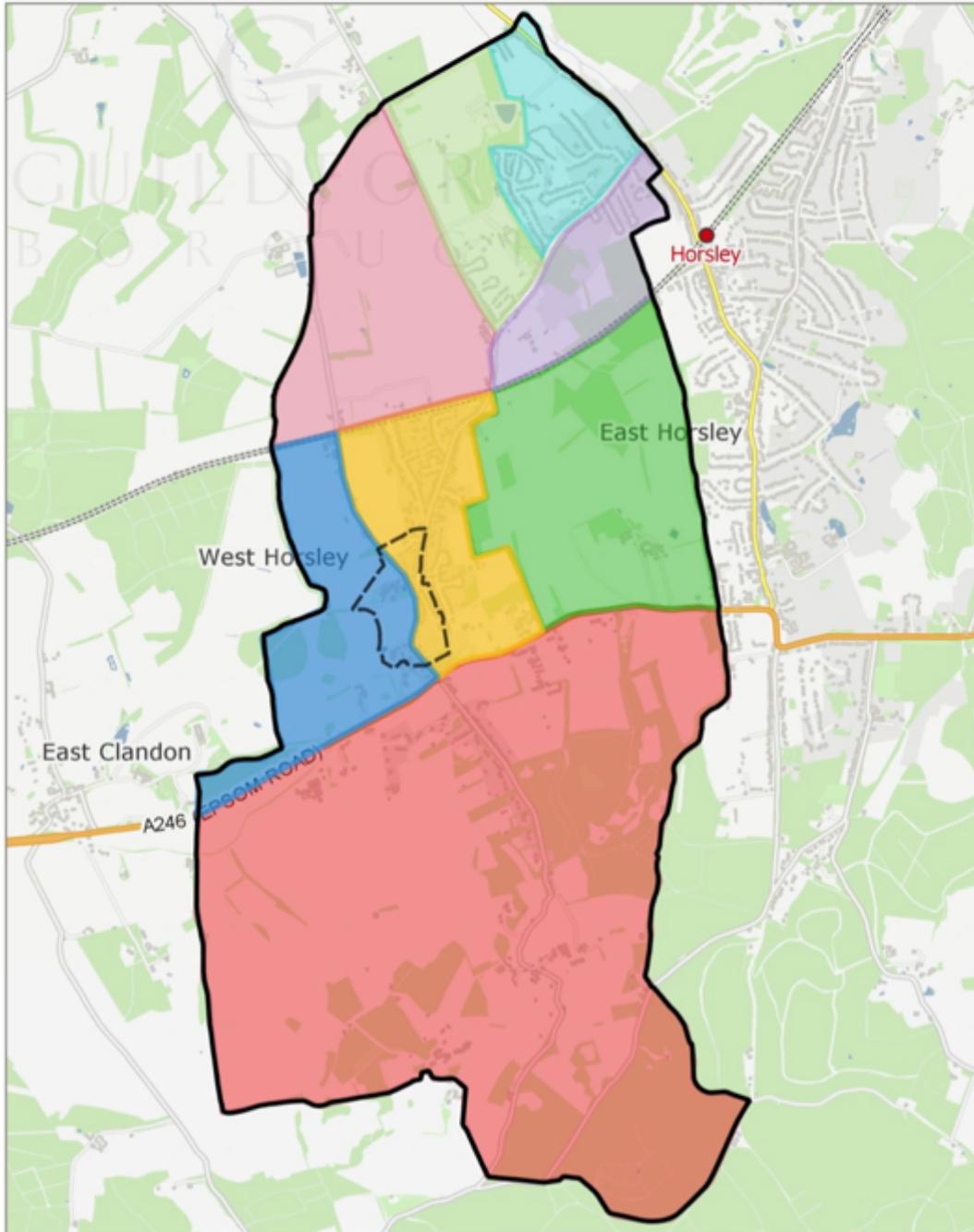
Density may also be constrained by the need to retain key heritage assets in their settings and protect important landscape features.

Developments on large sites will be expected to incorporate a wide range of densities, respecting areas where they lie adjacent to the rural edge.

Character Area	Average Net Density in the currently developed areas (dph)	Average Gross Density in the Character Areas (dph)
1 - South of A246	3.4	2.8
2 - West Horsley Place	n/a	n/a
3 - Hatchlands	4.6	4.1
4 - The Street	14.6	11.8
5 - Conservation Area	19.6	13.4
6 - Long Reach (W)	n/a	n/a
7 - Long Reach (E)	16.4	14.3
8 - East Lane (N)	13.5	10.4
9 - East Lane (S)	14.7	12.1

Map 1B:

Character Assessment Areas - West Horsley



- |                             |                         |
|-----------------------------|-------------------------|
| Area 1 - South of A246      | Area 6 - Long Reach (W) |
| Area 2 - West Horsley Place | Area 7 - Long Reach (E) |
| Area 3 - Hatchlands         | Area 8 - East Lane (N)  |
| Area 4 - The Street         | Area 9 - East Lane (S)  |
| Area 5 - Conservation Area  | Neighbourhood Area      |

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Scale at A4:  
1:28,264

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## CHARACTER OVERVIEW OF WEST HORSLEY

The general appearance of West Horsley Neighbourhood Plan Area is that the historic village has grown organically over a number of centuries. There is no one distinctive housing style, indeed it is the lack of this 'homogeneous' built environment that gives it a smaller scale, village feel or character.

Listed 17<sup>th</sup> century farmhouses, within and outside the Conservation area, mix with significant Victorian and Edwardian detached houses in large garden, next to 1930's detached two and single storey dwellings with moderate gardens and later 1950's detached or semi-detached homes together with small cul-de-sac developments in the 1960's or 1970's completes the current village built environment.

Mature trees, established hedgerows or IMPORTANT VILLAGE VIEWS across fields, often to woods beyond, line the main routes through and to the village. Some trees are protected by Tree Preservation Orders (TPO's) however a great number of unprotected, locally significant trees provide a visual punctuation to the village street scene that essential need be retained.

The original settlement was in the southern part of West Horsley, based around St. Mary's Church, c 1100, and West Horsley Place (both Grade 1 Listed). Until 1900 West Horsley was largely farmland or orchards.

In 1885 the New Guildford Line (NGL) railway, bypassed the main village settlement of that time which was focused around the southern Conservation Area. Today's village settlement of West Horsley is principally along The Street and East Lane, separated into two areas, by the railway, the bridge over The Street and an area which is considered to be a green "Important Gap" where views across open countryside, and to nearby ancient woodlands, are cherished by residents.

The arrival of the railway line and the station in East Horsley prompted some limited building at that time, however the northern part of the village was largely developed later (in the 1930's) along East Lane and some of the adjoining cul-de-sacs.

Further significant development occurred in the post WWII period, following the construction of The Raleigh School in the late 1950's. Subsequently the then Guildford District Council commissioned houses around an open green area known as Nightingale Crescent.

## 1.1 LOCATION OF AREA - AREA 1 – SOUTH OF A246, Guildford Road



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## 1.2 DESIGN CONCEPTS

Other than isolated individual historic buildings, the predominant style of housing in this area is 1930's to modern traditional build detached two storey with pitched tile covered roofs and tile hung upper elevations and gables, with off-street open and garage parking and sizeable garden plots. The majority, however, have their own individual styles and designs and are therefore unique. As exceptions to this rule, there are also sporadically sited bungalows, cottages, semi-detached and render faced houses, with larger and grander developments which generally sit on the edge of the fields and woodlands. All properties tend to have views across open land, limited only by hedging and tree lines.



### 1.3 DENSITY OF AREAS

Where land in Area One has been built upon, the net density of the developments is in all cases low. All are single family dwellings, varying from 2 to 3-bedroom houses and bungalows, intermingled with 4 to 6-bedroom larger homes along Shere Road, Wix Hill and Blakes Lane, to mansion style properties set into the woodlands mainly along the southern section of Shere Road.

Referring to Evidence Base: Density Background Paper, October 2017, the average net density in this area is calculated to be 3.4 with the gross density of 2.8. Net densities within area one vary between 1.3 and 8.0.



### 1.4 HISTORICAL CONTEXT

St Mary's Church is a Grade I Listed Building, and the Church House is Grade II Listed; the old house known as Pebble Hill is of significant character. Other than individual historic properties, the various dates of construction principally stem from the Edwardian era, then through the 1930's, 1950's and 1970's to the present day, although there are singularly few new builds, and isolated extensions, etc. are limited and strictly controlled by the Planning authorities.

#### Epsom Road

#### Church House - English Heritage Listing 1029362

House, former Clergyhouse? Mid C16, extended to rear in C20. Timber framed, exposed with whitewashed brick infill on first floor, tile hung to left on left hand return front, underbuilt in whitewashed brick, plain tiled roofs. Rectangular, at right angles to street. Two storeys with end jetties, that to rear enclosed by



extension, front jetty on moulded bressumer and brackets; tension braces above on first floor. Stack to rear left. Two 3-light, metal framed casements on first floor, two windows on ground floor. Left hand return front: Irregular fenestration. Two diamond pane windows on first floor, two similar windows to ground floor right, two ordinary casements to ground floor left. Single storey extension set back to left end with door to rear.

## Church of St Mary the Virgin - English Heritage Listing 1377828

Church. C12 Tower and west wall of nave, north aisle of c.1210, widened in 1869. South aisle and chapel C16. Rendered rubble stone with chalk and Bath stone angle quoins, flint rubble on tower with wood shingled broach spire, plain tile roof. Nave and chancel with porch to north, tower and further porch to west, vestry to south east. Tower: - 3 stages, first and second stages slightly offset, spire 4 sided on tower and octagonal to upper parts. Lancets to top stage of tower. Diagonal buttresses to east end and north aisle. Three lancet windows to north side of chancel with further, curvilinear, window under hood moulding. C19 north aisle window. East Window - triple C13 lancets with attached shafts. One arched C15 window to south side under moulded hood with coved surround and deep rectilinear ogee arch tracery. Porch to west: wood on low flint walls with cusped bargeboards. Arched door. Further gabled porch to north with arched studded doors to inner side, and open pierced doors to outside. Interior: 4 bay nave arcades, that to north with moulded circular piers, capitals and abaci, and arches with unmoulded soffits. Roll



mouldings to edges and hood mould over. Octagonal piers to south with half-octagonal responses. Collar beam roof to nave and aisles, panelled roof to chancel. Simple chamfered arch C13 with chamfer bases and abaci. Organ loft to south behind two lancets. Plain roll string course along east half of chancel, below the windows. Fittings: - largely C19. However, C16 rood screen of 12 tracery bays, four over centre openings retaining double doors and moulded cornice. East wall of

nave C14/ 15. Nativity in Alabaster. English. Simple altar rails with turned balusters. C19 reredos across east end. Font: - C13 retooled bowl with tapering sides on modern stem with central pillar surround by 4 small columns. C19 panelled oak pulpit. C14 oak chest. West wall painting, now faded remains of C13 St Christopher to north of west door, Passion cycle to south. Faint traces of paintings on south wall. C17 brass chandelier to chancel. C13 glass medallions in north and central lancets of east end. Monuments: - South Wall - To James Kendall. Died 1750 by Nicholas Read (pupil of Roubiliac). Grey and white marble. Stele ground with attached, asymmetrically, draped urn. Apron below with rose tree. South wall of South Chapel - wall monument to Sir John and Lady Penelope Nicholas. Died 1704. Light and dark marble. Central arch motif with purple stone urn under gadrooned lid and gilt frame finial. Panelled pilasters support floral finials over entablature and central crest with flanking scrolls placed on top. Winged cherub's head to crown of arch. Apron of pedestal with flower and cherub's head carving over large gadrooned plinth with inscribed and panelled base. Flanking life size putti lean on the gadrooning, standing in front of dark grey obelisks. East wall of South Chapel - massive wall monument to Sir Edward Nicholas, died 1699, attributed to Grinling Gibbons - white marble, aedicular type with central segmental, broken pediment with projecting inscription panel flanked by Barley-sugar columns set back. These are in turn flanked by floral scrolls, composite columns and piers, gadrooned urns on pilaster piers over the entablature. Acanthus

leaf scrolls and corbelled supports below on moulded bases. East wall of South Chapel. Monument to Susan Brisco. Died 1636. Aedicular. Brown stone with black stone inscription panel and gilding. Broken segmental pediment over, on fluted, Doric type columns. Central cartouche Coat of Arms to pediment, strapwork, corbels and apron decoration below. C14 monument to a priest - possible Ralph de Berners. Recumbent figure under crocketed ogee arch, figure with praying hands.

