

Cranleigh
Conservation Area Appraisal



For adoption 19 July 2016

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PART 1 – Cranleigh Conservation Area Appraisal

1. Introduction

1.1 What is a Conservation Area?

A Conservation Area (CA) is defined as “an area of special architectural and historical interest, the character or appearance of which it is desirable to preserve or enhance. Designation of a CA applies to all land within the CA and therefore planning control is directed at maintaining the special interest of the entire area, including the buildings, streetscene, uses and the relationship of these elements with open spaces and landscape.

CA designation gives a degree of protection against demolition of buildings and walls and the removal, or works to, trees, as well as reducing householder permitted development rights. CA designation enables the planning authority to ensure that the historic character and special interest which attracts people to live, work and visit the area remains intact and that development is of high architectural quality and in keeping with the area’s existing character.

1.2 What is a Conservation Area Appraisal and Management Plan?

A CAA sets out to identify and assess the special interest of the CA, such as the notable buildings and open spaces, and the inter-relationship of these together to form a unique character. The management plan will use the information gathered in the CAA to identify and implement enhancement and public realm enhancement schemes to preserve and enhance the CA.

The final document will inform positive management of the CA and will be adopted by the Council as a material consideration to be used in the determination of any application for planning permission and listed building consent within the CA. It will also be used to influence enhancement schemes for the long term management of the CA.

The document should be read in conjunction with Waverley’s Local Plan (both adopted and emerging) and National Planning Policy Framework (NPPF).



1.3 Planning Policy Framework and Sources

The Planning (Listed Building and Conservation Area) Act 1990 Section 71 (1) states:

“It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.”

Policy HE8 in the Local Plan states:

“...the Council will seek to preserve or enhance the character of conservation areas by...(e) carrying out conservation area appraisals”.

The NPPF, Chapter 12 (126) states:

“Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment...”

The CAA helps to identify significance of heritage assets, and as such enables planners to confidently determine whether an application will devalue the significance of the CA.

It is in accordance with the above legislation and local policy that this CAA has been conducted. This appraisal was compiled with the assistance of Historic England’s guidance “Conservation Area Designation, Appraisal and Management” (February, 2016). Historic England has also published guidance called “Knowing Your Place” (March 2011).

1.4 Methodology

To assess the CA comprehensively, a historic study of the area was undertaken, including assessment of historic maps in comparison to Waverley's mapping system. In conjunction with this, site visits were conducted to establish the character and identify the architectural interest of the CA. A photographic survey was undertaken of the key views and vistas within the CA, and is used throughout this appraisal. The boundary has also been reviewed.

1.5 Community Involvement

A site visit was held on 27 February 2015 with a Steering Group comprising representatives from Waverley Borough Council (councillors and officers), Cranleigh Parish Council, Surrey County Councillor and officers, Cranleigh Chamber Commerce and Trade, Neighbourhood Planning Group and Cranleigh History Society to identify enhancement schemes and consider potential boundary changes. The Steering Group were then informally consulted to gain feedback on the draft CAA, their comments were incorporated into the consultation document.

A six week consultation was undertaken seeking residents' views. Key stakeholders (including Historic England and the Steering Group) were also included. Responses to the consultation were reviewed and where necessary the document updated. A summary of the responses can be found in the accompanying consultation statement.



1.6 Summary of Cranleigh Village Centre Conservation Area

Table 1: Cranleigh Village Centre CA at a glance	
Date of designation	(a) 23 October 1973 and (b) 23 October 1983 Extended 2 July 1985 and xx July 2016
Location	505,230.54 (x), 139,397.02 (y)
Current Size	22.35 ha
Changes to Boundary (2016)	<p>Extensions:</p> <ul style="list-style-type: none"> • Gardens to the rear of The White House and Chase Cottage, The Common. • Garden to the rear of Homefield, Guildford Road. • The Old Evangelical Church, Mead Road. • Brookmead, Horsham Road. • Area to the South of the High Street (from the Library westwards, up to and including Park Gate Cottages). • Horseshoe Lane extension – five properties to the north of The Common. • Extension to Cranleigh Common. <p>Removals:</p> <ul style="list-style-type: none"> • Area of land to the south of Barnside, Horseshoe Lane. • Little Manor Gardens.
General Condition	Good
Heritage Assets	1 Grade II* listed building 23 Grade II listed buildings 103 Buildings of Local Merit 23 Heritage Features
Positive Factors	<ul style="list-style-type: none"> • Vibrant village centre. • Significant levels of public open space coming into the centre of the village. • Improved and upgraded public realm surrounding Fountain Square. • Designated buildings are generally in good condition. • Avenue of Norway Maples found on the Common.
Negative Factors	<ul style="list-style-type: none"> • Small incremental changes have had a negative impact on the CA (for example the loss of traditional windows). • Loss of historic shopfronts. • Inconsistency in the quality of public realm. • Links between areas of public realm could be improved. • Traffic levels throughout the village centre. • 'Big box' buildings that are not sympathetic to the character of the CA.

2. Defining the Special Interest

Historic England defines special interest as the “special architectural or historic interest” of the area that warrants designation and the “character or appearance of which it is desirable to preserve or enhance”¹.

2.1 Summary of the Special Interest

The following provides a summary of the special interest of Cranleigh Village Centre CA:

Table 2: Summary of special interest of Cranleigh Village Centre CA	
Heritage	<p>St Nicols Church dates from around 1080 when it is thought that there was a small scale settlement based primarily on a rural existence. Development was slow and steady, although there were periods of prosperity relate to the iron industry (although this declined in 1575). 1818 saw the introduction of an improved turnpike making movement to and from the village significantly easier. The Obelisk at the eastern end of the village commemorates the opening of the turnpike.</p> <p>However, it is the railway that has been the catalyst for change in the village. Arriving in 1865, it brought with it an era of progress and prosperity, having a significant impact on the character of the village. The population also almost doubled by the end of the nineteenth century, and this supported development and change along the High Street. However, the railway closed in 1965 again facilitating change and resulting in the provision of Stocklund Square.</p> <p>More recently the community and Parish Council along with Waverley Borough Council have undertaken a review of the Buildings of Local Merit resulting in an additional 130 being adopted throughout the village.</p>
Form	<p>The form of the CA has developed as a result of the linear High Street which runs east-west. At each end the CA opens out to incorporate The Common (to the east) forms an important focal point and recreational facility. The open space extends and is drawn into the heart of the CA, linking with the public realm around Fountain Square, the church yard and then Lucks Green to the west.</p> <p>Trees are particularly important within the CA, most notably the Norway Maples lining the north of the High Street.</p>
Notable buildings/ structures	<p>St Nicolas Church (Grade II*) Cranleigh Arts Centre Village hospital Little Manor Service Station The Obelisk The War memorial Fountain Square Medieval buildings found within the civic centre</p>

Table 2 cont...

<p>Main Architectural Features</p>	<p>The CA is generally characterised by domestic scale buildings, primarily of two storeys. Materials are reflective of the Surrey vernacular, and are generally muted tones with reddish brown brick work (of the Wealden clay), tile hanging, plain clay tile roofs (often by Swallow – a local tile maker), slate on shallower pitches, some off white render and leaded lights to windows.</p> <p>Chimneys and pots along with decorative ridge tiles, exposes eaves and strong boundary treatments are found throughout the CA.</p>
<p>Vistas</p>	<p>Key vistas are generally associated with focal points throughout the town. Long and short range views of The Common from both within and external to the CA give a sense of the importance of the open space.</p> <p>The tree line of Norway Maples leads the eye (when looking east) towards the core of the High Street and frames and encloses the street when read in conjunction with the buildings to the south.</p> <p>The war memorial and fountain are also important elements that provide interesting punctuations to key vistas, as does the obelisk which is found at the crossroads to the east of the village centre.</p>
<p>Character areas</p>	<p>6: The Common (North); The traditional High Street; The civic centre; The eastern edge; South of the High Street and The Common (South).</p>



3. Assessing the Special Interest

3.1 Location and Setting

Cranleigh Village Centre CA is located eight miles to the south-east of Guildford. It occupies a relatively flat area and has a long west-east central axis with considerable development to the north-east, east and south-east of its eastern end. At the western extent of the CA is a large triangular green with a narrow tree lined extension penetrating to the heart of the CA. A railway formerly existed close to the south side of the village and caused the elongation of development along the west-east axis. Whilst it formed a physical barrier to the farm land to the south, it most importantly became the catalyst for the development of the village.

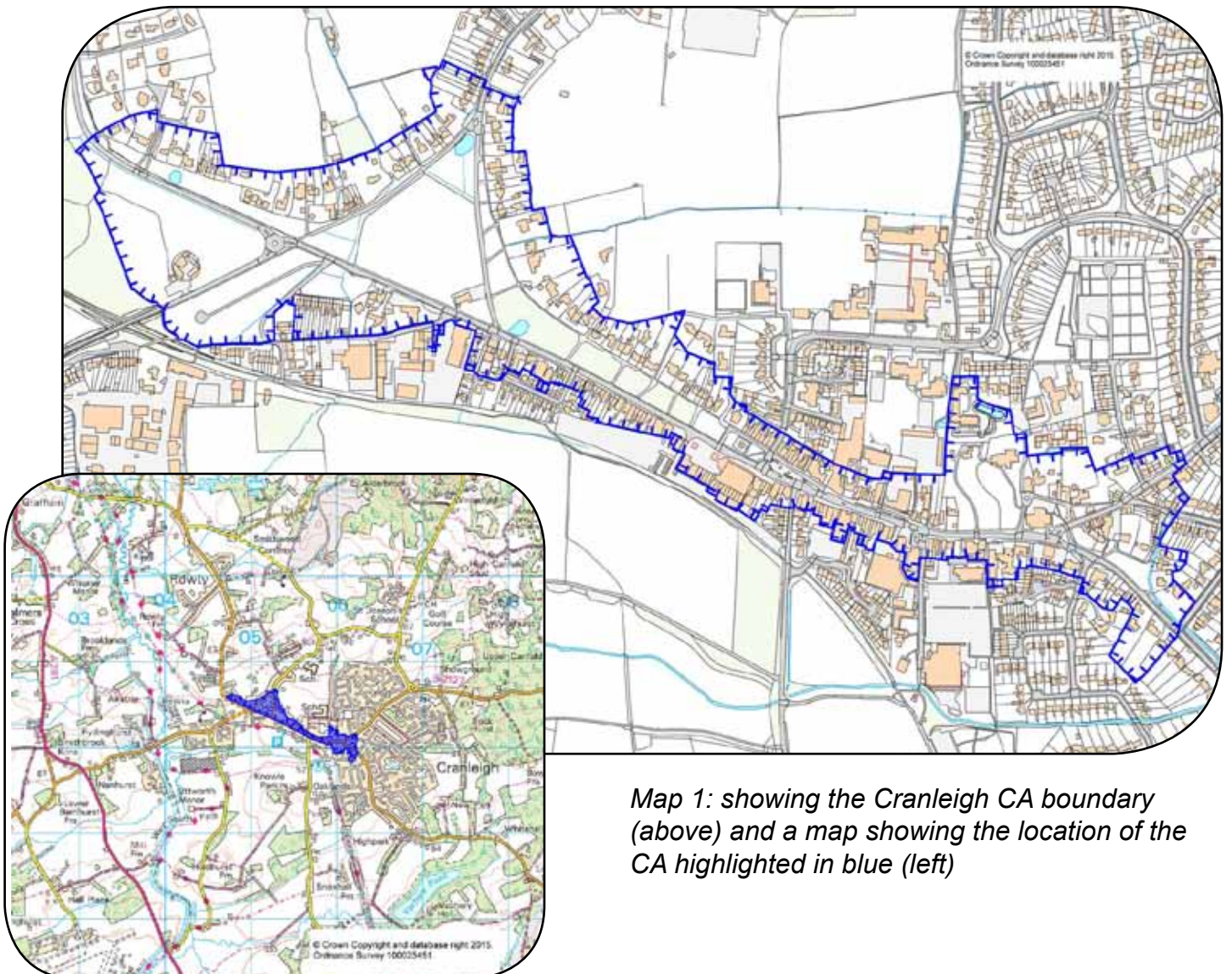
For clarity, the CA does not cover the entire village, just the central core. Map 1 clearly defines the CA boundary.