### **Wix Farm House - English Heritage Listing 1029326**

Hall house. C15 with C16 and C17 extensions to ends. Further C20 extensions to rear and front. Timber framed, underbuilt in red brick with whitewashed brick and render infill and cladding on first floor, plain tiled roofs. Half-H shaped plan



with end cross wings projecting further to right and with two gabled wings at right angles on left hand wall and in re-entrant angle with cross wing.

Square stack to ridge of cross wing on left, stack to right of centre on main range and large stack to junction with right hand return wing. Two storeys. Entrance front: - Tile hung gable to left. One 3-light casement window on each floor of left hand cross wing.

Three windows to first floor centre, 4 on ground floor left of centre. Rendered gables on return wall of right hand cross wing with plat band over ground floor. One first floor window to left gable, two first floor windows on right hand gable. C20 projecting single storey porch to ground floor right of centre. C20 door in single flanking lights to centre. Left hand return front: - tile hung with two windows on each floor. Right hand return front: - C17 brick with plat band over ground floor. Three 3-light casements on each floor two gables on eaves to left. Double doors, part glazed, to left of centre in gabled porch. Rear: - Irregular casement fenestration, hip roofed C20 single storey extension to right of centre. Interior: - substantial quantities of timber exposed with Crown Posts to roof, ogee arched door to first floor and chamfered ceiling beams.

## Significant but unlisted houses

### Fullers Farm, Fullers Farm Road

C16, two-bays remain of a four-bay medieval open-hall house with a two-bay open-hall in the centre, roof timbers well smoked.



### Hillside Manor, Woodcote

C16, remains for original timber framed house in centre of much extended dwelling



### Hookwood Farm, Woodcote

C14, timber framing and large early brick hearth, wattle & daub internal walls



### Woodcote Lodge, Woodcote

C17, original house much altered by Lord Lovelace mid-1800's



## 1.5 LANDSCAPE CHARACTER

This area lies wholly within the Green Belt and largely comprises Wix Hill and Sheepleas, AONB's of ancient woodland, fields and hedgerows with extensive public access and, from up high to the south, sweeping views north towards London – on a fine day it is possible to see Canary Wharf and other prominent buildings and structures on the horizon.



Along the A246 at the northern boundary of Area 1 are intermittent large house plots and actual or converted farmhouses behind high mature hedging fronting the main road, with fields and paddocks stretching beyond to the tree lines on the horizon. Other than at St Mary's Church, there are no vehicular entry points until one arrives at Shere Road opposite the south end of The Street, and then further westerly at Wix Hill and Blakes Lane, all of which contain low density housing of varying styles.

Very much the whole of Area 1 is set to open fields and woodlands, with low density housing, etc. set within that general landscape. There are significant trees and individual TPO's both along the roadside and within private plots up Shere Road south into Sheepleas.

## 1.6 IMPORTANT VILLAGE VIEWS



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An important series of views are to be found to the south of the Guildford to Leatherhead road from the Sheepleas reserve looking in a northerly arc.

Sheepleas lies on the chalk slopes of the North Downs within the Surrey Hills Area of Outstanding Natural Beauty and covers an area approximately 110 hectares (270 acres). The mosaic of woodland (both ancient and recent), grassland, and scrub habitats supports a diverse range of wildlife, and as a result the reserve was designated a Site of Special Scientific Interest (SSSI) in 1975 and a Local Nature Reserve (LNR) in 2005. Sheepleas is owned by Surrey County Council and is managed by The Surrey Wildlife Trust for conservation of the semi-natural habitat and landscape, and for the provision of informal public access and recreation.

Other views are found intermittently travelling south along Shere Road.

## **1.7 STREET SCENE**

The principal key qualities of Area 1 are its rural countryside setting and low-density housing development, with a complete lack of homogeneity of housing styles. The predominant use of traditional construction with plain clay, terra cotta coloured roofs, red brick chimneys and lower walls, and tile hung upper elevations, blends pleasingly into the green and wooded surroundings.

## **1.8 LAND SPECIFIC USES**

The land use is predominantly pastoral with some arable land to the south and woodland around the Sheepleas Nature Reserve.

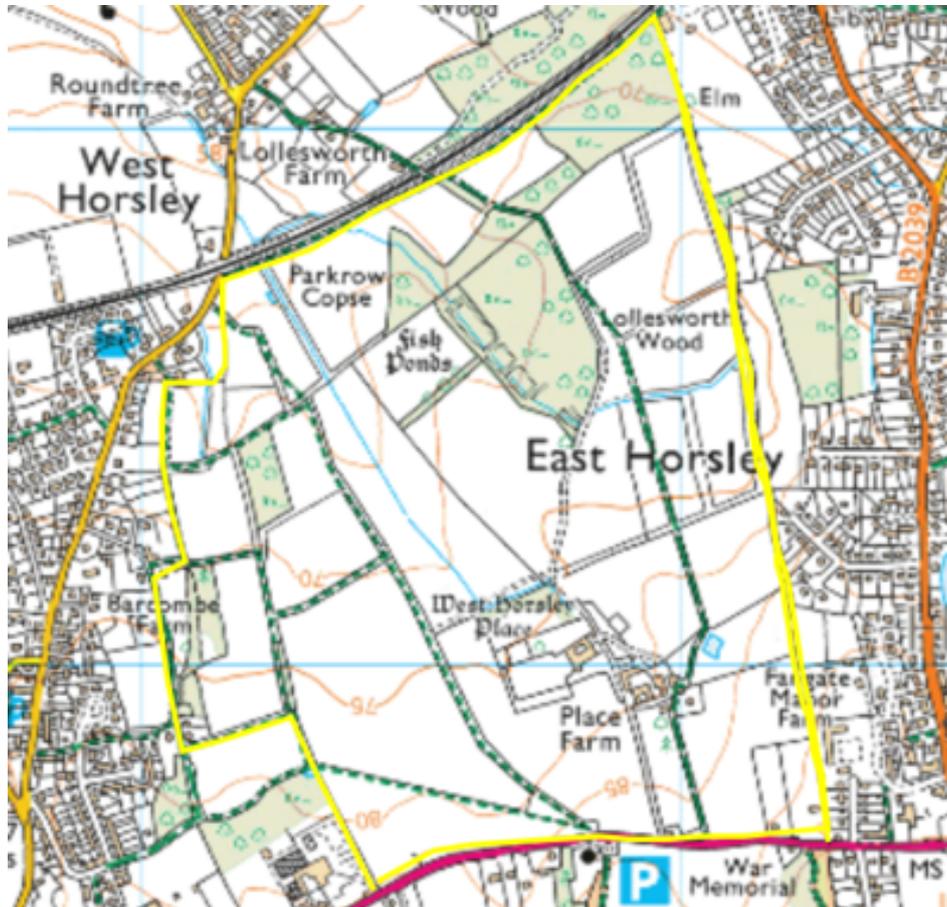
A plot located south of the garden center is run as a turkey rearing farm, marked Poultry Farm on the map. Some of the original farm buildings have been or are being converted for small business use which are largely tenanted by local resident's business.

## **1.9 OBJECTIVES & RECOMMENDATIONS**

The key threats to this area are the loss of smaller scale dwellings, as land values rise and owners and developers seek to construct ever larger houses and private facilities on these generally sizeable plots; and the potential loss of scenic views in the face of larger scale housing developments, which would lead to diminution of both current values and environmental facilities.

There exist no valid opportunities in Area 1 for large scale housing development; and very few for any major type of development other than relatively minor alterations which might be put forward on an individual case by case basis, each to be assessed on their merits.

## 2.1 LOCATION OF AREA - AREA 2 – WEST HORSLEY PLACE AND SURROUNDS



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## 2.2 DESIGN CONCEPTS

Not applicable to this area

## 2.3 DENSITY OF AREAS

Not applicable to this area

## 2.4 HISTORICAL CONTEXT

West Horsley Place itself is Grade I Listed, and several of its adjoining buildings and structures are Grade II Listed. Place Farm Cottages, formerly Place Farm House and Stables, are Grade II Listed.

### Place Farm Cottages - English Heritage Listing 1029362

Cottages. C17. Red and blue brick with hipped plain tiled roof. Half-H shaped plan with projecting end wings. Two storeys with plat band over ground floor, diagonal brick course to eaves and large end stacks. Further stacks to rear and at junction with wings. Plinth to left. Two windows on each floor on each wing, six "cross" leaded windows on first floor centre, four windows below. Doors to centre and right of centre, under transome light and cambered head.



### West Horsley Place - English Heritage Listing 1188949

Country House. C15 wing, C17 core, re-fronted in early C17 by 2nd Viscount Montagu, further altered in mid C18 by Henry Weston who ordered the wings be shortened. Timber framed, exposed to rear with brick infill, clad in red and brown brick to front with hipped, plain tiled roofs. H-shaped plan, main front to south, with north- east wing demolished. Entrance front (south): two storeys



and attics on plinth with brick cornice over ground and first floors, brick plat band to top of parapet and following shape of end gables and central Dutch gable. End gables with brick dentils to right. 6 gabled casement dormers, 3 either side of centre. Single bay wings with ten bay centre. Bold brick pilasters to first floor on bases carrying diamond motif, composite order capitals simplified into canted plain

projections, echoed in entablature above. Originally each wing projected three bays but that to right was reduced to one bay and given plain gable with Venetian window, now blocked. Thermal window to end gables, blocked to right, Venetian window to first floor left, tripartite window to ground floor left. Lunette window to centre gable in attic storey, 10 first floor and 8 ground floor, 16-pane, glazing bar sash windows under gauged brick heads below. Big central brick doorcase with Doric pilasters flanking "Gothick" doorcase with brick hood mould and glazed ogee transome light. Single bay extension set back to left with one window on each floor. Left hand return front (west): 3 rendered stacks and irregular mixed fenestration of glazing bar sashes and leaded casements. Mathematical tiling to first floor left, arched brick fireplace to base of one stack. Rear: Rendered gable with cusped bargeboards and ogee apex. Offset end stack to right. Mixed sash and leaded casement fenestration, large sandstone block C16 stack in angle with wing. Interior: Entrance lobby - domed with band of Greek Key patterning. Great Hall - originally part of the Medieval Hall? Now floored with Doric colonnade in position of screen. Stone flagged with egg and dart eaves cornice. 6-panel