3.1.1 General Character and Plan Form

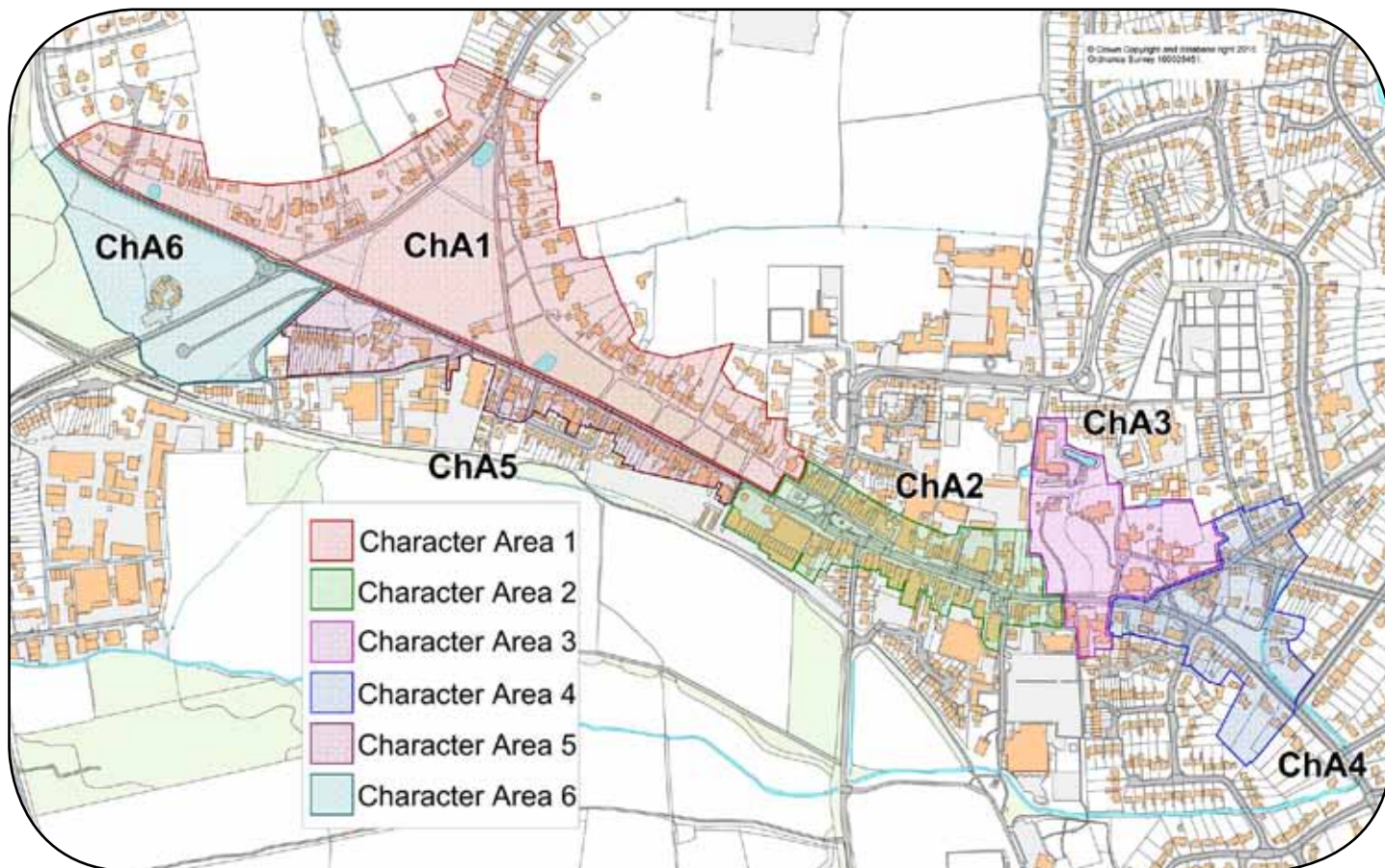
In contrast to many other CAs within Waverley, the Cranleigh CA is very flat with little variation in levels throughout the CA or beyond (although Hascombe Hill and Winterfold Hill are both visible from the CA).

Cranleigh benefits from a significant number of mature trees found both in private residential gardens and also within the public realm. Most notable is the avenue of Norway Maples which line The Common, however other individual specimens and other groups of trees also provide a backcloth to the CA. A further unusual feature of the Cranleigh CA is the extent of open space, and in particular the Common, which sweeps into the heart of the village from the north.

Cranleigh CA can be divided into six distinctive and diverse character areas (ChA). Map 2 sets out the extent of the existing ChA's.



Map 1: showing the Cranleigh CA boundary (above) and a map showing the location of the CA highlighted in blue (left)



Map 2: map showing location of the character areas of Cranleigh CA

ChA1 The Common (north)

Whilst this area is primarily open space with residential at the edge, it has a particularly rural feel to it. This is derived from the wide expanse of the Common, which is carefully maintained to retain a natural appearance emphasising its rural origins (together with the three ponds and profusion of trees and shrubs) but also allowing the space to be used for sporting and recreational purposes, including cricket. Benches are evenly spaced around this area to allow spectators to watch or visitors to ponder the area without interrupting the openness or usability of the Common itself.



The character zone extends eastwards towards the centre of the village and is defined by the Norway Maples whose prominence is important in marking one of the key gateways into and through the CA. These trees were initially planted in 1904 (although some no doubt have been replaced). Equally important are the Lime trees that fringe the east side of the cricket green and the Oaks to the south-west that provide a strong visual boundary.



Key views include those towards Hascombe Hill (that is visible just over the top of the trees) and northwards over the cricket green towards Winterfold Heath.

ChA2 The traditional high street

The traditional high street is the main shopping core of the CA, including properties to both the north and south of the High Street. This area is primarily defined by commercial uses at ground floor with some residential to upper floors and to the rear of the main frontage.

The traditional high street is characterised by wide areas of pedestrian-only public realm to the north and south of the High Street. There is high enclosure and retention of historic shop fronts which amplifies the character of the village centre. A street scene project was undertaken to the public space to the north of the High Street, which has created a well-used and pedestrian-friendly public realm that focuses on the War Memorial and historic drinking fountain (Fountain Square).

There are a number of buildings (such as Sainsburys at Stocklund Square and 92 - 11 High Street) that were built in the late 20th century, and are 'box' style developments with little architectural interest. These are now included as they contribute to enclosure, which is characteristic of the High Street and it would be inappropriate to exclude just these buildings.



ChA3 The civic centre

This ChA is comprised of the 'civic' buildings at the eastern end of the High Street. This includes St Nicolas Church, the old Village Hospital, Arts Centre, petrol station and the Library. The public realm narrows to single pavements in this ChA and the enclosure reduces at St Nicolas Church which is set back behind the churchyard. This marks the transition out of the village centre towards residential zones.



ChA4 The eastern edge

The eastern edge of the CA is predominantly residential in character. The high street divides at the Obelisk into Horsham Road to the south-east and Ewhurst Road to the north-east. Each of these roads become increasingly residential as they leave the village centre area. Along Ewhurst Road, the CA ends just beyond the White Hart pub, and includes some commercial buildings to the south side of the road. Horsham Road is characterised by a transition into a more suburban area with larger buildings and a relatively large open green (Lucks Green) on the eastern side of the road. The Old Evangelical Church and Brookmead, Horsham Road, are two new additions to this area.



ChA5 South of the High Street

The south side of the High Street has previously been excluded from the CA as the buildings largely dated from the 19th and 20th century and were considered to be unrelated in scale and materials to the north side. This view has since changed, and although the buildings are not historic, the CA would not have its distinctive character without them.

In essence, whilst individually the buildings are generally not outstanding (although a number have been designated Buildings of Local Merit and a smaller number listed), collectively, they significantly contribute to the character of the street scene, providing enclosure to the High Street and therefore proposed for inclusion.

This character area is defined by strong frontages, primarily commercial at ground floor (with residential above) which transitions to primarily residential towards the western edge of the area.

The Cranley Hotel forms a strong landmark feature contrasting with the open space of The Common, marking the entrance to the village. It is from this point (and towards the east) that the density of buildings intensifies (to the south of the High Street) giving formality to the street scene towards the heart of the village centre.



ChA6 The Common (south)

The south side of the common is defined by the two areas of open space, dissected by the B2130 Elmbridge Road. The eastern section is used for the annual fireworks, whilst the western section is left in a natural state, generally enjoyed by walkers.

The windmill which had been located on the old windmill site has long since gone, but the boundary of the site still exhibits the circular pattern commonly associated with the windmill form.

Both sides of this southern section are framed by mature trees to the south, this treeline forms the new boundary edge to the CA.

The whole area is designated common land which means that there are significant constraints to development in this area.

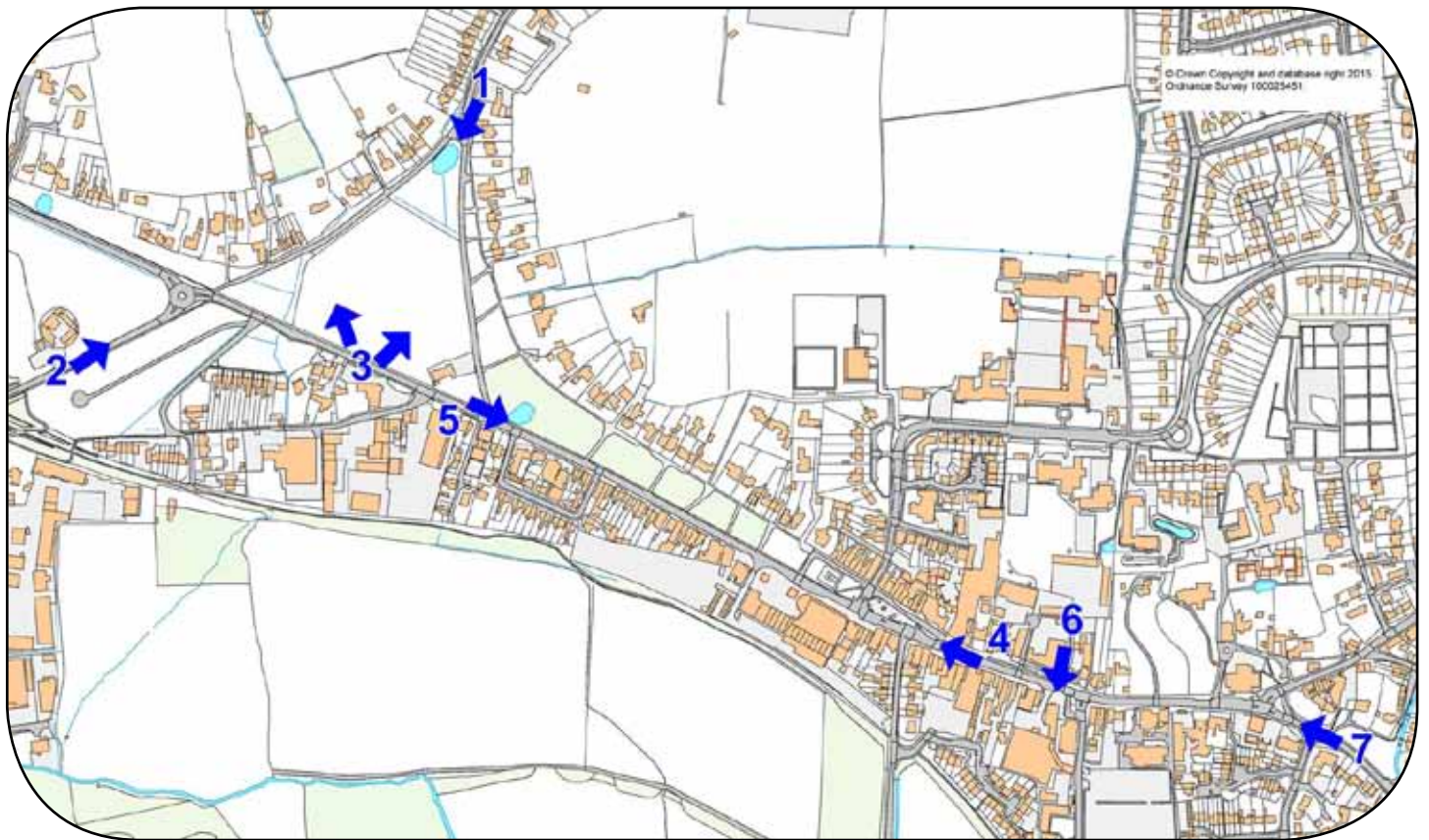
Whilst the zones are defined on a plan, there are overlaps throughout and between them, so this section should be used as a guide rather than a definitive boundary. Additionally there are some common themes found throughout the CA, including materials, the scale and heights of buildings and some detailing. These are discussed in more detail in section 3.3 (Architectural Quality and Built Form).

3.1.2 Economic profile

Within Cranleigh Village Centre CA, 75% of the population own their own property and 93% of the working age population are employed or self-employed. This reflects the majority of Waverley, which is an affluent area with a buoyant local economy.