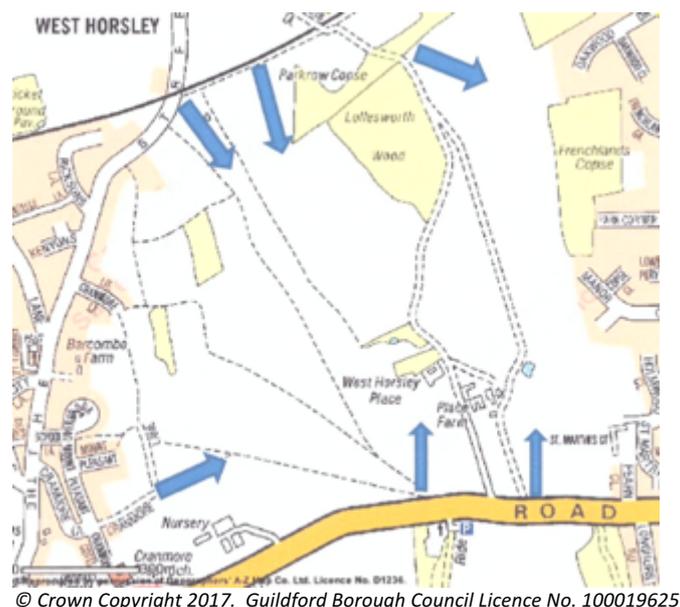
doors under Doric modillion pediment overdoors. 4 columns to screen with geometric pattern to soffits. C17 oak staircase with turned baluster balustrade, decorated dado rail. Square newel posts. Square panel ceiling decoration over. Smaller stair to east end of house with square newel posts and square balusters, large spherical finials to newels and good panelling, fielded in parts. First floor room to west wing: marble fireplace with deep leaf moulding, broken swan neck pediment over fireplace. Rose garland carving in deep relief and Greek Geometric lintel to window. In roof space of west wing are a series of octagonal and plain crown posts, at least two of which have moulded plinths and caps and four-way bracing. In centre range lower gabled wings roof structures of earlier build survive. The house is also of considerable Historic Interest as it was owned by Carew Raleigh, son of Sir Walter Raleigh, Lady Elizabeth Fitzgerald "Fair Geraldine" of the Earl of Surrey's Sonnets and also belonged to the Nicholas and Weston families

## 2.5 LANDSCAPE CHARACTER

This area lies wholly within the Green Belt and largely comprises the Tudor Grade I Listed building and grounds of West Horsley Place, and Place Farm. There is limited public access other than a handful of dissecting public and permissive footpaths. Part of the West Horsley Place estate is currently under development to create an opera facility, for which planning permission was recently granted.

Other than West Horsley Place itself and the buildings comprising the adjacent Place Farm, there are no built developments in Area 2 other than Squires Garden Centre and a small cluster of 3 to 4 houses in the south- westernmost corner off the A246, the latter set back and wholly shielded from public view. The whole of Area 2 is very much set to open fields, tree lines and hedgerows, although there are no individual TPO's or otherwise listed significant trees.

## 2.6 IMPORTANT VILLAGE VIEWS



## **2.7 STREET SCENE**

The Guildford to Leatherhead, Epsom Road, A246, comprises a single carriageway in both East and West directions. From the Window Box roundabout is located the private preparation Cranmore School on the north side together with a few detached houses set back behind hedges. Further along is a Squires Garden Center before reaching the parish church of St Mary's on the south side of the road. Along this section IMPORTANT VILLAGE VIEWS are seen both to the North and South.

## **2.8 LAND SPECIFIC USES**

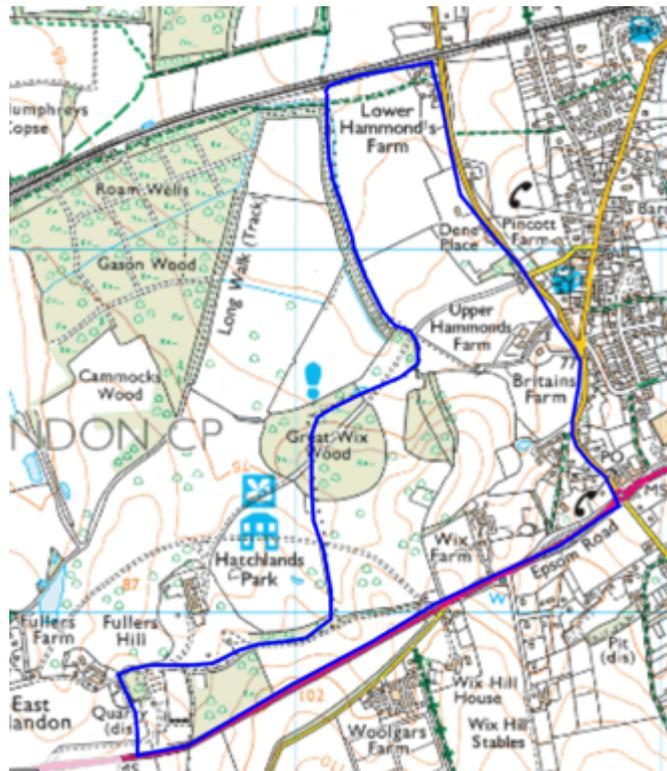
The land use is predominantly pastoral with some arable land to the south.

## **2.9 OBJECTIVES & RECOMMENDATIONS**

The principal key quality of Area 2 is West Horsley Place and the Estate itself, and the surrounding fields, woodland and farmland over 95% of its area. The West Horsley Place opera house development currently underway is wholly within the Estate's setting. There is not perceived to be a specific threat to this area, given the stated aims of supporting the restoration of the historic house and barns, and the assumed continuation of the garden center and adjacent residential uses.

There exist no valid opportunities in Area 2 for housing development of any kind, other than low key extensions, etc. to the existing houses which would likely fall under possibly permitted development rights in any event.

### 3.1 AREA 3 - HATCHLANDS PARK AND SURROUNDS



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### 3.2 DESIGN CONCEPTS

As is the case for the whole of West Horsley build styles are unique, and range from a handful of 1960's built houses to the south, to the smaller red brick late Victorian dwellings of Old St Mary's, to the 1930-50 style tile hung houses of Pincott Lane, to Holme Cottage and the Grade II Listed Soap House along Ripley Lane, and two large houses opposite The Old Soap House beyond the railway bridge which are of early 1990's construction. Again, all properties tend to have views across open land, limited only by hedging and tree lines.





### 3.3 DENSITY OF AREAS

Where land in Area three has been built upon, the density of development is in all cases low. All are single family dwellings, varying 2 to 3-bedroom houses and bungalows, intermingled with 4 to 6-bedroom larger homes along Pincott Road and proceeding north along Ripley Lane.

Referring to Evidence Base: Density Background Paper, October 2017, the average net density in the developed southern Butlers Hill area is calculated to be 4.6 with the gross density of 4.1.

### 3.4 HISTORICAL CONTEXT

There are a number of Grade II Listed Buildings on this patch, including Hammonds Cottage, Hatchlands Lodges, Lower Hammond Farm House and adjoining buildings, The Old Rectory, Pincott Farm House and adjoining building, Wix Farm House and The Old Soap House. Other than individual historic properties such as these, the various dates of construction stem back to the Victorian era with Old St Mary's, then through the 1930's (i.e. Pincott Lane), the 1960's to 1980's (i.e. Barnside and Ripley Lane south), to the 1990's (i.e. Ripley Lane north) and isolated recent new builds and extensions, which are limited and strictly controlled by the Planning authorities.

#### Ripley Lane

##### **The Old Soap House - English Heritage Listing 1029328**

Cottage. Late C16, extended to rear left and ends in C19 and C20. Timber framed, exposed with whitewashed brick infill, whitewashed brick cladding to right and to end extensions, plain tiled roof half-hipped. At right angles to street with entrance front to right. Two storeys; four framed bays, end bay to right clad with brick, plat band over ground floor. Large ridge stack to right of centre. Irregular casement fenestration, four windows on first floor, 4 windows on ground floor, that to right in arched panel recess. Plank door to right of centre. Pentice extension to right end and end left, set back. Garage block at right angles to rear left of no especial interest.



### **Hatchlands Lodges - English Heritage Listing 1189014**

Lodge pair with gates between. 1913 by H. Goodhart-Rendel. Red brick with hipped, pyramidal slate roofs and wrought iron gates. Square lodges flanking central gates. One storey and attic on plinth with coved rendered cornice over ground floor. Each lodge has central diagonal stack, end angle piers and central pilaster pier to each side. Central through eaves leaded casement window, one on each side of each lodge. Angle bay with C20 12-pane glazing bar sash windows under gauged brick heads in each face of each lodge. 6-panel double doors in architrave surrounds under plain hoods in square bay to street front. Smaller, square pavilions under hipped roofs attached to outer walls of each lodge, each pavilion with round window. Central scroll work gates under arched overthrow. Open standards flanking, arched double gates with central Coat of Arm



### **Old Rectory - English Heritage Listing 1189014**

House. Early C19, c.1819. Colourwashed 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 5 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 2 half columns with guttae freize.



### **Lower Hammond Farm House – English Heritage Listing 1189007**



GV II Early C16 to centre, extended to right end in late C19 and to left in late C16 and C17. Timber framed, exposed to centre and left with brick infilling, red and brown brick extension to right, plain tiled roofs, hipped and lower to extension. Gabled end to left hand wing with fine, cusped bargeboards. L-shaped with re-entrant angle facing yard with gable end wing projecting to left.

Crown post to gable end left and one casement window on each floor. Pentice extension to right of wing running into right hand wing. First floor window and door to right. One ground floor cambered head casement to right. Stack to rear right, end right and on left hand side. Left hand return front: underbuilt in brick with tension bracing on first floor. Three framed bays. Front stack half-offset to right of centre. Door to left of stack in pentice porch.

### **Barn and Dovecot at Lower Hammond Farm**

Barn with Dovecot attached. Early C16, C19 interior. Random flint rubble, part mortar rendered with clunch block angle dressings, plain tiled roofs, hipped with ridge breathers to barn. Barn - rectangular, with narrow rectangular and square openings (breathers) in walls. Main entrance to left under hipped, plain tiled hood on massive braces. Interior - ceiled. Square Dovecot - pyramidal roof with crowning lantern over the top. Door to south side in brick surround with transome light over, connected to barn by flat roof.



### **Pincott Lane**

#### **Pincott Farm House – English Heritage Listing 1377850**

GV II House. Early C16 core extended to ends and rear in C19 and C20. Timber framed, underbuilt in red and brown brick, infilled with brick in exposed frame above. Plain tiled roofs, hipped with gablets to front, gabled to rear wings. Two storeys, large stack to right with "stepped shoulders" further stacks to rear. 3 framed bays to front range with tension bracing on centre right of first floor. Jowled post to corner. 3 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. Doubled gable extensions to left, further extensions to rear.

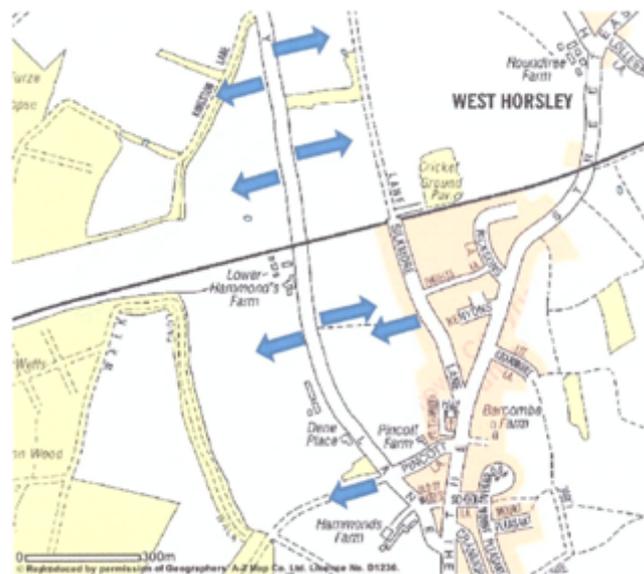


### **3.5 LANDSCAPE CHARACTER**

This area lies wholly within the Green Belt and largely comprises the stately house and grounds of Hatchlands Park, owned by The National Trust, covering all but the easternmost perimeter of Area 2.

There are isolated significant trees and TPO's along Ripley Lane, from The Street to the south all the way down to the railway bridge past Dene Place to the north.