The land use varies from residential at the eastern and western extents, to a predominantly retail or commercial based village centre. There are additionally multiple civic buildings towards the eastern end of the CA.





Map 3: key vistas within Cranleigh CA

3.1.3 Vistas

Cranleigh CA has a variety of vistas which are integral to the special interest of the CA. Below is a selection of the key vistas experienced by those who live, work and travel through the CA. This does not attempt to include all the important vistas within or surrounding the CA.

- 1) View south from Horseshoe Lane towards The Common – the enclosure of the buildings opens up to reveal the openness of the green space.
- 2) View north-east from the Guildford Road, over the common land and towards the cricket pitch (on The Common). This gives the surprise that the village centre has such an extensive area of open space which is regularly used. The juxtaposition between the built form and space is also unusual, and the buildings give The Common a sense of enclosure and boundary, giving an introduction to the CA.
- 3) View across to The Common from The Cranley Hotel again gives the sense of space and contrast between built form and open space so close to the village centre.
- 4) View westwards from outside Manns towards the War Memorial, taking in the improved public realm, the enclosure from the buildings around the highways and the open space defined by the mature maple trees in the background.
- 5) View eastwards towards the High Street from The Common.
- 6) Short range view looking south towards the Cranleigh Village Hall – the dominance of the building being framed by the more domestic scale buildings to each side, coupled with the public realm to the front, gives this particular status within the street scene.
- 7) Views towards the Obelisk (from all directions) ensure that this is a distinctive landmark at the entrance to the High Street.



Vista 1



Vista 2



Vista 3



Vista 4



Vista 5



Vista 6



Vista 7

3.2 Historic Development

Cranleigh was originally called Cranley, which is attributed to connections with cranes (Cran) that live in a clearing (Leigh/Leagh - an old Saxon word). The name was changed in 1867 (after the arrival of the railway) to avoid confusion with Crawley.

Whilst Cranleigh was not mentioned as an entity in the Domesday Book, the western end did form part of Bramley vill and the eastern end part of Shere. It is thought that there was some form of settlement based primarily on a rural existence at that time. The original nave and chancel of St Nicolas' Church are thought to date from around 1080. It has also been suggested that Richard de Tonbridge sanctioned the church to be enlarged in 1170 (the architecture also points to this period, but the evidence is not conclusive), through the inclusion of the aisles and transepts. The later tower addition houses a ring of eight bells. It remained largely unaltered until the 19th century when it was "restored" twice, in 1845 and 1866 under the supervision of Henry Woodyer (when the porch was added). The lychgate was designed and built in 1880 (also by Henry Woodyer) in memory of John Bradshaw.

Given the geology of the area, it is likely that development in Cranleigh was impeded, mainly by the clay soils which were impassable to wheeled vehicles (especially in wet months). From a plaque attached to the outside of the church and dated 1630, it appears that the advantages of adding lime to improve the soil can be attributed in the first instance to a Cranleigh man, believed to be one John Crabb.

Cranleigh was considered to be an important seat of the Wealden iron industry, and it has been suggested that Vachery Pond represents the site of the former furnace pond. Brick and tile works were active on the clay of this part of the County. Iron smelting brought some prosperity to the area however this declined around 1575 when the wood was diverted for use by London merchants, probably for use in ship building or the development of the capital.

In 1818 the turnpike improvement through the village made movement significantly easier, but the number and cost of tolls meant that certain journeys were prohibitive. Right up until the early Victorian era, Cranleigh remained a self-contained,

small community. The Obelisk at the eastern end of the village commemorates the opening of the turnpike in the 1820's.

By 1845 the Post Office Directory described Cranleigh as "*an extensive village....pleasantly situated, and the houses of the inhabitants are generally neat. It is considered one of the healthiest situations in the county*".

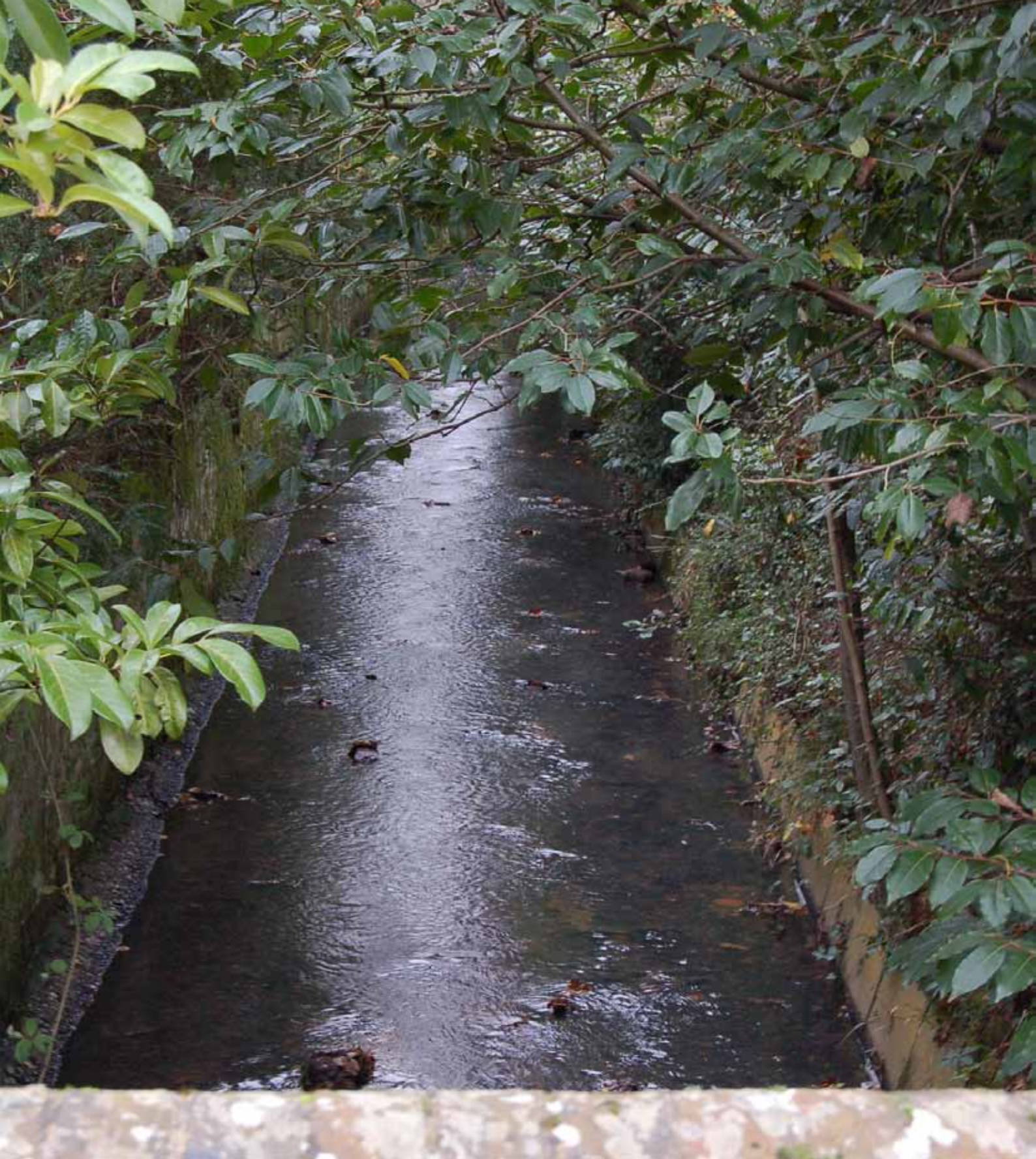
In 1846 John Henry Sapte became rector, and he brought with him a number of new developments, including the opening of the National School (1847) and Surrey County School (now the Cranleigh School, 1865). He, along with Albert Napper, also developed what is considered to be the first cottage hospital in the country in 1859 (which is currently vacant); this was eventually handed to the NHS in 1949.

1865 saw the opening of a railway line through Cranleigh and with it brought an era of progress and prosperity. It is considered to be one of the key events that significantly changed Cranleigh's character. By 1890 there were twelve rail services per day; whilst expensive, the ease and speed did lead to the decline of canal transport (although this decline commenced in the 1870s).

Stephen Rowland, a local landowner, investor and benefactor formed the local gas company in 1876 and also brought in a water supply (1886) to serve a new housing development at New Park (which commenced in 1894).

The population of Cranleigh had almost doubled by the end of the nineteenth century, being some 1,500 in 1850 (based on an agricultural economy), reaching around 2,000 in 1890 and 2,700 by 1901. This increase in population supported development and change along the High Street. 1887 saw the demolition of the last working farm in the centre (Ivy Hall Barn) and the opening of the Manns store. St Andrews Church was built in 1900 at the western end of the village, overlooking The Common to serve the growing congregation (although this closed in 1975 to make way for a sheltered housing scheme when the congregation dwindled).

The twentieth century has also seen change and development throughout the village centre. The war memorial was built in 1920 by Thorpes (and



designed by Waterhouse), paid for by public subscription. In 1933 the village hall opened, providing a much needed community space for the growing village. The original blacksmiths forge (on The Common) closed in the 1950's and was converted to a car repair garage, but eventually this failed and was replaced with a cottage. In 1959 the post office opened on the site of the Greyhound Pub at the eastern end of the High Street, where it still operates.

Like its arrival, the railway served as a further catalyst of change when it closed in 1965. The station eventually disappeared making way for Stocklund Square and the 1960's housing development with shops at the ground floor. In 2004 a large supermarket was added to this area.

3.3 Architectural Quality and Built Forms

There are some common themes throughout the CA.

Scale and building heights

The CA is generally characterised by domestic scale buildings, primarily of two storeys. There are some limited number of single, two and a half and three storey buildings, but these still sit comfortably within the overall scale of the CA.

Materials

There are a number of materials used throughout the CA, as the majority of development has followed a traditional form, these materials include:

- Reddish brown brick of the Wealden Clay
- Genuine leaded light windows, the retention of which is critical (replacement with stuck on leading does not achieve the same character response)
- Tile hanging typical of Surrey vernacular – some decorative
- Plain clay roof tiles, often by Swallow (Swallow, which began in 1860, was not the only supplier of tiles locally)
- Slate roofs on shallower pitches
- Off white render

Details

The CA generally follows the traditional appearance of the Surrey vernacular. Key details which cover all ChAs include:

- Chimneys, both simple and decorative
- Chimney pots
- Decorative ridge tiles
- Exposed eave details
- Strong boundary treatments (including walls, railings and mature hedges)
- Timber framed vernacular traditional to Surrey
- Thick stone walls with rounded cappings

Street form and frontages

Whilst each ChA displays its own characteristics, there are some common themes when it comes to

street form and frontages. These include:

- Strong frontages with boundary treatment
- Areas of well used public realm throughout the CA serving different purposes
- Set backs from the footpath and highway are a key tool to define the character and function of the area (for example shops are directly onto the footpath whereas residential are generally set back with small gardens)
- Street furniture is used throughout the CA within areas of public realm. However these are not consistent
- Landscapemakesanimportantcontribution, including street trees, boundary hedges, private gardens visible from the highway and open space.

Analysis of the architectural and built form is described in more detail, per ChA, below.



3.3.1. ChA1: The Common (north)

Period and style

The buildings in this part of the CA date largely from the 19th century although there are several fine examples from earlier periods (including Old Tokefield and Pear Tree Cottage – 17th century). Most recently there has been some infill development; however these follow the traditional Surrey vernacular which aids their acceptance within the street scene.

Scale and height of buildings

The scale of the buildings here is largely domestic, consisting mainly of two storeys in height and primarily of detached or semi-detached form. Notably Wakehurst and High Gable are significantly larger in scale reaching 2.5 storeys (the half storey being in a very steep pitched roof), however this provides a focal point onto the Common and adds interest and variety within the wider street scene. Additionally, Elm Tree Cottages are a smaller terrace of two storey cottages and are located adjacent to two single storey structures (one being a residential bungalow). These buildings also add a level of enclosure onto the Common, primarily because they are set closer to the road than the houses in the surrounding street scene.

Whilst there is predominantly a domestic scale within the properties surrounding The Common, the variety and undulation in the ridge and eaves levels adds richness and interest.

Materials

Reddish brown bricks, orange/red clay tile roofs (that have weathered over time) and traditional tile hanging are materials that define this character area. However, render is often found at the ground floor and some roofs have a shallower pitch incorporating slates. Less common materials such as timber boarding can also be found in a few of the buildings that surround the Common.

In addition to the above there are several timber frame buildings including Old Tokefield and The Old Bakery, the latter being refaced with brick on the ground floor and tile hung above). In addition, local architect Tommy Wade (a contemporary of Lutyens) developed three properties to the east of the cricket green (Briarfield, Dalvey and Robin Rag), these are sympathetic brick and timber pastiches of Tudor buildings.

Details

The following architectural details are commonly found within this ChA:

- White and dark window frames
- Rounded brick coping on top of walls
- Front gates

- Some black railings
- Pitched roof porches
- Chimneys and pots – some incredibly decorative (and substantial)
- Shutters (in some cases)
- Decorative ridge tiles
- Decorative barge board

Street form and frontages

The Common incorporates a series of ditches which run between the road and the buildings, particularly along Horseshoe Lane, and the 'little' bridges that sit astride them. Set back from these are boundary treatments (often including hedges, brick or occasionally stone walls), and behind the front gardens site the dwellings. In places the proximity of the properties to the road give a level of enclosure to the road and the Common beyond.



3.3.2 ChA2: The traditional High Street

Period and style

The buildings within the traditional High Street have developed and evolved over time. Many of the buildings to the north side date from the Tudor period, whilst the frontages are much changed, many of the buildings retain remnants of the timber frames cottages within. All the remaining shops to the west are of late 19th and early 20th century. Many of the shops retain a traditional style shop front, reinforcing the character of the CA.

There are also a number of interwar buildings interspersed throughout this character area, however these add to the variety and richness found throughout the townscape. The existing

Post Office building contributes little to the CA, however there are opportunities to improve the building and surrounding public realm.

Of note is the old railway platform to the rear of Stocklund Square, whilst it is no longer in use it serves as an important reminder of the history of Cranleigh and its previous reliance on the train.

Scale and height of buildings

The majority of buildings within the high street area are of two storeys or less, although to the west of Rowland Road there is a group of three storey buildings; the impact of these are minimised as they are set well back from the main road. They also provide a useful landmark to the entrance of Rowland Road.

The High Street is primarily characterised by domestic scale buildings, adding to the village feel. There are some exceptions to this, including the residential element to the rear of Stocklund Square. However, this is not typical and does not define the character of the area.

Materials

There are a variety of materials found throughout this character area, including:

- White colour washed buildings
- Brick
- Orange/red plain clay tile roofs (often Swallow, which have weathered over time)
- Reddish tile hanging
- Some blue header bricks
- Decorative tile hanging
- Muted tones repeated throughout giving strong identity

Details

The following architectural details are commonly found within this ChA:

- Front boundary walls towards the civic centre ChA
- Decorative tiles (hanging and roof)
- Chimneys and pots
- Strong gables onto frontage

- Exposed eaves
- Some examples of cat slide roofs
- Lighter window frames
- Decorative barge boards
- Some exposed timber
- Large upper floor windows
- Some examples of traditionally detailed roof junctions and features
- Some examples of flat gables (i.e. no overhanging eaves)
- Brick nogging

Street form and frontages

There are comparatively few trees within the high street ChA compared to the other areas within the CA. However the areas of public realm are generally well used and provide useful areas of seating for the coffee shops and restaurants. This adds to the vitality of the CA.

In some areas there is a restriction in width of the pavements. This can have issues for those with mobility issues; however it would be difficult to resolve as, in the main, the buildings back directly onto the footpaths.

Stocklund Square is set apart from the rest of the ChA, not only because of age of the properties, but also because it creates a framed and important area of uninterrupted public realm. This is often used when large crowds congregate (generally for seasonal activities). The scale of this area has been cleverly disguised by the covered walkway and seating area serving the bus stops.

Except for Stocklund Square, there is a strong frontage to both the north and south of the High Street. This extends along the entire length of this ChA.



3.3.3. ChA3: The civic centre

Period and style

To the south side, The Little Manor service station and the Old Cottage Hospital are 15th century and the Three Horseshoes public house is a 17th century coaching inn. These are prominent buildings within the street scene. However the importance of the Little Manor service station is diminished by the large canopy which shelters the petrol pumps. Whilst functional its scale dominates the smaller buildings (although it is accepted that some effort has been taken to try to 'blend' the canopy into the street).

St Nicholas's Church, whilst large in stature, is set well back from the street and given the mature landscaping and trees, views of the church are limited. It therefore has a lesser impact in terms of its form – although the glimpses that can be had of the church are an important reminder that this building sits at the heart of the CA. The landscaping and space formed by the graveyard, as well as the front boundary wall and lych-gate (to the side) are more prominent features and serve as an introduction to the church behind.

Many of the buildings in this ChA are timber framed (often with more modern frontages).

The Cranleigh Arts Centre (formally a school) is very prominent, its appearance is institutional, reflecting its previous use, and its proximity to the footpath and highway almost afford this building a greater prominence than it might otherwise have.

Scale and height of buildings

Primarily the area is characterised by two storey buildings with some single storey elements. The Moat House is an exception to this, being a substantial three storey property. However, its location is such that there are very limited public views of the building.

In contrast to Moat House, the Cranleigh Arts Centre is a single storey building with some taller elements. It is more prominent within the street scene given its relationship to the highway and bus stop, location of the front entrance and limited amenity space.

Materials

There are a variety of materials found throughout this character area, including:

- White render
- Orange/red plain clay tile roofs (often Swallow tiles, which have weathered over time)
- Bargate stone
- Slate
- Red tile hanging
- Timber boarding
- Exposed timber frames
- Decorative tiles
- Stone window surrounds

Details

The following architectural details are commonly found within this ChA:

- Substantial chimneys (Moat House)
- Brick nogging
- Wisteria on buildings
- Leaded light windows
- Steeper roof pitches
- Traditionally detailed roof junctions and features (3 Horseshoes)
- Small dormer windows
- Decorative tile hanging
- Cast iron rain water goods
- Dark window frames
- Chimney pots

Street form and frontages

The transition from the traditional high street and the commercial core towards the residential areas to the eastern edge is marked by the civic centre. This area is incredibly busy with lots of vehicular movements and also pedestrian activity, focused around the Obelisk.

Some strategically placed street trees are located throughout the ChA, which link through from The Common and out towards Lucks Green. Additional trees within the churchyard add to the amenity of the area and again bring reflect the open space found elsewhere within the CA.

The main junction is open, allowing the obelisk to take pride of place. The Obelisk also forms a strong focal point that acts as a way marker for visitors to the village and CA. The importance of the Obelisk is marked not only by the structure itself, but also the space surrounding it.

The buildings in this area primarily perform civic functions, such as the Old Village Hospital, St Nicholas Church, the Cranleigh Arts Centre and the Three Horseshoes public house. Unlike the High Street, these buildings are generally set back from the street giving the buildings space, and thus more prominence within the street scene. The only exception to this is the church, which is set significantly back from the street and not particularly perceived when passing by. However the church yard is critical in defining the use of this space and the building towards the rear of the site.



3.3.4. ChA4: The eastern edge

Period and style

The oldest residential buildings date from the 16th and 17th century, however most reflect twentieth century architecture. There are a couple of Georgian properties, but this is not a common style found throughout the ChA. Of note is the Old Police House which dates from the 1920's.

The majority of this ChA is defined by residential development, although there is a subtle change to more commercial uses towards the village centre and the obelisk.

There has been a number of infill developments within this ChA, however these have responded to the wider context and are generally successful in

positively contributing to the street scene. Many opt to reflect the traditional Surrey vernacular through the use of Arts and Crafts detailing.

Scale and height of buildings

The scale of the buildings in this area is generally smaller, with few buildings above 2 storeys in height.

Materials

There are a variety of materials found throughout this character area, including:

- Local Stone from Pitch Hill
- Slate for roofing
- Red brick (some slightly brighter)
- Leaded light windows with dark surrounds
- Simple, yet sturdy chimneys
- Orange/red plain clay tile roofs (often Swallow, which have weathered over time)
- Tile hanging (generally not decorative)
- Light coloured painted brick work
- Slates on shallower roofs
- Decorative ridge tiles
- Decorative window lintels (some stone)
- One example of timber clad dwelling

Details

The following architectural details are commonly found within this ChA:

- Diapering – is a decorative treatment (often found within brickwork) with a repeated pattern of squares, rectangles or lozenges
- Small windows
- Small eyebrow dormers
- Garages that match main building
- Exposed eaves
- Chimney pots
- Pronounced verge lift to roof to prevent rainwater falling down the gable end (No. 5 Mead Road)
- Decorative brick work (The White Hart)
- Use of various brick bond
- Front boundary treatments – brick
- Small porches

Street form and frontages

This primarily residential area is mainly defined by low brick walls, defining the front boundary to dwelling houses, or mature hedges. These features both positively contribute to the area and set it apart from the more commercial areas of the High Street and civic centre.

Most of the properties are set back from the street, enabling parking to be accommodated on site, but also reflecting the change in character and separation between public and private spaces.

Lucks Green is an area of open, public amenity space that links into the 'green' landscape character extending throughout the CA.

Hidden gems, such as the stream running along Horsham Road, reflect the historic development of Cranleigh, and constraints that had previously impacted the pace of change. Additionally this gives a physical separation between the highway and houses beyond not seen elsewhere in the CA.



3.3.5. ChA5 South of the High Street

Period and style

The south side of the High Street is primarily defined by 19th and 20th century buildings, interspersed with a few older examples. Towards the village centre (east) commercial uses dominate the ground floor with offices, storage or residential above. The mix of styles, colour and types of shopfronts add variety to this area, and some of the restaurants have seating areas outside giving a vibrant outlook to the High Street. Towards the west the uses move toward residential, although

commercial uses can still be found in smaller clusters (particularly around the Cranley Hotel).

Strong front gables are a common feature along the High Street adding to the enclosure and dominance of the buildings onto the street.

There are a variety of civic buildings found within this area, including the Methodist and Baptist churches, the public library, Cranley Hotel and Village Hall. These buildings tend to be of a large scale to reflect their function.

This expansive, linear character of this area results in an evolving style. Each end is marked by an important use, The Cranley Hotel to the west and library to the east.

On street car parking is common place and well used.

Scale and height of buildings

Primarily the residential uses are two storey, although there are a handful that have accommodation in the roof space (generally marked by a window into the gable onto the frontage). Additionally there are a few two and a half storey buildings scattered throughout the ChA, and in places some three storey development, but this is not typical and does not define the character of the area.

Materials

There are a variety of materials found throughout this character area, including:

- Exposed timber
- White render
- Brown and red bricks
- Plain clay roof tiles
- Tile hanging

Details

The following architectural details are commonly found within this ChA:

- Gabled frontages
- Strong chimneys with pots

- Decorative ridge tiles
- Decorative barge boards
- Front boundary walls
- Decorative brick work

Street form and frontages

There is a strong frontage that extends along almost the entire length of this ChA. This brings the enclosure that has been so fundamental in determining that the area should be incorporated into the CA.

Some of the residential properties have small front gardens, but these diminish and eventually disappear towards the village centre.



3.3.6. ChA6 The Common (south)

Beyond the Old Windmill site, there are no buildings within this character area. It is defined by two significant areas of open space dissected by the main road. This area is also designated common land which brings with it significant constraints on any potential development opportunities (of any scale). See section 3.7.1. Open Spaces.



3.4 Heritage Assets

It goes without saying that these buildings, structures and features all make a positive contribution to the character of the CA.

Listed Buildings

There are 25 statutory listed buildings in the CA, including 3 groups:

Grade I - None.

*Grade II** - 1 – St Nicolas's Church, High Street

Grade II - 23

Buildings of Local Merit (BLM's)

Buildings of Local Merit (BLMs) are buildings identified by Waverley as of local historic, architectural or townscape merit. Many local authorities have lists of such buildings, sometimes called the local list and sometimes Buildings of Townscape Merit (BTM).