### 3.6 IMPORTANT VILLAGE VIEWS



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### 3.7 STREET SCENE

The spine of Area 3 is Ripley Lane, with built-up areas along the east side at the south end down from The Street including the cul-de-sacs at Butlers Hill, Barnside and Old St Mary's down to Pincott Lane which connects back to The Street, then heading north past Dene Place, Holme Pace and Hammonds Farm and culminating in small a cluster of larger houses to the immediate north of the railway bridge, with access to Horsley and Send Cricket Club beyond – this latter offers itself as what could be seen as the true north-west boundary of West Horsley parish on the ground, rather than the deemed settlement boundary at the railway line itself.

Ripley Lane falls downhill quite sharply from The Street, with views out across open fields and farmland towards Guildford to the west all the way down to Hammonds Farm and the railway bridge, and which are of critical value to those houses benefitting from that aspect. The railway line itself is consequently elevated, such that the small cluster of houses to the immediate north are hidden from view from the village further south.

The eastern edge is bounded by The Street to the south (largely appraised as Area 4) and Ripley Lane to the north. On the south-western side of The Street is Butlers Hill, containing less than a handful of large houses on extensive grounds which overlook the open lands of Wix Farm to the west and Old Tunmore Farm, Britain's Farm and Hammonds Farm to the north. Along Ripley Lane proceeding northwards is the historic site of Old St Mary's to the south, then Pincott Lane connecting to The Street with half a dozen medium size houses, then sporadic individual plots of larger houses and grounds down to the access road giving to Horsley and Send Cricket Club beyond the railway line and to the east.

Other than the smaller dwelling units comprising Old St Mary's which directly front Ripley Lane, most other properties along Pincott Lane and Ripley Lane are screened behind high mature hedging fronting the road, with fields and woodland stretching away to the west of Ripley Lane.

Further to the east is Silkmore Lane, the historic centre of West Horsley village, which is built-up on both sides south of the railway line with a range of housing styles from the Grade II Listed Silkmore, to 1930-50's medium size houses, to modern dwellings created within infill plots right up to the railway bridge; beyond the railway bridge, Silkmore Lane continues as a loose-laid track past the land behind Bridge Cottage, Cripplegate and HSCC, and thence through fields down to join Ripley Lane opposite Jury Farm; beyond this again is Green Lane, a track connecting Ripley Lane to Long Reach.

### **3.8 LAND SPECIFIC USES**

The land use is predominantly pastoral with some arable land to the south. To the west of Ripley Lane, the land is owned and maintained by the National Trust with a tenant farmer working the arable land areas. Also associated with the Trusts Land is house run as a nursing home called Dene Place adjacent to which is a plot of land managed as a community vegetable garden and allotments, known as Grace & Flavour.

### **3.9 OBJECTIVES & RECOMMENDATIONS**

The principal key qualities of Area 3 are its rural countryside setting and low-density housing development, the latter sited entirely at the eastern perimeter, with again a complete lack of homogeneity of housing styles. All the houses, including those along the west side of Silkmore Lane, overlook open fields and woodlands stretching west towards Guildford.

The key threat to this area is the potential loss of scenic views in the face of larger scale housing developments, which would lead to diminution of both current values and environmental facilities.

This area is generally outside the currently defined village settlements area and hence is classed as Green Belt where extension style development may be approved under permitted development rights. Otherwise the rural nature precludes any other development matters.

Ripley Lane is the only vehicular route, but there is a dearth of public footpaths and cycleways in the area, which means that residents and visitors have to drive to get anywhere else in the village.

With the actual and further immediately pending loss of village shops and facilities in the parade below Bell & Colvill at the south end of The Street, West Horsley village is at serious risk of losing its identity and becoming merged with East Horsley. If this is to be arrested, and also in light of pending housing developments in West Horsley, it is critical to now consider how and where the basic community needs of such as a convenience store, newsagent, Post Office, etc. is to be met. And beyond this, with a view to sustainable growth, might such as a village medical centre, a school, and/or a leisure facility for the older members of the community be sited in this area. Horsley and Send Cricket Club may already be exploring some of these opportunities, which if to happen would need to go hand in hand with infrastructural and environmental improvements.

#### 4.1 LOCATION OF AREA - AREA 4 – WEST HORSLEY SOUTH

(Excluding. Conservation area 5)



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#### 4.2 DESIGN CONCEPTS

Area 4 comprises of The Street, the southern end of which included a small parade of shops, one of which following the closure of West Horsley Post Office has been converted to three flats: only one shop remains as the other two have become a chiropractic business and a dental surgery. The Street is a ribbon of development on both sides of the road with various lanes and cul-de-sac developments accessed to either side. The area presently is enclosed within a defined settlement boundary (West Horsley south), “washed over” by the Metropolitan Green Belt, this status will be altered in accordance with the forthcoming GBC Local Plan to be defined as “inset” from the Green Belt.

The majority of houses have their own individual styles and designs contributing to the character of this area. Other than some older listed buildings, the predominant style of housing in this area is either 1930's or 1950's, with some more modern, traditional build, detached two storey properties with plain clay tile roofs, with off-street open and garage parking and medium garden plots. Many gardens have front hedges comprising of hornbeam, privet, beech or leylandii contributing to the “green” character. The Village Hall and the much-used adjacent children's playground area are found at the junction to Silkmore Lane and The Barley Mow PH is also situated in The Street, almost opposite West Horsley Motors a thriving motor repair business and MOT testing station utilising a building left behind from billeting Canadians during the Second World War.



*Shop Parade, The Street*



*Mixed housing styles along The Street*



**Mount Pleasant**, in part, has a higher density of what were originally 1950's social-rented properties. Some are semi-detached and some terraced, a number of them form a cul-de-sac, which is a recurring feature for much of West Horsley. There is also a block of rented garages lying behind some of the houses.



**Overbrook** was developed in 1969 as a development of semi-detached two storey, three-bedroom dwellings with a variety of finishes such as tile hung, strip-cladding, brick and render all set around a landscaped central green space creating a cul-de-sac arrangement.



**Silkmore Lane** has a number of listed buildings documented under the history section; however there has also been a more recent development of four 4 and 5 bedroomed dwellings within the past 15 years. Some properties in Silkmore Lane are not visible from the road; those on the western side of the road have rear views from their gardens over open fields to Ripley Lane and the Hatchlands estate. The range of dwellings includes predominately detached two storey houses and single storey bungalows ranging from a number of centuries and more recent decades. The number of bungalows in this area continues to reduce due to demolition and redevelopment of plots into larger family units.



*Armorer's End, Silkmore Lane*



*House extension, Silkmore Lane*



*Cottage, Silkmore Lane*

**Kenyons** forms a dog-leg cul-de-sac developed in the 1960's comprising of two storey detached houses, some tile hung and some of which have been extended/modernised.



*Tile hung detached houses, Kenyons*

**Ricksons Lane** comprises of a mixture of dwellings including tile hung detached two storey houses many of which have been extended along with single storey bungalows. This is also a cul-de-sac.



*Mixture of housing types in Ricksons Lane*

Tintells Lane joins Silkmore Lane to Ricksons Lane it is a narrow single-track lane with some recent development as shown below.



*Recent development on Tintells Lane      Redevelopment of an existing site on Tintells Lane*

#### **4.3 DENSITY OF AREAS**

Referring to Evidence Base: Density Background Paper, October 2017, the average net density in this area is calculated to be 14.6 with the gross density of 11.8. The net densities of developed areas in area four vary considerably from 7.2 to 21.2 throughout.

There is a mixture of housing including single family two storey homes, bungalows, flats in a converted shop unit, together with some more homogenous cul-de-sac developments such as Kenyons. Throughout the area there are a number of listed buildings whose setting would affect any development in their proximity, and the area is bordered by farmland.

#### 4.4 HISTORICAL CONTEXT

There are a number of English Heritage Grade II Listed properties within Area 4 as outlined below:

##### **The Street**

##### **High Bank House, 19 The Street– Grade II Listed EH 1294449**

House. C15 core, possibly Hall, with C16 and C17 alterations, extensively remodelled in C20. Timber framed on brick whitewashed plinth, 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 8 small windows on first floor. Four windows to ground floor including large casement. Gabled porch to right of centre with C20 door. C20 brick extension set back to right end with square bay window, boarded cladding and end stack.



##### **Sumners. 28 The Street – Grade II Listed EH 1029331**



Hall House. C15, possibly earlier core, altered in C16 and restored in C20. Timber framed with whitewashed brick infill and steeply pitched plain tiled hipped roof with gablets. Two storeys, four framed bays with central rear ridge stack, partly rebuilt. Diamond-pane, leaded casement fenestration, very irregular, with three 3- 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: principal posts jowled and the roof was reputedly built with no purlins.

##### **Britains Farm House, 42 The Street – Grade II Listed EH 1189085**

Hall house. Mid-late C16 with end extension to left C18. 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, 5 framed bays with offset end stack to left. Narrow bay to centre, good bracing exposed to first floor. One diamond pane leaded casement window to each large framed 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.

### **Old School House – Grade II Listed EH 1377853**

House. Late C16. 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 4-light leaded casement to first floor left, one below, under pentice hood. One 3-light leaded casement on each floor to right hand wing, 2 casements to first floor left of centre. Two windows to ground floor. C20 brick hipped roof porch to right of centre with ribbed door.

### **Eversley, 132 The Street**

House. C17 with C18 front. Timber framed, exposed on rear wing with whitewashed brick infill; whitewashed 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 3-light leaded casements and one 3-light ordinary casements to ground floor. Half-glazed door to left in open, gabled brick porch.



### **Barcombe Farm House**

House. Mid C16. Timber framed, underbuilt in whitewashed brick, exposed above with whitewashed brick infill. Plain tiled roof, hipped with gable to right. At right angles to street. Two storeys. 3 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 3-light windows and two single light; 3 windows to ground floor. Half-glazed door to left of centre. Single storey hip roofed, machine tiled, range to left.



### **Old Tunmore Farmhouse – Grade II Listed EH 1377856**

Hall house. Early C16, part demolished and extended in C18. Further C20 extensions to rear. Timber framed, part exposed to rear right with red brick infill. Red brick cladding to front, brown brick to right, with C20 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, 3-light windows to first floor, that to right stepped up, and one 2-light window to left. One 2-light casement to ground floor left, one 3-light casement to left of centre, under a cambered head, and a large canted bay window to ground floor right. C20 brick porch to right of centre. C20 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 partition. Crown post truss with arched braces, one of which has small patch of red ochre colouring.

### **The Old Cottage, 199 The Street**



Hall house. C15, restored in C20. Timber framed on rendered plinth with whitewashed brick infill and fine, steeply pitched hipped roof with end gablets. Two storeys, four framed bays with front stack to right of centre, end stack to left. Bracing exposed on first floor left of centre below stack. Three diamond-pane, leaded casements on first floor, three casements to ground floor. Ribbed door to left in small, open, hip-roofed porch on braced wood supports. Pentice extensions to ends, one to left set back. Interior: Two bay Hall, chamfered and braced crown post, moulded braces to collar beam and wall plates of centre bay.

### Winterfold, 207 The Street

Hall House. C15 to right with mid C17 cross wing to left. Timber framed, clad in whitewashed brick to front, rendered in centre and exposed frame, whitewashed infilled, to left hand return front. Plain tiled roofs with weatherboard gable to left. T-shaped plan with cross wing to left. Two storeys with front ridge stack to right, - detached diagonal stacks, rebuilt, to left on offset plinth. Irregular fenestration, one small first floor casement window to right, one through-eaves dormer to centre with window below it, one first floor window under cambered edge to cross wing. Two 2-light cambered head windows to ground floor of wing. Buttress to right of centre on ground floor. Main entrance now to right hand return front in pentice extension under gabled dormer. Single storey extension to left. Interior: large cambered tie beams to first floor with moulded soffits. Braced crown-posts to Hall.