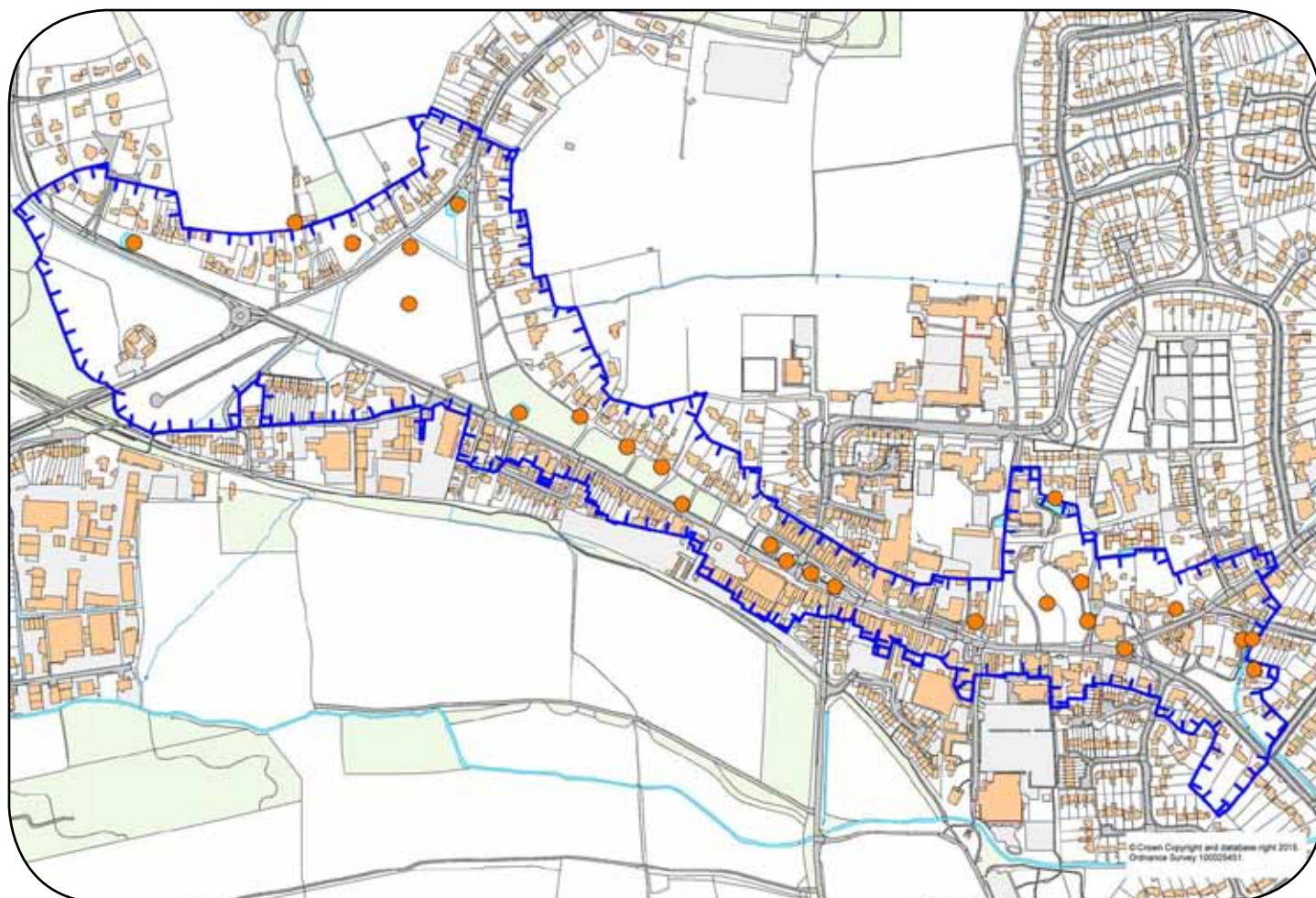
The BLM list was reviewed and amended in 2013, the identification, assessment and consultation being undertaken by a working group (including a Cranleigh Parish Councillor and two local historians). As a result an additional 130 BLM's were adopted within the parish of Cranleigh. There are presently 103 BLM's within Cranleigh Village Centre CA.

Heritage Features

In 1986, Waverley Borough Council produced a list of heritage features in Waverley. The list covers natural landmarks, archaeological sites, historic structures, historic trees, roads, track ways and gardens. The purpose of the list was to identify features that for the most part were not protected by legislation, but were a significant and valuable part of the character and history of the Borough. The intention was that by recording them there would be more awareness of the value of preserving them.

There are 23 heritage features within Cranleigh CA. These are identified on Map 4.

Map 4: Heritage features within Cranleigh CA



3.5 Buildings which positively contribute to the CA

Positive contributors are buildings which are not listed, or locally listed, but positively contribute to the special interest of the CA. The community of Cranleigh have recently completed a review of the BLM's within the village. This has meant that all of the locally significant buildings have been identified and mapped. As a result there are no additional buildings that need to be identified.

3.6 Heritage at Risk

There are no buildings within the CA on the Waverley BC & Historic England "Heritage at Risk Register".

It is important to identify any listed buildings that fall into disrepair, so that Waverley Borough Council can work with the owners to find appropriate solutions and bring the building into a productive use.

Whilst the main responsibility falls with Waverley and the owner, it is advantageous that others interested in the built heritage of Cranleigh 'keep an eye' of the historic fabric and report anything of concern.



3.7 Open Spaces and Streetscape

3.7.1 Open spaces

The Common at the western end of the village was once much larger than it is today. Over the centuries it has gradually been encroached and it was intersected by the turnpike road in the early 19th century. However the wide expanse which is noticeable when entering the village from the Guildford direction is carefully maintained so as to retain a natural appearance emphasising its rural origins.

The present common land was formally held by the two major manors in the area – that to the east was held by Shere manor and that to the west by Bramley manor. In the medieval period, these two manors had very different social foundations. Shere was held by the Saxon Royal family while Bramley was a more entrepreneurial enterprise. As Cranleigh evolved around these two disparate land holdings, the development of each half was markedly different and has shaped the nature of what we see today as the village of Cranleigh. As late as the early 20th century, manorial rights held by Cranleigh villagers to graze livestock and take turf and wood from the common were actively protected and fought over.

The Common is probably one of the most notable features within the CA, especially when entering from the west. The northern element is a large expanse of well-used recreational land (primarily for cricket) which gives a strong sense of openness marking this apart from other CAs within Waverley. There are three ponds on the Common (north) that are surrounded by maple trees, sycamores and willows; this has the effect of enclosing the area and shielding the view onto neighbouring houses, roads and shops. To the west and located on the Common (north) is the Queen Victoria Golden Jubilee Fountain (a heritage feature) which was given to the village by the old boys (alumni) of Cranleigh School (located to the north and outside the CA), in 1887. The common (north) itself is contained by a highway on each of its three sides, although further enclosure is provided by the residential properties to the north-east and north-west of the area.

The southern side of The Common has now been included in the CA allowing the totality of what remains of this ancient common to be brought into

the story of how Cranleigh came to be and define more precisely the ancient heart of the village. Its use is much more informal, with the eastern side of the southern section being used for the annual bonfire and fireworks display for the wider community.

The only built form on the southern side is the old windmill buildings which serve as a reminder of the structure that stood for over a century before being demolished in 1917.

Additional areas of open space are found throughout the CA, ranging from small highway verges to a larger area (Lucks Green) on Horsham Road which has a couple of benches and litter bins.

The graveyard to the front of St Nicolas Church also provides a different form of open space which is often used as a cut through to Moat House and the footpaths to the north. A significant Cedar of Lebanon is located to the front of the church.

Unlike other CAs within the main Waverley settlements, Cranleigh is characterised by the cumulative effect produced by groups of trees that provide a backdrop to the CA.

The edge of the Common, along the north side of Guildford Road and (in part) the High Street includes a long avenue of Maple trees. These not only give the CA a distinctive character, but they also form the boundary between the open space and road. There are additional trees located primarily around the edge of the Common giving a rural and open feel to this area of the CA.

Further mature trees are found to the east of the CA, several of which are protected by TPO's. Hedges are commonly found throughout the CA, in particular demarking the front boundary of residential properties, although some are also defined by traditional brick or stone walls. Whilst this adds to the greenness found throughout the CA, the variety in boundary treatments also adds to its character and richness.

3.7.2 Streetscape

Whilst traffic is dominant within the CA, this is, in the main, mitigated through the significant areas of open space and public realm. There are many

focal points within the CA, both structural and landscape, and these connect to guide visitors through the area and aid the understanding of place. However, more can be done to improve these connections.

Whilst the public realm is generally in good condition, some areas are in need of upgrading and refurbishment. Of particular note is the variation in types of street furniture throughout the CA, and in some area this is in poor repair. However there are some very positive aspects of the streetscape including the public art (in the shape of a heron) and the Horsham stone, both found on the water fountain. The obelisk is a key feature within the street scape and has become a key focal point and way marker.

In addition there are a number of smaller or more modest elements found throughout the CA which contribute to the streetscape, including the Thomas Crapper manhole cover and the lych-gate marking the entrance to the church.



3.8 Assessment of Condition

Overall: Good Condition.

The listed buildings, heritage assets and other buildings within the CA are all in good condition and appear to be well maintained, which reflects on the character of the CA. Although there are a number of 'big box' buildings that are considered individually to be unsympathetic to the special interest of the CA, their form and location contribute to the enclosure that is a common feature found within the CA. The public realm is, in the main, well maintained and managed throughout the CA. Additionally it is good to note that a recent project to review and identify new BLM's has been undertaken by the community.

The following issues have been identified within the CA:

- Heavy traffic
- Potential for loss of historic shop front.
- Some buildings offer the potential to be redeveloped or upgraded
- Inconsistency in street furniture
- Linkages between the areas of public realm

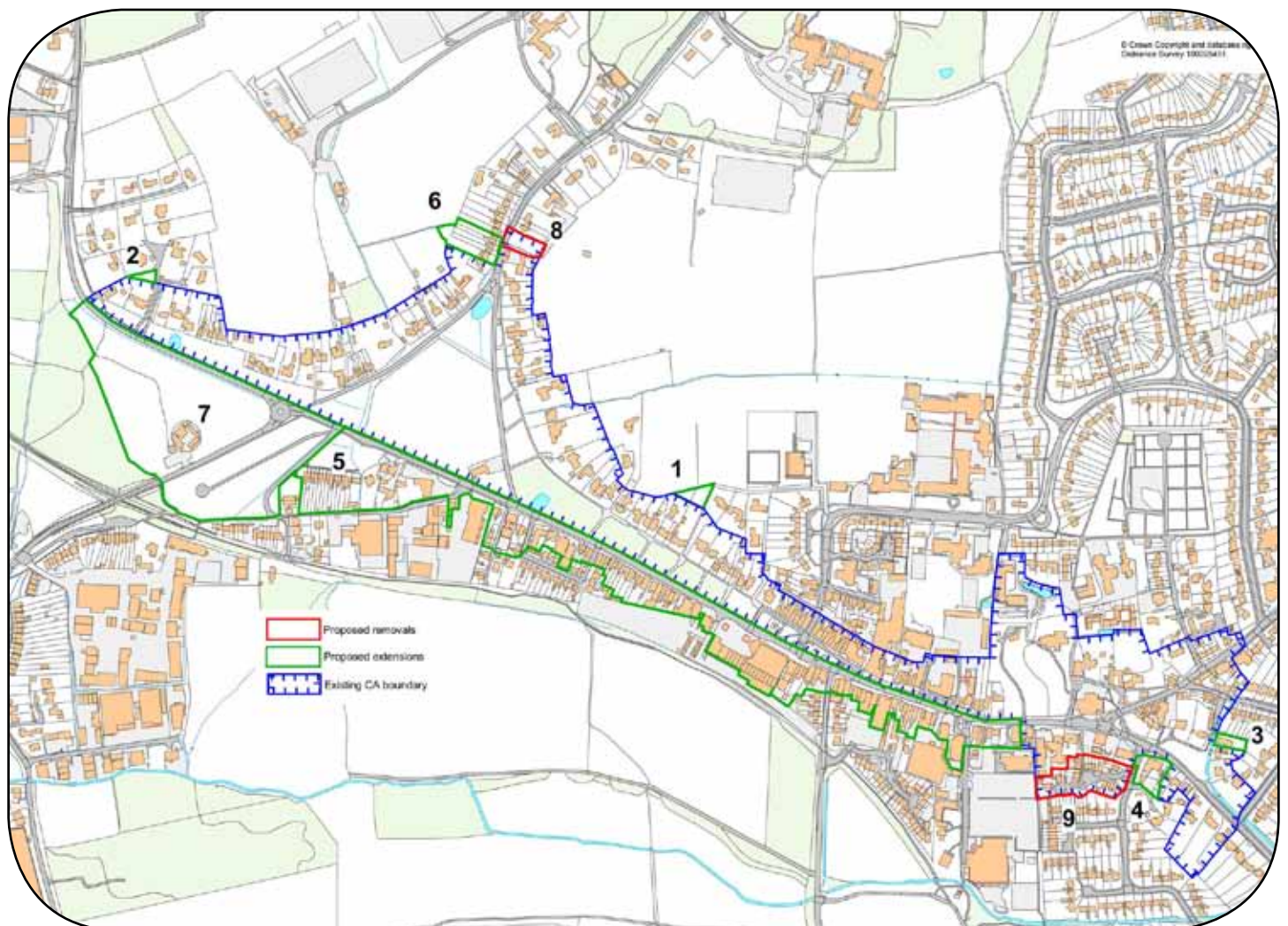
3.9 Identifying the Boundary

The boundary of the CA was considered as part of the CAA process. As a result, the following changes were identified for the boundary of Cranleigh CA.