### Railway Cottages



House, now divided. Mid C16 extended to left in late C18 and to right in C20. Timber framed, underbuilt in red brick on rendered plinth, exposed above with red and blue brick infilling. Brick extension to right tile hung on first floor, weatherboarded pentice to left. Plain tiled hipped roof, machine tiled to right over extensions. Two storeys, 3 framed bays with one bay extension to left and over bay extension to right. Ridge

stack to right of centre. Mixed casement fenestration, some leaded, 4 windows to first floor. 5 windows to ground, one to right under cambered head. Ribbed door to left of centre in open gabled porch on wooden supports. Planked door to right under gabled, wood porch.

### Silkmore Lane

#### Cripplegate, Silkmore Lane

Cottage. C16 to right, extended to left in 1970's. Timber framed with whitewashed brick and render cladding to majority of frame, some timbers exposed on first floor. Half-hipped plain tiled roof. Brick extension to left with plain tiled hipped roof. Two storeys with central, corbelled stack. Two framed bays, bracing exposed on first floor right. Two casement windows to each floor. C20 door to centre in half-hipped porch. Brick extension to left with link bay to cottage.



### **Silkmore, Silkmore Lane**

House. C17, with C19 and C20 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 gable 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, C20 door to left of centre in C20 hip roofed brick porch. Ridge stack to centre. Pentice extension set back to right end.



### **Yew Tree Cottage, Silkmore Lane**

House. Late C16 with late C18 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. 2 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.



### **Ricksons Lane**

#### **Vine Cottage. English Heritage Listing 1415060**



## Significant Village Buildings

In addition, there are a number of significant unlisted old houses which form a major contribution to the village character. They are scheduled below:

### Grovelands, The Street

C17, external brick facing to older building, internal jetty with free standing hearth to hall.



### Hornbeams, 174 The Street

C16, two-bay medieval timber frame house remains at the rear with bread oven



### The Barley Mow PH

C 15, originally a two-bay timber fronted cottage with smoke blackened whole tree trunks as roof timbers, extended and inglenook fireplace added to become a P.H.



### The Laurels, 170 The Street

C18, early typical balanced cottage, middle door windows each side



### **Charles Cottage, Silkmore Lane**

C16, inglenook hearth bread oven and chimney



### **Nightingales. Tintells Lane**

C16, original house extended to front to form a "double-pile" house



## **4.5 LANDSCAPE CHARACTER**

Area Four is characterised as a ribbon of development to either side of The Street incorporating the Conservation Area and the heart of the original village to the southern end. Hedging materials are used frequently to produce a "green" character to this area. Bordered by open fields, west facing Silkmore Lane properties have views of open fields looking towards the Hatchlands Park estate.

There are four trees within Area 4 which are the subject of Tree Preservation Order (TPO).

1. Individual Horse Chestnut in the forecourt of The Barley Mow
2. Individual Oak at Oakdene, Silkmore Lane junction with The Street
3. Individual Oak at Appledown, Pincott Lane junction with The Street (Conservation Area)
4. Individual Oak at Amatola, Pincott Lane (Conservation Area)

Furthermore, there are notable trees which are not subject to TPO as follows:

1. Individual Oak at Village Green opposite Barley Mow PH
2. Hornbeam and Pine on The Street opposite Kenyons
3. 4 No. Red Horse Chestnuts at Dytchleys, 168 The Street
4. Individual Ash at 127 The Street
5. 3 No. Beech at 146 The Street
6. Individual Pine at Barcombe Farm, The Street
7. 3 No Ash, individual Oak, individual Willow, individual Walnut at 84 The Street
8. 3 No. Pine, boundary of 82 & 84 The Street



*Red Horse Chestnut at Dytchleys, 168 The Street*

Further non TPO but notable trees can also to be found within the Conservation Area.

#### **4.6 IMPORTANT VILLAGE VIEWS**

There are four important view-points in Area 4 which are:

1. South from the southern end of The Street towards Shere Road, the pumping station on the A246 and the North Downs AONB.



*Views from The Street to Shere Road, pumping station & North Downs AONB*

2. The Village Green with oak tree



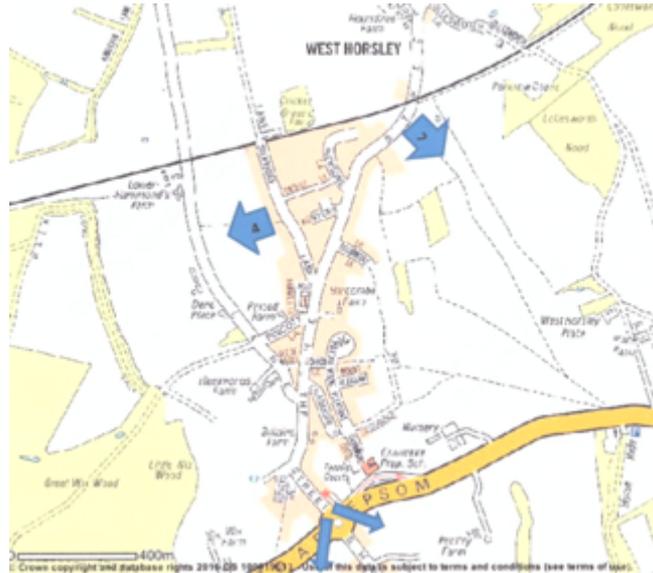
3. The view down Long Reach at the junction of The Street with East Lane, open fields and the North Downs AONB



4. Open fields to the rear of Silkmore Lane.



*Field to the rear of Silkmore Lane seen from Ripley Lane*



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Four important view-points in Area 4

#### 4.7 STREET SCENE

This area comprises the southern part of the village settlement, save for the Conservation area which is covered separately, and includes Mount Pleasant, Overbrook, The Street, Silkmore Lane, Kenyons, Ricksons Lane and Tintells Lane.

The area lies separated from the northern part of the village by the railway line. It was part of the original settlement and the traditional heart of the village and includes a number of listed buildings, including those identified above.

The area has a number of lanes and footpaths which connect to the streets and the open countryside. It has a mix of housing styles and presents no homogeneity, which in itself is a characteristic of the village.

#### 4.8 LAND SPECIFIC USES

There exist a number of specific land uses within Area 4. Within this area lie the village amenities of the playground, the village hall, the village's two public houses and the Methodist Church. In addition, West Horsley Motors is not only an MOT test station, also providing motor repair services. Dental and Chiropractic services are available along with the village shop at the southern end of The Street. Some of the historic farms are still functional.

#### 4.9 OBJECTIVES & RECOMMENDATIONS

The principal key qualities of Area 4 are its medium density housing development, with a general lack of homogeneity of housing styles. Where there are developments with a consistent style (such as at Kenyons) that development is from a different era and, therefore, of a different style.

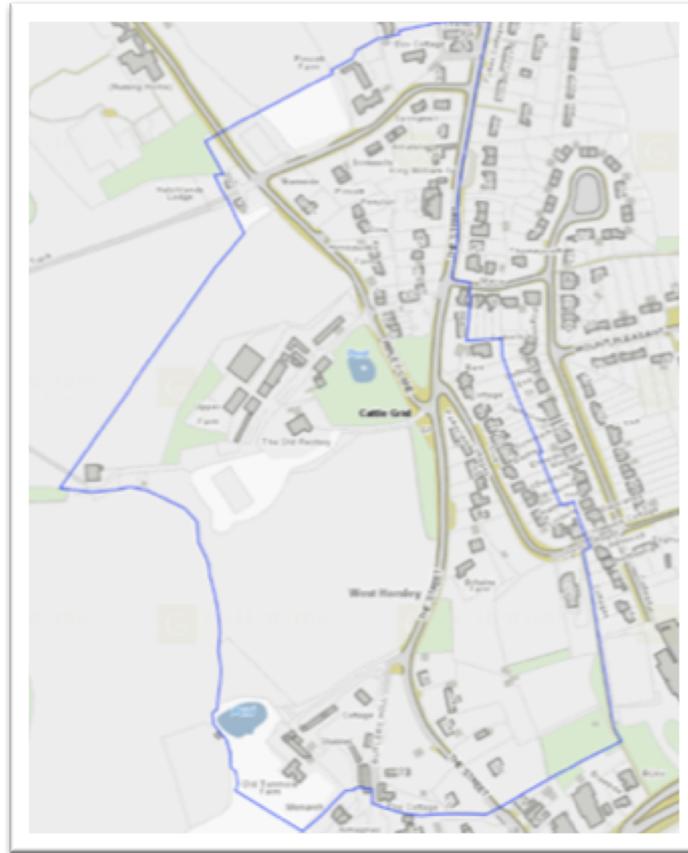
A number of connected and unconnected footpaths and rights-of-way allow access to residential streets and to the open countryside.

The houses on the north side of The Street are generally more open fronted than their opposite neighbours, where houses are generally secluded behind mature hedges. These latter properties back onto open fields, although often views are obstructed by the tree line.

The key threats to this area are the loss of smaller scale dwellings, as land value rises and owners and developers seek to construct ever larger houses on these plots, along with infilling as owners seek to identify additional development opportunities within the curtilage of their plot. There is also the potential loss of scenic views in the face of any larger scale housing developments, which would lead to diminution of both current values and environmental facilities.

There exist no valid opportunities in Area 4 for large scale housing development; and very few for any major type of development beyond two or three dwellings, or others which might be put forward on an individual case by case basis, each to be assessed on their merits.

## 5.1 LOCATION OF AREA - AREA 5 – WEST HORSLEY CONSERVATION AREA



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## 5.2 DESIGN CONCEPTS

The architectural styles found in the conservation area illustrate the historic development of the village. There are a few medieval framed buildings which survive as reminders of the scattered rural farmlands and barns such as Britains Farm, in The Street; Pincott Farm, in Pincott Lane.

These early buildings in West Horsley were timber framed which have generally retained their framing on the external elevations. Other framed buildings have been re-faced in brick or tile hanging. The materials used reflect the vernacular traditions in this part of Surrey. The rich red bricks and tile hanging area feature of the area. There is little stone in the village apart from that used for the church. There is one example of flint-stone used in boundary walls at Britains Farm, The Street in the conservation area. However, a length of wall in The Street to the south of Roundtree Farm is generally build of *Clunch* (chalk blocks) as it is known locally.

### 5.3 DENSITY OF AREAS

Where land in Area Five has been built upon, the density of development is generally medium. Most are single family dwellings, varying from 2 to 3-bedroom houses and bungalows.

Referring to Evidence Base: Density Background Paper, October 2017, the average net density in this area is calculated to be 19.6 with the gross density of 13.4. The net densities of developed areas in area five vary considerably from 15.6 to 20.0 throughout with a peak of 44.0.

### 5.4 LANDSCAPE CHARACTER

The Landscape setting of the village is that the land gently slopes throughout the Village towards the north, which provides a water shed and drainage route for numerous and varied streams which generally arise from the Thanet greensand beds which are to be found along the north side of the Guildford Road, A246, at the junction with the chalk topography of the adjoining Surrey Hills. These streams and water courses flow to the River Wey via Ockham Mill with the main watershed to the River Mole valley being to the east of our neighbouring village of East Horsley.

### 5.5 IMPORTANT VILLAGE VIEWS



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A series of significant views of open farmland may be achieved to the west along The Street and Ripley Lane. These views are enhanced during the autumn and winter seasons.

## 5.6 HISTORICAL MATTERS

A Conservation Area usually has a combination of the following:

- buildings of high architectural quality
- an interesting and attractive layout
- an interesting or important social history

Conservation Areas were set up to identify what it is about the character and appearance an area which should be preserved or enhanced and set out the means by which that objective is pursued. The clear assessment and definition of an area's special interest and the action needed to protect it will provide awareness and encourage local property owners to take the right sort of action for the continuance of the special features of the designated area.

The aim of a Conservation Area Character Appraisal is to:

- Improve the understanding of the history and historical context of the area
- Generate awareness of exactly what it is about the Conservation Area that makes it 'of special interest'
- Provide residents and owners with a clear idea of what should be cared for and preserved.
- Provide residents and owners with a clear idea of what enhancements could be made to the Conservation Area
- Provide a useful tool with which to guide future development, planning policies and practice for the area.

Listed buildings located within the Conservation area are given as:

Britains Farm, The Street	II -1189085	Old Rectory, Ripley Lane	II - 1029330
High Bank, The Street	II - 1294449	Old School House, The Street	II - 1377853
Pincott Farm, Pincott Lane	II - 1377850	Old Tunsmore Farm, Butlers Hill	II - 1377856
Sumners, The Street	II - 1029331		

The six Buildings of Britains, Sumners, High Bank, Old School House, Tunmore and Pincott are all of timber frame construction. The Old Rectory was extensively enlarged in 1819 in the white rendered style of that time.



**Significant buildings located within the Conservation area that are worthy of recognition are:**

- Old St Mary's School House, Ripley Lane
- The King William IV, Public House, The Street
- Tithe Barn, behind the Old Rectory, Ripley Lane

The Tithe Barn, 15<sup>th</sup> Century, the walls are of chalk, (clunch) and flint like St Mary's Church with quoins of Chalk above and Reigate Stone Below. The unique Winchester type roof may be due to West Horsley being in the diocese of Winchester.

St Mary's School marks a particular development of West Horsley in the late 1800's. It was built by the Rev. de Cerjat who bought the land and commenced building the school in 1861, largely of red brick with stone corners to the walls and windows. The interior has been converted to flats but the exterior largely remains unaltered.

The existing registered Conservation Area with GBC is centred about the Village Orchard at the junction of The Street and Ripley Lane. It encompasses some eight of the 42 listed building in West Horsley. These seven, Grade II, listed buildings are; Pincott Farm, Old School House, Britains Farm, Sumners, High Bank, Old Tunsmore Farm and The Old Rectory.

The area stretches along The Street from the north of the shops (but not including the Shops in the south) to the Methodists Church in the north. To the east it encloses Cranmore Lane up to the Goodhart - Rendel Hall (ex. British Legion). To the west the boundary follows the fields around Old Tunmore Farm and pond, the Old Rectory, and Hatchlands Lodges before returning to its northern point via Pincott Farm, Pincott Lane.

This area provides a balanced mix of properties ranging from substantial listed buildings, Historic Farm Houses, a historic village school, Victorian and Edwardian houses, small domestic cottages and the Methodists Chapel.

## **5.7 STREET SCENE**

Housing within the village is generally hidden by a succession of mature trees and hedgerows. However, open fields are featured to both the east and west together with a network of public right of way or permissive footpaths. These footpaths are particularly numerous on the south-east side where they traditionally link the current

conservation dwellings around School Lane, Cranmore Lane, The Street and Pincott Lane with West Horsley's parish church of St Mary's that situated on the south side of Epsom Road, A246.

### **The Street**

The roads in the village are generally adopted by the responsible local authorities. They comprise a tarmac surface with concrete kerbs. Pedestrian footpaths are found along many roads, but sometimes only on one side and occasionally there is only a grass verge at the side of the road as is the case along Ripley Lane and Pincott Lane. The Street has only a one-sided footpath that changes from one side to the other as it progresses from south to north. This appears to be historic but does not appear to be problematic. In fact, it may be said that it adds to the rural nature and character of the village road scene.

The front gardens along The Street are generally bounded by mature evergreen hedging. There are some variations to this where a low or dado wall has been built at the base of the hedge line. The garden hedge features are interspersed by green areas such as the Old Rectory and views across Ripley Lane, with mature oak, and open fields that abut these roads. This arrangement again generally leads to an overall rural aspect and character of these two key Conservation Area roads.

Many of the historic and notable buildings along The Street are generally located beyond mature hedges however one exception to this Britains Farm House which is situated behind a low flint and brick wall. Moving north past Ripley Lane is the Old St Mary's School House, the old school Reading Room and the Old School House. After this group of building set on the west side of the road is the King William IV (King Billy) pub. Further north past Pincott Lane again on the west side and directly fronting the road is the Methodists Chapel (1876). The chapel marks the northern extent of the Conservation area.

### **Cranmore Lane**

From the junction with The Street, the lane rises up hill away from The Street towards the south before turning eastward and crossing the end of Mount Pleasant. It then becomes un-made beyond the limit of the conservation area. The lane is substantially developed on its east side which initially gives views of the fields of the Old Rectory. However, there are some dwellings on the west side which generally



*Edwardian Cranmore Lane*

have address number in The Street and these then to block the initial field views. The lane its self is tarmacked with grass verges but no footpaths. The properties vary in age from the oldest at the north end (junction with The Street) to the younger towards the southern end. The properties on the east side give rise to various front garden boundary treatments ranging from low brick walls to mature beach hedges with and without driveway entrances.

### **Butlers Hill**

The lane commences at the street and the historic triangular grassed site of the Village Pound for stray animals were kept until their owners paid a fine to release them. The lane has a tarmacadam surfaced with grassed verges all of which rise towards the south. The lane is very short in distance but contains a number of significant historic houses which date from as early as the 16<sup>th</sup> century. A short access lane also runs off at the Village Pound towards the grade II listed property of Old Tunmore Farm.

### **Pincott Lane**

Pincott Lane runs a short distance from The Street to Ripley Lane opposite the magnificent wrought iron gates and twin lodges of an entrance to the Hatchlands estate. The lane is tarmacadam surfaced generally with grass verges. The grade II listed property of Pincott Farm is located mid-way along on the north side.

### **Ripley Lane**

Commencing at The Street opposite Cranmore Lane, Ripley Lane lies in a North West direction and exits the conservation area shortly after its junction with Pincott Lane. The lane is tarmacadam surfaced with grass verges. The Old St Mary's School and a number of more modern houses (detached and semidetached) are located on the north side while farmland views are afforded to the southwest.



*Adjacent new houses in Ripley Lane*



*Old St Mary's School*

## **5.8 LAND SPECIFIC USES**

The land use of the Conservation Area may be considered as a 'land of two halves'. Namely west of The Street and Ripley Lane and that to the east. The western half is predominately farmland, open fields and trees beyond, with at the southern end Butlers Hill and Tunmore Farm. Also, are to be found isolated properties such as the Old Rectory and its historic barns.

The east side contains general property developments along The Street and the side roads of Pincott Lane, Cranmore Lane.

## **5.9 OBJECTIVES & RECOMMENDATIONS**

The architectural styles found in the conservation area illustrate the historic development of the village. There are a few medieval framed buildings which survive as reminders of the scattered rural farmlands and barns such as Britains Farm, in The Street; Pincott Farm, in Pincott Lane.

## 6.1 LOCATION OF AREA - AREA 6 – LONG REACH (WEST)



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## 6.2 DESIGN CONCEPTS

Area 6 (farm-land to the west of Long Reach) lies wholly within the Green Belt and largely comprises of open farm-land with public access from Long Reach to Ripley Lane via Green Lane West (a loose-laid track) and with views of the continuation of Silmore Lane, being a loose-laid track running parallel and leading to Ripley Lane at Jury Farm. It incorporates sweeping views to the north towards the North Downs AONB.

Very much the whole of Area 6 is set to open fields and woodland, with Round Tree Farm, Round Tree Farm Cottages and associated farm buildings etc. set within that general landscape. There are significant trees and individual TPO's both along the roadside and within the farm land.

## 6.3 DENSITY OF AREA

This area comprises of open farm land with one Grade II Listed farm-house and the significant unlisted old farm cottages situated on it; as such a built density calculation is not applicable.

## 6.4 HISTORICAL CONTEXT

There is one Grade II Listed building, Round Tree Farm House with associated farm buildings found within Area 6 which is not visible from the road. Listing text describes it as: "Early C16, restored in C20. Timber framed clad in whitewashed render to front, exposed with whitewashed brick infill to return fronts and rear. Steep pitched, plain-tiled roof with end gables. Two storeys, 3 framed bays with end stacks and large rebuilt front ridge stack to left of centre. Four casement windows across the first floor, four windows below. Plank door to left. Pentice extension to left end. Right hand return front: arched bracing to first floor. Rear: Tension bracing, thick posts and irregular fenestration."

Further, Round Tree Cottage (now two properties) represents one of the significant unlisted old houses in West Horsley dating from early C14 with a central chimney and bread oven, it is now divided into two dwellings. In 1992, the occupants of one of the two cottages, Philip & Catherine Colton started **West Horsley Dairy**, a business which has flourished under their stewardship and is now situated in Woking.

### Long Reach

#### 1. Roundtree Farm House – English Heritage Listing 1188987

14/6/67 (formerly listed as Roundtree Farmhouse (3 Cottages) II House, now divided. Early C16, restored in C20. Timber framed clad in whitewashed render to front, exposed with whitewashed brick infill to return fronts and rear. Steep pitched, plain-tiled roof with end gables. Two storeys, 3 framed bays with end stacks and large rebuilt front ridge stack to left of centre. Four casement windows across the first floor, four windows below. Plank door to left. Pentice extension to left end. Right hand return front: arched bracing to first floor. Rear: Tension bracing, thick posts and irregular fenestration.



## 6.5 LANDSCAPE CHARACTER

The principal key quality of Area 6 is the open farm land and fields which are bound by loose-laid lanes used by walkers and cyclists.

The west side of Long Reach has several (20 No.) important trees which currently do not benefit from Tree Preservation Orders (TPO) as follows:

- Single Oak on the open farm land opposite No. 63 Long Reach
- Seven Oaks along the western road-side border of the farm land opposite the Football Ground
- Eleven Oaks along the western verge of Long Reach before the junction with Green Lane
- One Douglas Fir along the western verge of Long Reach before the junction with Green Lane



Oaks and Scots Pine seen along Long Reach

## 6.6 IMPORTANT VILLAGE VIEWS

This open farm land facilitates un-interrupted IMPORTANT VILLAGE VIEWS from Long Reach itself, the football ground and tennis courts of the North Downs area of outstanding natural beauty (AONB). Further it is a natural open green space of immense landscape value to local residents and visitors to West Horsley alike.



Important Village Views of North Downs AONB from Long Reach



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## 6.7 STREET SCENE

This area lies wholly within the Green Belt. It is bound by Long Reach on one side, with its row of Victorian cottage dwellings overlooking the open farmland, and the continuation of Silkmore Lane, being a loose-laid track running parallel to Long Reach leading to Ripley Lane at Jury Farm. It incorporates Green Lane West, again a loose-laid track connecting Long Reach to Ripley Lane.

There is only one visible dwelling on this site Round Tree Farm, a white two storey farmhouse sitting gable-end on to Long Reach. Other farm buildings on Long Reach are not visible from the road; however, there are a number of other buildings within the farm complex. This is one of the features which provide the village with its open and rural characteristic so valued by the residents.



*Round Tree Farm on Long Reach*



*View across fields from Long Reach*



*Farm buildings, (not visible from the road) on Long Reach*

## 6.8 LAND SPECIFIC USES

This land has been and currently remains open farm land within Metropolitan Green Belt designation.

## **6.9 OBJECTIVES & RECOMMENDATIONS**

The key threat to this area is the proposed adjacent developments of Area 7 (135 homes) and Area 9 (90 homes) potentially affecting traffic movements, in turn having a high impact on traffic levels on roads bordering this area.

Increased pressure would be exerted on and impact upon Area 7's eastern Long Reach leisure facilities (tennis, football and the use of Ben's Wood all of which are accessed via Long Reach) in turn affecting the precious landscape value and environmental facilities offered by Area 6.