The main change brings the southern side of the High Street into the CA. By many it is considered to form part of the CA, so can cause confusion when considering potential development opportunities and the wider understanding of the area.

A significant extension to include the majority of the southern side of The Common is also proposed. This land sets the scene when entering the village of Cranleigh and the CA. It has been a key element throughout the development of Cranleigh and is currently designated as common land.

There are some additional smaller extensions to take into account the boundaries of properties, two additional buildings are proposed to be included to the east of the CA which have a strong historic and physical connection to the surrounding street scene. A final extension is to the north of The Common to incorporate five additional dwellings which have a strong historical connection to the development of the CA. The boundary also changed to remove two areas.



Map 5: Proposed boundary changes

Extensions:

1. Gardens to the rear of The White House and Chase Cottage, The Common.

Currently the CA boundary dissects the gardens of these properties. It is possible that the maps used in the original designation did not show the full extent of the residential boundaries or that the garden areas have been more recently extended. In either event, it is considered pertinent to regularise the situation and give clarity as to where the boundary falls (as there is no clear indication on the ground).

2. Garden to the rear of Homefield, Guildford Road.

Currently the CA boundary dissects the garden of this property. A new property (Archway House) was developed in 2006, at this time the plot of Homefield was subdivided. This proposed amendment follows the new residential curtilage of Homefield, to ensure that the extent of the CA is understood in this area (and visually interpreted on the ground).

3. The Old Evangelical Church, Mead Road.

This building is located to the north of Lucks Green and currently falls just outside the CA boundary. The building itself was previously used as an Evangelical Church serving the parishioners of Cranleigh. It was established in 1918 as a breakaway from the Cranleigh Baptist Church, however with a dwindling congregation the church closed in 2000 and was eventually converted to a house in 2006. Whilst it is now in residential use, the building continues to retain a form which reflects its civic past.

The building has strong connections with its surroundings, and forms a punctuation to the streetscene fronting both Lucks Green and Mead Row. Its relationship to the surrounding public buildings (the old police station and the forge) adds to its status within the local area, even though it is accessed off a secondary road.

Given its location and relationship with the surrounding buildings, it is surprising that it did not form part of the original CA designation.

4. Brookmead, Horsham Road.

Brookmead is a two storey property on a corner plot with Horsham Road and Overford Drive. It is red brick building with two large gables fronting Horsham Road (with two smaller gablets in between), decorative barge boards, tile hanging to the upper gables and substantial chimneys. The lintels above the windows are also decorative stone and painted white. This contrast adds to the character of the building.

It is a deep building on the plot, and the roof form is such that interesting junctions are created, and detailed in quite unexpected ways.

Whilst it is relatively small in stature, the building has a strong presence onto Horsham Road. It forms part of the wider collection of red brick buildings in the area, including Yew Tree House (opposite) and Brookmead Cottages to the south east.

It is considered worthy of being part of the CA designation as it positively contributes to the street scene and is characteristic of the local vernacular.

5. Area to the South of the High Street (from the Library westwards, up to and including Park Gate Cottages).

See ChA5.

6. Horseshoe Lane extension – five properties to be included to the north of The Common.

Nos. 1-4 Horseshoe Lane (also known as College Road) stand on land opposite Common House Farm. During the First World War the land was acquired from Miss GA Eade by FW Warren in a deed of gift of 14th May 1917. Subsequently four cottages were built on the land and let to employees of FW Warren. The cottages were typical of artisan cottages, examples of which are now rare in Cranleigh since most have been bought up, extended, gutted and transformed into larger properties.

These cottages housed under a mansard roof a kitchen/scullery and living room downstairs and two bedrooms over. No bathroom was included, the WC being external to the building. The cottages have not suffered greatly from modernization though have had modest additions to the rear.

The value of these cottages to Cranleigh is the close connection with the artisan life of the village as well as to the major employers in the area. FW Warren was one of several major employees in the village in the period between the wars and was responsible for the construction of many of the heritage buildings that still grace the village. For most of the 20th century, the cottages were home to Warren's employees, first as rentals but later as purchases.

Inclusion in an extended CA would allow the former importance of FW Warren - as benefactors as well as employers - to the village to be recognized. Their role in creating many of the buildings in the CA rounds out the story of our heritage assets rather nicely.

7. Extension to Cranleigh Common

See ChA 6 and also section 3.7.1. Open Spaces.

Removals:

8. Area of space to the south of Barnside, Horseshoe Lane.

The piece of land south of Barnside has been removed from the CA following assessment of the land in accordance with Historic England guidance. Conservation Areas are defined as 'an area of special architectural and historical interest, the character or appearance of which it is desirable to preserve or enhance'. The guidance is clear that CA designation is not generally appropriate for protecting areas of wider landscape, unless the character or appearance of the open area particularly relates to the historic fabric of which the CA designation relates.

This area of land forms part of the Cranleigh School, and leads into some playing fields to

the east. It is laid with grass and includes a single tree towards the centre rear of the plot. Whilst it has some connection with the grade II listed barn to the south (purely through ownership and use), its visual connection is limited. It does provide a pause in the built development, which is a useful tool within a street scene, but this alone does not warrant its inclusion within the CA.

The land does not help to identify or characterise the CA in the location, and is considered an anomaly within the street scene. There is no architectural interest on the site and there is no evidence of any historical links between this land and the wider CA to warrant the protection of this area. Additionally it has no relationship (physical, visual or in terms of use) with the open space on The Common and does not contribute to the development or understanding of the CA in this location.

9. Little Manor Gardens

Little Manor Gardens has been removed from the CA. This is a modern development that was built in the early 1990's, after the CA was designated. Whilst this is a nicely designed estate, it has little relationship to the historic core of the CA and does not contribute to the special architectural or historic interest of the wider CA, and thus it is proposed for removal from the CA.



PART 2 - Management Plan

4.0 Management Plan

The Management Plan sets out specific actions/projects aimed at preserving and enhancing the CA in the future.

4.1 Managing Change

Sometimes the qualities that make CAs appealing might lead to further pressure for development.

Cranleigh Village Centre CA is surrounded by land that has potential for future development. There have been a number of residential developments slowly expanding Cranleigh in recent years, and sites have been identified as potential development opportunities in the SHLAA.

Within the Conservation Area boundaries, however, there is limited chance for development, however it is expected that where consent or planning permission is necessary, the appraisal section of this document should be taken into account when making the decision.

Various small-scale enhancement opportunities within the CA have also been identified and form part of this management plan.

4.1.1 Small scale change

CA status does not mean that change cannot occur but rather that any changes should enhance the area and respect features which contribute to the character of the area. However, small-scale and piecemeal change can cause the greatest damage to the character and appearance of a CA. The replacement of traditional materials with inappropriate alternatives or the removal of original features may seem to have insignificant effect but cumulatively such changes gradually erode the special character of the area.

Whilst there are stricter permitted development rights with a CA, many small-scale changes do not require planning permission. In these instances careful consideration should be given to the wider impact of these proposals. It is always advisable to check with the Planning Projects Teams before undertaking any work in a CA.

The distribution of a leaflet to all residents within the CA to outline the 'dos and don'ts' of minor alterations to properties within the CA would be a useful tool in increasing understanding and awareness.

Recommendation:

That residents, owners and businesses contact the Planning Projects Team to discuss any small-scale changes and the potential impact of these on the CA before undertaking the works.

Subject to funding and resources, the Borough Council will consider the preparation of a leaflet giving general information about the constraints of living in a conservation area, and design guidance for residents of the conservation area on the following:

- Extensions, including porches and dormers;
- Use of traditional materials and details;
- Conservation of historic fabric;
- Rooflights and satellite dishes.

4.2 Heritage at Risk

The character of Cranleigh CA is heavily reliant on the preservation of the heritage assets. These assets should be preserved, and those which are deemed 'at risk' identified.

4.3 Celebration

4.3.1 Waverley Design Awards

The Waverley Design Awards scheme (introduced in 1995), runs every two years. The objective of the awards is to encourage an interest in the quality of the built and natural environment of the borough. The scheme promotes an awareness of the need for high standards in design, including planning, architecture, sustainable development and landscape design.

It is important to ensure that outstanding design is identified and promoted especially when it preserves and enhances the CA.

Recommendation:

Cranleigh Parish Council is encouraged to nominate new, outstanding developments to the Waverley Design Awards.

4.4 Enhancement Schemes

4.4.1. Utility companies

Utility companies often carry out works on the highway within the CA (road or pavement). Utility companies (and their contractors) are required to ensure that the surface is made good, to the same standard (or better) than what was originally there. In addition, it is understood that they can implement a temporary surface for a period of six months before making the area good. Within a CA, unsatisfactory works by utility companies can undermine the character of the area and have a detrimental impact on the appearance of the street.

A Task Group at Surrey County Council (SCC) has produced a report: "Improving the Co-ordination and Quality of Work of Utilities Companies in Surrey", 10 January 2013 which considered the views of residents, Councillors, utilities companies and officers. The conclusions were that SCC could undertake a number of actions to work more effectively with utilities companies to improve the quality of street works in Surrey, minimising the disruption caused to residents and road users by:

- Communication.
- Monitoring and Reporting.
- Utility companies must apply for a permit from the Streetworks team at SCC.
- Improved working in areas with special conditions (*including Conservation Areas*).

Recommendation:

Utility Companies should be made aware of the Conservation Area Appraisal document, and in particular be encouraged to ensure that their work is completed and 'made-good' as soon as practically possible. Where this has not happened (and within the existing guidance) the Streetworks team at SCC should be informed so that they can take appropriate action.

4.4.2. Standardisation of street furniture and de-cluttering

It is important to reinforce the distinctiveness of Cranleigh through a clear and consolidated approach to street furniture, including bollards, lamp posts, benches and litter bins.

In order to ensure consistency throughout the Conservation Area, coordinated street furniture should be implemented throughout the village and within new public realm schemes. Where this is not possible, the commissioning authority (whether it is Waverley, Surrey or Cranleigh Parish Council) should contact the Planning Projects Team to discuss a suitable alternative.

Road markings should be kept to a minimum and thin (conservation area) double yellow lines should be used where necessary.

Improving the CA does not just mean the installation of new coordinated street furniture, it also means rationalising what is already there and removing or repositioning signage and street furniture that is no longer required or used. It also involves cleaning road signs on a regular basis.

Recommendation:

A Steering Group should conduct a survey with SCC to identify areas most in need, and specific signs to be removed. This could include:

- Redundant posts with no signage.
- Redundant signage no longer required.
- The rationalisation of signage and furniture where other, more appropriate signage/ furniture exists.
- Upgrade, clean or replace signage in poor repair.

4.4.3. Heritage Trail

Cranleigh CA has 21 heritage features, as well as other historic features which can be referenced back to particular periods or events in history. These features are often overlooked therefore it is recommended that a Heritage Trail be created to encourage education of residents, children and visitors on the history of the village.

The Heritage Trail might include:

- Information panels or plaques: for each heritage/historic feature a panel or plaque should be created. These should be designed in a consistent manner throughout the CA (and may be extended in the future to surrounding features outside of the CA boundary).
- Brochures: Brochures should be made readily available detailing a 'trail' which links the heritage and historic features identified on information panels and plaques.

4.4.4. Installation of an information plaque for the Thomas Crapper manhole in front of the old village hospital

The Thomas Crapper manhole has been specifically identified for an information plaque as there is potential for the manhole to be removed if works were undertaken. A plaque is recommended in close proximity to the manhole, and should be included as part of the Heritage Trail.



4.4.5 Provide additional bins around the cricket green

Although there are sufficient benches located around the edge of the cricket green, there is currently a lack of bins to support the use. Therefore it is recommended that additional bins are provided, but in limitation so as not to impose on the character of the green.

4.4.6. Addition of conservation kerb to grass island north of cricket green

The small grass island to the north of the cricket green is regularly driven over by large vehicles as it does not have a formal kerb, and is therefore in danger of being progressively damaged.

A conservation kerb is recommended here, with attention given to the most appropriate size / shape of the island to enable ease of vehicular movement around the corners.



4.4.7. Creation of footpath along desire line to the north of the Cricket Green

Item 1 shown in the photograph below (to the right of the photo) is regularly used as a footpath linking the Common with the residential properties to the north. Therefore it is recommended, dependent on land ownership, that the footpath be formalised to improve safety for pedestrians.



4.4.8. Improve the aesthetics of the nursery gate (adjacent to the Methodist Church)

There is a gate that fronts onto the High Street and forms an important function at Blossom Nursery School. The existing gate is functional in its style and does not respond well to the character of the area, should an opportunity present itself to replace the gate it would be encouraged that the new gate be sympathetic to the character of the CA.

4.4.9. Improve and extend treatment and surfacing of south side of high street

The pavement to the north of the high street has in recent years been enhanced to create a multi-purpose pedestrian area. It is recommended that the southern side of the high street (particularly between the Village Hall and Sainsburys) is enhanced in a similar fashion.

4.4.10. Upgrade the noticeboard outside the Post Office

The noticeboard located on the public realm to the front of the Post Office is currently in poor condition. It is therefore recommended that the noticeboard be replaced or upgraded.

4.4.11. Improve the public space in front of the village hall

The public space in front of the village hall is dominated by hard surfaces with little to no soft landscaping. It is recommended that this area of public space is softened, for example, through the planting of shrubs around the sundial.

4.4.12. Clean, de-rust and paint the Obelisk

Maintenance of the Obelisk is recommended to be undertaken to preserve the heritage feature for future generations. A conservation maintenance plan of cleaning, de-rusting and re-painting should be devised.

4.4.13 Formalisation of footpaths at Lucks Green and upgrade benches

Clear desire lines have been forged across Lucks Green to link the Horsham Road with Mead Road and to use the bench currently situated in front of the stream. It is recommended that the desire line is formalised into a new footpath, and the benches and bins are upgraded in accordance with section 4.4.2.

4.4.14. Landscaping around the Wheelwrights Plate.

The Wheelwrights Plate is a relatively overlooked heritage feature which is currently overgrown with grass and shrubs. Appropriate landscaping around the feature, and installation of an information panel in accordance with section 4.4.3, should be undertaken to highlight the historic value of this heritage feature.



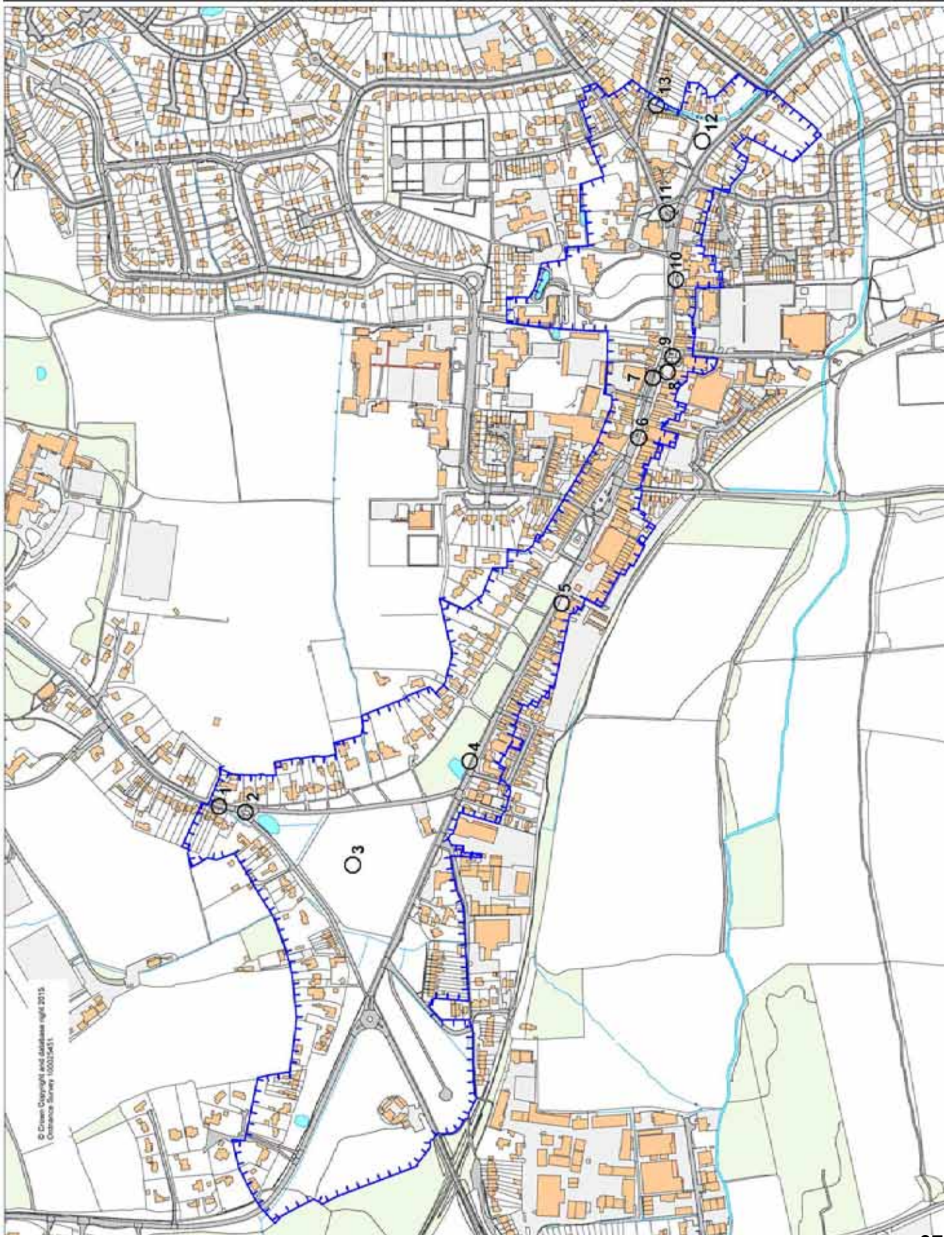
4.4.15. Additional Street Trees

Trees form an important feature throughout the CA. Where possible and appropriate, additional street trees and public realm landscaping should be implemented to further enhance the CA.

4.4.16. Public realm improvements to the front of the Boots Pharmacy site

Improvements needed to the public realm outside of Boots the Pharmacy, including (but not limited to), new paving, improved lighting, planters and possibly benches. This land is in private ownership so this would need to be a collaborative project.

Map 6: Environmental Enhancements



- Consistent bins
 - Consistent benches
 - Consistent street lighting
 - Consistent bollarding
 - Yellow CA lines on road
 - Greater promotion of sustainable travel e.g cycling and walking
 - Heritage trail - brochures and information panels
 - Additional street trees
1. Creation of footpath to follow desire line
 2. Conservation kerb around grass island
 3. More bins around cricket green
 4. Traffic and noise; limited ability to cross, especially towards The Common
 5. Improved aesthetics of nursery gate (private)
 6. Improve and extend treatment and surfacing of south side of high street; conservation kerb, hard landscaping to unify north and south
 7. Upgrade noticeboard
 8. Public realm improvements (under private ownership)
 9. Improved landscaping of public space in front of village hall; soften around the sundial
 10. Information plaque for Thomas Crapper manhole potential for listing
 11. Cleaning, de-rusting and re-painting the obelisk; information panel or plaque
 12. Creation of footpaths and upgrade benches at Lucks Green
 13. Landscaping of Wheelwrights Plate; Information Panel

Appendices

Appendix 1: Extracts from Waverley BC Local Plan 2002

Local Plan Policy HE8 – Conservation Areas

The Council will seek to preserve or enhance the character of conservation areas by:

- (a) the retention of those buildings and other features, including trees, which make a significant contribution to the character of the conservation area;
- (b) requiring a high standard for any new development within or adjoining conservation areas, to ensure that the design is in harmony with the characteristic form of the area and surrounding buildings, in terms of scale, height, layout, design, building style and materials;
- (c) in exceptional circumstances, allowing the relaxation of planning policies and building regulations to secure the retention of a significant unlisted building;
- (d) protecting open spaces and views important to the character and setting of the area;
- (e) carrying out conservation area appraisals;
- (f) requiring a high standard and sympathetic design for advertisements. Internally illuminated signs will not be permitted;
- (g) encouraging the retention and restoration of shop fronts where much of the original detailing still remains. Alterations will take into account the upper floors in terms of scale, proportion, vertical alignment, architectural style and materials. Regard shall be paid to the appearance of neighbouring shop fronts, so that the proposal will blend in with the street scene.
- (h) encouraging the Highway Authority to have regard to environmental and conservation considerations in implementing works associated with its statutory duties, including the maintenance, repair and improvement of public highways and the provision of yellow lines, street direction signs and street lighting.

Appendix 2: Glossary of terms

IMPORTANT NOTE: This glossary does not provide legal definitions, but acts as a guide to key planning terms.

Building of Local Merit:	BLM stands for Building of Local Merit. It is a building identified by Waverley as of local historic, architectural or townscape merit. Many local authorities have lists of such buildings, sometimes called the local list and sometimes Buildings of Townscape Merit (BTM). In Waverley we chose the designation BLM because it is less likely to be confused with statutory listed buildings and also recognises that not all our valuable buildings are within towns.
Conservation Areas:	Areas designated by the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69 as being of special architectural or historic interest, the character of which it is desirable to preserve and enhance.
Development:	Development is defined under the 1990 Town and Country Planning Act as “the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.”
Galletting:	Architectural technique of placing pebbles or flint in the mortar between bricks or stonework.
Heritage Assets:	Parts of the historic environment which have significance because of their historic, archaeological, architectural or artistic interest.
Listed Building:	A building of special architectural or historic interest. Listed buildings are graded I, II* or II. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. walls) within its curtilage. English Heritage is responsible for designating buildings for listing in England.
Local Plan:	A development plan prepared by district and other local planning authorities.
Non-designated Heritage Asset:	These are buildings, monuments, sites, places, areas or landscapes that have not previously been formally identified but that have a degree of significance meriting consideration in planning decisions, because of its heritage interest.
National Planning Policy Framework:	Issued by central government setting out its planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Strategic Housing Land Availability Assessment (SHLAA):

The SHLAA identifies a future supply of land which is suitable, available and achievable for housing uses over the plan period covered by the Local Plan. The SHLAA only identifies sites. It does not allocate sites to be developed (this is the role of the Local Plan). The identification of sites within the SHLAA does not imply that the Council would necessarily grant planning permission for residential (or other) development.

Vernacular:

Traditional architecture using local materials and following well-tried forms and types. For example, the Surrey vernacular is typified by timber frames and tile hanging.

Appendix 3: Sources of information and further reading

English Heritage (2016) *Conservation Area Designation, Appraisal and Management*, at: www.historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/

English Heritage (2011) *Knowing your Place*, at: www.historicengland.org.uk/images-books/publications/knowning-your-place

Historic England Heritage at Risk register at: www.historicengland.org.uk/advice/heritage-at-risk.

National Planning Policy Framework at: www.gov.uk/government/publications/national-planning-policy-framework--2

NOMIS (2014) *Official Labour Market Statistics*, at: www.nomisweb.co.uk

Planning (Listed Building and Conservation Areas) Act 1990, at: www.legislation.gov.uk/ukpga/1990/9/contents

Waverley Borough Council (1986) *Heritage Features in Waverley* (4 volumes)