There exist no valid opportunities in Area 6 for large scale housing development; and very few for any major type of development other than relatively minor alterations which might be put forward on an individual case by case basis, each to be assessed on their merits, including low key extensions etc. to existing houses which would likely fall under permitted development rights in any case.

## 7.1 LOCATION OF AREA - AREA 7 – LONG REACH (EAST)



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## 7.2 DESIGN CONCEPTS

The architectural styles found in the area illustrate the historic development of the village. There are single medieval framed buildings which survive as reminders of the scattered rural farmlands and barns such as Round Tree Farm. The Victorian semidetached cottages that are white rendered and form the initial dwellings on the east side are generally open fronted with small front gardens, many of which have introduced driveways for off-street parking.

The remaining properties along the stretch comprise a mixture of hedges, driveways and open frontages to houses with small front gardens. The west side with its field views is generally bounded with hedges that afford views over with small gaps between. Generally, these properties are brick faced but with some being rendered and painted white, all are of pitched, clay tile roof construction.

### **7.3 DENSITY OF AREAS**

Where land in Area Seven has been built upon, the density of development is generally medium. Most are single family dwellings, varying from 2 to 3-bedroom houses and bungalows. However, in Woodside and Farleys Close maisonettes and terraced dwelling are to be found. Broom House (originally the stables to the original house on Long Reach) is set at the end of a long drive and is divided into two properties of four-bedroom stature.

Referring to Evidence Base: Density Background Paper, October 2017, the average net density in this area is calculated to be 16.4 with the gross density of 14.3. The densities of developed areas in area seven generally show limited variation in the southern development but along the northern limits of Green Lane they are seen to be very low.

### **7.4 HISTORICAL CONTEXT**

Long Reach is an unusually straight road which no doubt is derived from following a local geological ridge that formed a natural boundary to the down-sloping fields to the west. The first properties at the southern end (junction with The Street & East Lane) are recorded as Victorian but much of the road may date from earlier than the 15<sup>th</sup> Century a date given to Round Tree Farm. This building is only one visible dwelling on the west side of the road.

Significant buildings located within the area, which are worthy of recognition, are the 18 semi-detached Victoria artisan cottages. These white rendered cottages are set on a rectangular footprint with arched lintels and timber window frames all sitting above Long Reach and overlooking the fields to the west.

### **7.5 LANDSCAPE CHARACTER**

The principal key quality of Area 7 is the open farm land and fields which are bound by loose-laid lanes used by walkers and cyclists.

The west side of Long Reach has several important trees which currently do not benefit from Tree Preservation Orders (TPO) as follows:

- Single Oak on the open farm land opposite No. 63 Long Reach
- Seven Oaks along the western road-side border of the farm land opposite the Football Ground
- Eleven Oaks along the western verge of Long Reach before the junction with Green Lane
- One Douglas Fir along the western verge of Long Reach before the junction with Green Lane

Long Reach, although outside the settlement area, comprises a limited amount of housing along the East side with open views to the West. The southern end comprises a series of short cul-de-sacs namely:

- Woodside (c 24 dwellings)
- Farleys Close (c 18 dwellings)
- Access Road to four dwellings
- Access Road to two dwellings

## 7.6 IMPORTANT VILLAGE VIEWS



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## 7.7 STREET SCENE

Long Reach to Green Lane forms a route from East Lane / The Street junction towards the adjoining villages of Ockham and Ripley. It runs along a raised ridge of land between the open pastures on the west, see also character area six, to the cul-de-sac developments on the east side. After the built developments, also along the east side, are football pitches, tennis courts and wooded area to the rear, known as Ben's Wood.

Key Streets in Area are:

### **Long Reach**

*Long Reach is unusual in the village, in so far as it is generally straight in formation. This is attributed to their origins during the Enclosures Acts as is the case with Green Lane.*



*Long Reach (From East Lane / The Street junction, looking north)*

### **Woodside**

Woodside forms a circular ended turning circle cul-de-sac developed in the 1960's comprising of two-storey, semi-detached brick façade houses.

### **Farleys Close**

Farleys Close forms a 'T' ended cul-de-sac developed in the 1960's comprising of two storey semi-detached brick façade houses. At the 'T' end is a small green open space.

Access road to three houses – Dovedale, The Cottage which is semi-detached to Field End.

Access road to three houses – The Meads and Oakbank and Amberley.

### **Playing Fields**

The Horsley football club and Parish tennis courts form a substantial hedge lined frontage to Long Reach of some 500 metres. There is a pavilion and car parking facilities on the football parcel of land. The two tennis courts comprise tarmac hard-courts surrounded by open mesh chain-link fencing.

### **Green Lane**

Green Lane runs between Long Reach and Ockham Road North and generally forms the northern West Horsley parish boundary with Ockham. At the junction with Long Reach there are four adjacent dwellings of both detached and semi-detached houses, thereafter there are some field on the south side until a further cluster of houses is found around the cul-de-sac junction of Green Road. All the views to the north are over green fields and field hedge rows with some isolated mature trees.

## **7.8 LAND SPECIFIC USES**

Land uses on the Eastern side of Long Reach are generally divided into three sectors:

- Southern areas to dwellings
- Central areas include Football Club fields, tennis courts and to the rear woodland, known as Bens Wood.
- Northern comprise a plant nursery and a small number of dwellings set as single storey both in traditional and modern style of bungalows.

## **7.9 OBJECTIVES & RECOMMENDATIONS**

Objective – Provide wildlife corridors and retain longer distance views.

- 1. The potential loss of scenic views across open land, in the face of larger scale housing developments, would lead to diminution of environmental / wildlife facilities and visual amenity. Views through development areas to countryside or woodlands beyond should be maintained and encouraged.*
- 2. The creation of 'pocket parks' / natural green spaces for wildlife within developments should be encouraged.*
- 3. The creation of 'pocket parks' / natural green spaces for wildlife within developments should be encouraged.*

## 8.1 LOCATION OF AREA - AREA 8 – EAST LANE (NORTH)



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## 8.2 DESIGN CONCEPTS

The key qualities of this area are principally defined by its high quality, single family 1930's – 1950's detached housing stock, set back behind mature hedges fronting the principal roads.

Ockham Road North, East Lane, Nightingale Avenue and Northcote Road largely comprises two storey detached houses, built in the 1930's & 1950's, largely set back behind mature front hedges and with moderate to large rear gardens. There are a small number of semi-detached properties and a small number of bungalows which remain, although with extension or redevelopment these are declining in number. Properties are largely brick built with clay tile roofs. There is a mixed use of render, vertical clay tile or faux 'Tudor' beams to front elevations.

We believe that all are single family dwellings, most being 3 – 5 bedrooms.



*Ockham Road North*



*Edwin Road*



*Northcote Road*

There are 21 properties built on Green Lane. They were principally built in the 1960's and are largely detached, with many being single storey, although a number have been extended into the roof space. The majority of dwellings in this location are situated in a small cul-de-sac of 14 bungalows, 5 of which have been extended into the roof space.



It is understood that a restrictive covenant limits the extension of the houses whose rear gardens face west.

The development of The Raleigh School, on an area formerly known as 'The Roughs', and the subsequent adjacent housing stock and central green space largely defines the character of the surrounding area.

Nightingale Crescent properties comprise 58 semi-detached, two storey houses, interspersed with 5 detached properties, with medium to small scale garden plots enclosed by hedgerows or low-level walls. Developed by the Local Authority around a significant green space this present one of the most clearly defined 'character styles' in the village.



*Nightingale Crescent Green*



*Nightingale Crescent*

Northcote Crescent was built at approx. the same time as The Raleigh School and Nightingale Crescent, in a similar, albeit different, 1950's style and scale. It comprises 47 detached, two storey properties, 20 semi-detached, two storey properties, 6 detached single storey properties with a further 3 having been extended into the roof space and 8 terraced single storey properties.

Edwin Road properties comprise a cul-de-sac of 10 detached two storey properties, 2 semi-detached two storey properties, 3 single storey properties with a further 7 having been extended into the roof space. , generally built in the 1930's. Almost all have plain clay tile roofs and either rendered or brick front elevations, some with vertical clay tile hanging or faux 'Tudor' beams to 'add character'. There is a green 'turning circle' at the end of the cul-de-sac. Edwin Close properties comprise a cul-de-sac of 4 detached two storey properties, generally developed in 1950's, although there are a couple of new homes constructed.



### 8.3 DENSITY OF AREAS

As a generality, Ockham Road North, Ockham Drive, East Lane, Nightingale Avenue, Northcote Road, Edwin Road and Edwin Close properties have a medium density. Similar densities are found in the area of Nightingale Crescent and Northcote Crescent that being in the order of 12.3 and 12.6, respectively.

Referring to Evidence Base: Density Background Paper, October 2017, the average net density in this area is calculated to be 13.5 with the gross density of 10.4. The densities of developed areas in area eight vary from 9.8 to 12.6 throughout with a localized peak of 25 in central Northcote Crescent.

### 8.4 HISTORICAL CONTEXT

Within this area, there are no Listed buildings and only one 'significant unlisted old house', that being Waterloo Farm Cottage on East Lane. It was part built circa 1500, with the original house being at the rear of a newer 18<sup>th</sup> century house.

There are several late Victorian properties along East Lane at its junction with Ockham Road and a number of 1930's dwellings along East Lane and the southern section of Ockham Road North, as far as the entrance road to Waterloo Farm.

#### East Lane

##### **Manor Farm House - English Heritage Listing 1294495**

House. Late C16 with C17 additions. Timber framed, exposed to rear, of thin scantling, with brick infill and same whitewashed render. Whitewashed render cladding to front. Plain tiled half-hipped roof. Two storeys. Four framed bays with leaded casement fenestration, four windows on first floor, four below. Square, gabled, two-storey entrance porch to right with door to left of it under tile drip course. End stack to left and large stack to centre. Pentice roof, whitewashed brick extension to rear with first floor bracing exposed on rear of main house.



## Lolleswoth Lane

### Lollesworth Farm House - English Heritage Listing 1029327



House. Early C16 with C18 range to rear, restored and extended to rear in C20. Timber framed to left on whitewashed rubble plinth, exposed above with whitewashed infill, plain tiled, half-hipped roof. Red and brown brick to right with some tile hanging and gabled, plain-tiled roof. Old entrance front at right angles to street, new entrance front to rear, parallel ranges with link at right angles between. Rear elevation: - 2 storeys and attics under 2

gabled tile hung casement dormers. Plinth with plat band over ground floor. Regular front of three casement windows on first floor, two windows below under gauged brick heads. Central half-glazed door under transome light. Large end stack to left with crowstepped offsets. Left hand return front: - Ends of both ranges. One casement window to ground floor, either side of stack, glazed door to junction of ranges. Two ground floor windows and one window between floors to left. Two casement windows in first floor of timber framed range. Street front: - Three framed bays. Two windows to first and ground floors. Truncated stack to front left. Single storey porch built to front.

### Significant but unlisted houses

#### Waterloo Farm Cottage, East Lane

C15, original house at rear of 18<sup>th</sup> century house



## 8.5 LANDSCAPE CHARACTER

The key landscape character qualities of this area are principally defined by its high quality, single family 1930's – 1950's detached housing stock, set back behind mature hedges fronting the principal roads. The development of The Raleigh School on an area formerly known as 'The Roughs', and the subsequent adjacent housing stock within Nightingale Crescent, with its central green space, and Northcote Crescent largely defines its landscape character.

Properties to the northern end of Ockham Road North currently benefit from open aspect to the rear across Waterloo Farm land and properties on the west side of Northcote Road currently benefit from open aspect to the rear across Manor Farm land. Both sites are currently proposed for redevelopment by GBC.