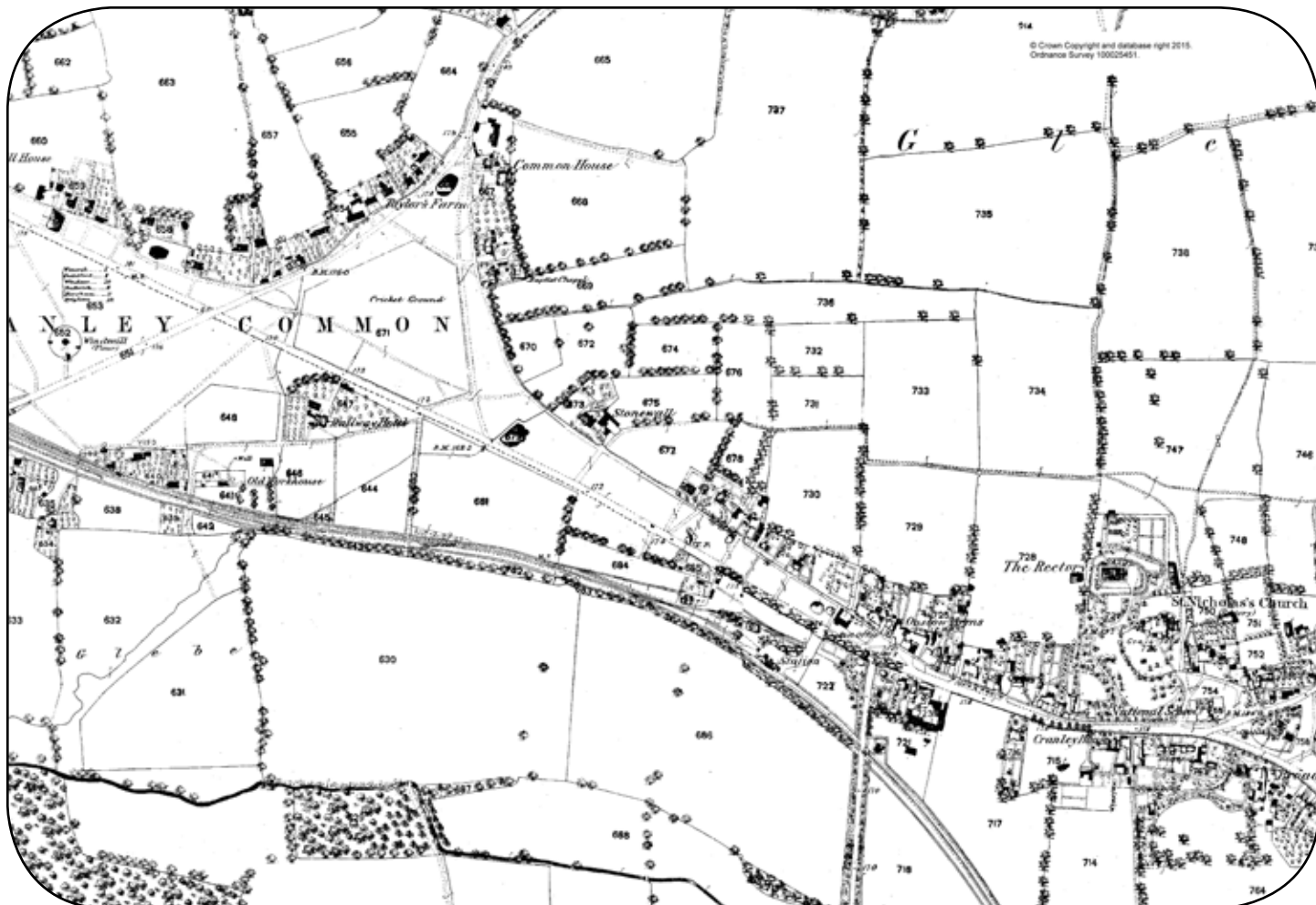
Waverley Borough Council (2014) '*Strategic Housing Land Availability Assessment - 1st April 2014*'; http://www.waverley.gov.uk/downloads/download/1793/strategic_housing_land_availability_assessment_shlaa_2014

Michael Miller (2013) *Cranleigh Through Time* Amberley Publishing

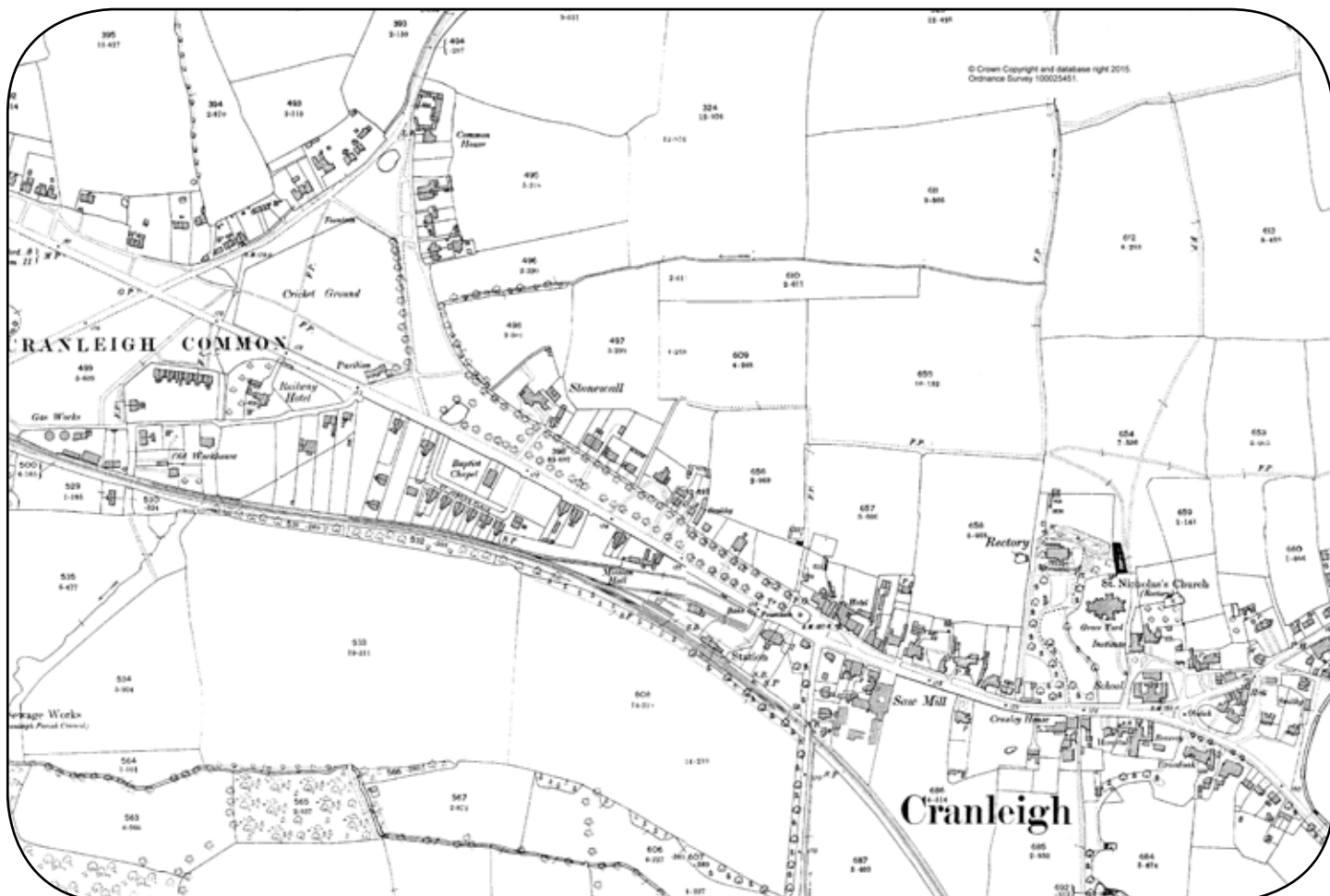
Michael Miller (1995) *Around Cranleigh* Chalford Publishing Company

Chris Budgen (2008) *Cranleigh: A History* Phillimore & Co Ltd.

Appendix 4: Historical maps



Map 7: Cranleigh circa 1871



Map 8: Cranleigh circa 1898



Map 9: Cranleigh circa 1914

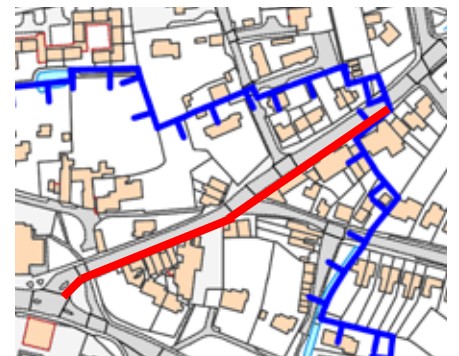


Map 10: Cranleigh circa 1960 - 1982

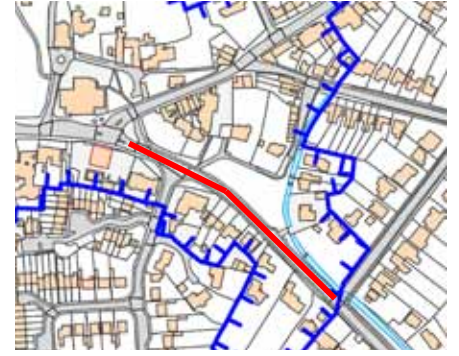
Appendix 5: Shopfront Survey 2016
Ewhurst Road (north side): East - West



Ewhurst Road (south side): East - West

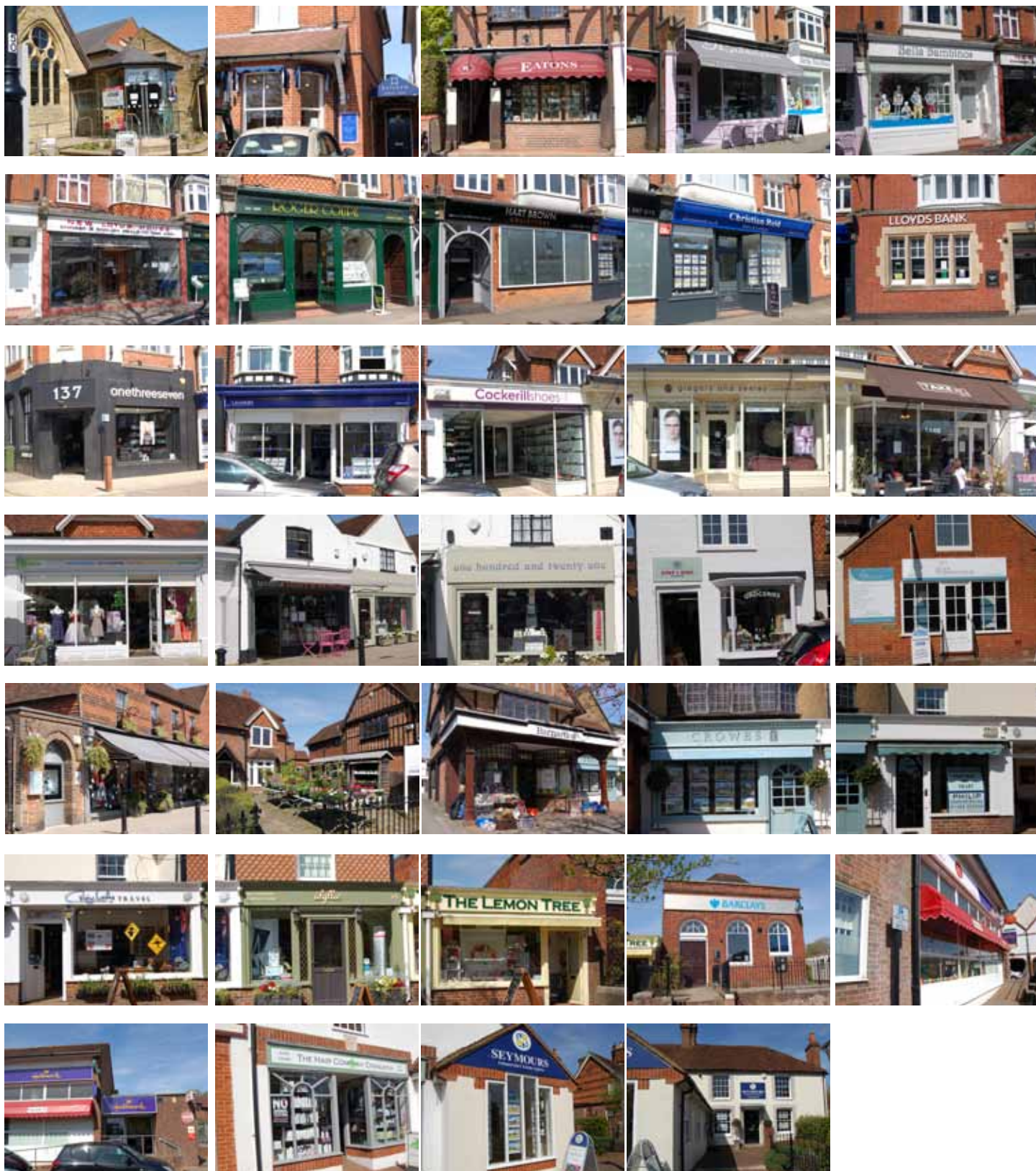
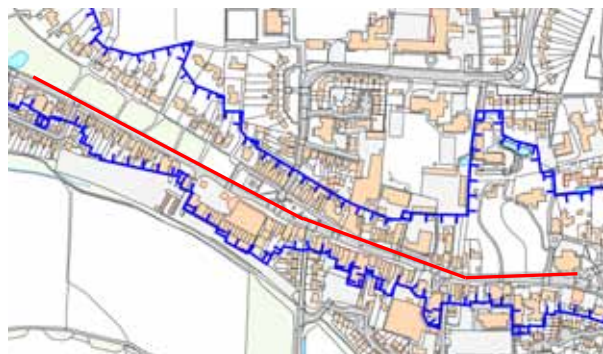


Shopfront Survey 2016 cont...
Horsham Road: East - West



Shopfront Survey 2016 cont...

High Street (north side): west to east



Shopfront Survey 2016 cont...
High Street (south side): east to west