Properties on the west side of Northcote Crescent currently benefit from open aspect to the rear across Ben's Wood. This is currently proposed for designation as a Suitable Alternative Green Space (SANG) by GBC, which would safeguard that area as a natural green space.

## 8.6 IMPORTANT VILLAGE VIEWS



## 8.7 STREET SCENE

The Street Scene is largely defined by significant detached properties, generally behind mature hedges or low walls. Close boarded fencing to the road frontage is highly unusual.

The specific street scene is largely defined by either (i) built development on just one side of Ockham Road North only, with views across fields to woodland beyond on the other side or (ii) 1950's Local Authority development around The Raleigh School on Nightingale Crescent and Northcote Crescent.

Pavements are largely on one side of the road only, adding to the rural nature of the village even in this more developed area.

## 8.8 LAND SPECIFIC USES

The land use is largely defined by significant detached properties, generally behind mature hedges or low walls.

There are however some eight cul-de-sac roads leading off East Lane. Four significant roads are to the north side which includes Northcote Crescent and the Raleigh Academy School. The remaining side roads are generally located towards the Ockham Road north end and are short in length the remainder of the south side of the road gives hedge line views to the grassed fields and woodland beyond.

## 8.9 OBJECTIVES & RECOMMENDATIONS

Objectives and Recommendations (in italics) should include:

1. Objective – Resist large homogenous 'volume builder' housing estates.
  - a. *Housing development in West Horsley has grown organically, over a number of centuries. We should encourage smaller scale development that offers a more individual, or unique, approach.*
2. Objective – Create unique, individual homes.
  - a. *We should seek a 'percent for art' contribution from all new developments. This should then be invested by the developer in creating unique buildings. Such things as hand-made plain clay tiles, stained glasswork, brick and flint details or hand-crafted joinery would all be good examples of such 'art'.*
  - b. *We should encourage the use of dormer or 'eyelid' upper floor windows.*
  - c. *We should encourage the use of plain clay tiles on hipped roofs and discourage the use of concrete tiles or faux slate.*
  - d. *We should encourage the use of black weatherboarding and black waney edged board to gables as evidenced in some existing dwellings.*



*Patterned tile hanging and fascia board*



*Use of flint and faux 'Tudor' framing*



*'Eye-lid' windows*



*Dormer windows*



*Black weatherboarding*



*Black waney-edged board to gable*



*Historic weatherboarding*



*Black weatherboarding*



*White weatherboarding*

3. Objective – Reflect existing character of the village built environment.
  - a. The area largely comprises detached dwellings, largely 2 storey with some single storey properties interspersed. Any development should follow this precedent.
  - b. This area largely comprises a number of cul-de-sac or crescent developments off the main arterial routes of Ockham Road North or East Lane. Average cul-de-sac is 20 dwellings. Any development should follow this precedent.
4. Objective – Avoid inappropriate, high-rise development.
  - a. Any development should not exceed 2 storeys. There are only 3 dwellings of 2.5 storeys in this area. Any development should follow this precedent.
5. Objective – Protect the existing street scene.
  - a. Front boundaries to all properties are currently generally formed by mature hedges or low walls. This precedent should be encouraged and any loss of the same, or the use of close boarded timber fencing, should be avoided if at all possible.



Avoid use of close boarded fencing



Green boundary



Important view

- b. *Given the number of significant, yet unprotected by TPO, trees in the village and their impact on the street scene, West Horsley Parish Council should be advised of any proposed significant tree pruning or removal of a mature tree with a trunk diameter in excess of 300mm. This is so that they and GBC can then investigate and decide on the merit of tree protection via a TPO.*



*Inappropriate tree pruning*

- c. *Any development fronting one of the main routes through the village should include a minimum 10m landscape buffer to the road frontage. This is to maintain the rural aspect of the village from such routes and also establish and enhance wildlife corridors throughout the village.*
6. Objective – Provide a housing mix which will remain in the longer term, as the loss of smaller scale dwellings is considered to be a significant threat to the provision of much needed smaller dwelling provision, as developers seek to construct ever larger houses and private facilities on these generally sizeable plots.
- a. *The redevelopment of single storey 2 or 3 bedroom dwellings into 2 storey homes, 4 or 5 bedroom dwellings should be resisted.*
- b. *Any development of high density dwellings should be encouraged either in terraces or with small scale apartment blocks, designed to look like more significant detached single family dwellings.*



*Appropriate high density terraced housing*

7. Objective – Provide wildlife corridors and retain longer distance views.

- a. *The potential loss of scenic views across open land, in the face of larger scale housing developments, would lead to diminution of environmental / wildlife facilities and visual amenity. Views through development areas to countryside or woodlands beyond should be maintained and encouraged.*
- b. *The creation of 'pocket parks' / natural green spaces for wildlife within developments should be encouraged.*
- c. *The creation of 'pocket parks' / natural green spaces for wildlife within developments should be encouraged.*

## 9.1 LOCATION OF AREA - AREA 9 – EAST LANE (SOUTH)



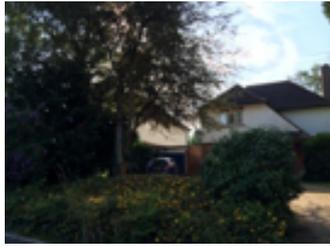
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## 9.2 DESIGN CONCEPTS

The majority of houses in this area are 3 – 5 bedrooms two storey single family homes, although Weston Lea and Howard Close offer smaller units of single storey accommodation and Lollesworth Lane offers larger and more substantial historic properties.

The relatively small area of built environment was principally developed in the 1930's or 1950's, largely comprising detached houses with medium – large sized rear gardens. Aside of the houses fronting East Lane, the area's built environment includes four cul-de-sacs (Weston Lea, Heatherdene, Meadow Way and Howard Close) the latter three featuring small landscaped turning circles.

The properties along the southern side of East Lane are largely detached, mainly two storey and, as a generalisation, were built in the 1930's. Almost all have plain clay tile roofs and are brick built, some part rendered and others featuring vertical clay tile hanging. Older properties have moderate to large gardens that are generally enclosed on all sides by mature hedgerows.



*East Lane*



*View along East Lane*



**Weston Lea** is a purpose-built cul-de-sac development of 22 single storey bungalows, largely garage linked, residential accommodation for older members of the community. The Building of this development commenced in the early 1980's. The cul-de-sac road also leads to The Raleigh School's sports field.



*Heatherdene*

**Heatherdene** and **Meadow Way** were built in 1950's, primarily as two storey detached homes, interspersed with a number of single story dwellings. Both are small cul-de-sacs, Heatherdene comprising 18 detached, two storey dwellings, 2 single storey properties with a further 3 having been extended into the roof space.

Meadow Way comprises 17 detached, two storey dwellings and 3 single storey dwellings which have moderate gardens that are generally enclosed on all sides by mature hedgerows.

**Howard Close** is a small cul-de-sac development of 7 single storey dwellings, 4 of which have been extended into the roof space. They have moderate gardens, built in 1950's.

A small number of significantly older homes, including the Grade 2 listed Lollesworth Farm (formerly known as Loosley Farm) are located along Lollesworth Lane. Most other homes were constructed in late 19<sup>th</sup> century (between 1870 – 1896 OS), all with large gardens and views over open pasture and towards Lollesworth Wood.



*Lollesworth Lodge*



*View east from Lollesworth Lane*



*Lollesworth Farm*

### 9.3 DENSITY OF AREAS

The area between Lollesworth Lane and the vicarage in East Lane largely comprises a tree nursery, open grassland fields and the historic Lollesworth woodland. These areas have not been included in these density calculations.

Referring to Evidence Base: Density Background Paper, October 2017, the average net density in this area is calculated to be 14.7 with the gross density of 12.1. The net densities of the eastern developed areas of Howard Close, Meadow Way, Heatherdene and Weston Lea in area nine show limited variation at 14.7.

### 9.4 HISTORICAL CONTEXT

Within this area, there is one Grade II Listed building, Lollesworth Farm House, however most other homes on Lollesworth Lane were constructed in late 19<sup>th</sup> century (between 1870 – 1896 OS).

#### East Lane

##### 1. Manor Farm House - English Heritage Listing 1294495

House. Late C16 with C17 additions. Timber framed, exposed to rear, of thin scantling, with brick infill and same whitewashed render. Whitewashed render cladding to front. Plain tiled half-hipped roof. Two storeys. Four framed bays with leaded casement fenestration, four windows on first floor, four below. Square, gabled, two-storey entrance porch to right with door to left of it under tile drip course. End stack to left and large stack to centre. Pentice roof, whitewashed brick extension to rear with first floor bracing exposed on rear of main house.



## Lolleswoth Lane

### 1. Lolleswoth Farm House - English Heritage Listing 1029327

House. Early C16 with C18 range to rear, restored and extended to rear in C20. Timber framed to left on whitewashed rubble plinth, exposed above with whitewashed infill, plain tiled, half-hipped roof. Red and brown brick to right



with some tile hanging and gabled, plain-tiled roof. Old entrance front at right angles to street, new entrance front to rear, parallel ranges with link at right angles between. Rear elevation: - 2 storeys and attics under 2 gabled tile hung casement dormers. Plinth with plat band over ground floor. Regular front of three casement windows on first floor, two windows below under gauged brick heads. Central half-glazed door under transome

light. Large end stack to left with crowstepped offsets. Left hand return front: - Ends of both ranges. One casement window to ground floor, either side of stack, glazed door to junction of ranges. Two ground floor windows and one window between floors to left. Two casement windows in first floor of timber framed range. Street front: - Three framed bays. Two windows to first and ground floors. Truncated stack to front left. Single storey porch built to front.

### 9.5 LANDSCAPE CHARACTER

The key qualities of this area are its views from East Lane or Lolleswoth Lane across open pasture & horse fields towards Lolleswoth Wood. It includes the more historic properties along Lolleswoth Lane and includes four cul-de-sacs (Weston Lea, Heatherdene, Meadow Way and Howard Close) the latter three featuring small landscaped turning circles.

This area's defining character is of open pasture & horse fields, Lolleswoth Wood and, to a lesser degree, The Raleigh School's sports field at Weston Lea. It includes the more historic properties along Lolleswoth Lane and is bounded by East Lane and the London – Guildford Railway line. Lolleswoth Lane is the only crossing point within the northern end of the village over the London – Guildford railway line and thereby onto the network of footpaths into the facilities of East Horsley or deeper into the West Horsley Place estate.

Some properties on Heatherdene benefit from open aspect to the rear over Weston Lea sports field or privately-owned land.

Some Meadow Way & Howard Close properties benefit from open aspect to the south and west over privately owned land within the Green Belt towards Lolleswoth Wood.

Some East Lane properties benefit from an open aspect to the south over land within the West Horsley Place estate towards Lolleswoth Wood (known as Loosley Wood on 1895 OS).

Lollesworth Lane generally benefits from open aspect to both east and west over pasture. To the east these views are threatened by GBC's currently planned potential redevelopment.

## 9.6 IMPORTANT VILLAGE VIEWS



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## 9.7 STREET SCENE

The Street Scene is largely defined by significant detached properties, generally behind mature hedges or low walls. Close boarded fencing to the road frontage is highly unusual.

Pavements are largely on one side of the road only, adding to the rural nature of the village even in this more developed area.

## 9.8 LAND SPECIFIC USES

The land use is largely defined by significant detached properties, generally behind mature hedges or low walls.

There are however some eight cul-de-sac roads leading off East Lane. Four significant roads are to the north side which includes Northcote Crescent and the Raleigh Academy School. The remaining side roads are generally located towards the Ockham Road North end and are short in length. The remainder of the south side of the road (Northcote Road to Lollesworth Lane) gives hedge line views to the grassed fields and woodland beyond.

## 9.9 OBJECTIVES & RECOMMENDATIONS

Objectives and Recommendations are to be as per Area 8 above.