

Ewhurst Green Conservation Area Appraisal and Management Plan

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PART 1 – Ewhurst Green 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”¹. Designation of a CA covers 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 (CAA) 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-relation 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 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:

¹ Planning (Listed Buildings and Conservation Area) Act 1990

“...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 the 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 modern maps. 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 18 March 2016 with Local Councillors to identify enhancement schemes and gain feedback on the CAA, with any comments made incorporated.

A six week consultation will be undertaken to seek residents’ views. Key stakeholders (including Historic England and the Parish Council) will also be included. Responses to the consultation will be reviewed and where necessary the document updated.

1.6 Summary of Ewhurst Green Conservation Area

Date of designation	26 March 1974
Location	Easting (x) 509,453.38; Northing (y) 139,547.99
Current size	14.12ha
Changes to boundary	Proposed
General Condition	Good
Heritage Assets	3 Listed Buildings
Positive Factors	Uncluttered streetscene
Negative Factors	Replacement windows on semi-detached dwellings not matching and box dormer extensions visible within the streetscene. No BLMs identified.

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”².

2.1 Summary of the Special Interest

The following provides a summary of the special interest of Ewhurst Green CA:

Overview	Ewhurst Green developed as a separate entity to Ewhurst village and as such has its own character. It is defined by the common land which forms a strong boundary treatment with the open scatter of buildings which contrasts with the much closer development in the village.
Heritage	Ewhurst Green has had little infill development throughout the years, therefore it is easy to imagine how the area would have looked 100 years or more ago. The dwellings set close to the road are examples of manorial encroachment resulting in copyhold whereas the properties on the east side would originally have been part of larger farms.
Form	Linear, with a relatively open scatter of buildings set around an area of common land
Notable buildings	The CA has no public buildings they are all of a domestic scale or for agricultural use.
Main Architectural Features	Clay tile hanging, traditional windows and chimneys.
Vistas	Key vistas within the CA focus on the green due to its dominating presence within the CA.

² <https://content.historicengland.org.uk/images-books/publications/understanding-place-conservation-area/understanding-place-ca-designation-appraisal-management.pdf/>

3. Assessing the Special Interest

3.1 Location and Setting

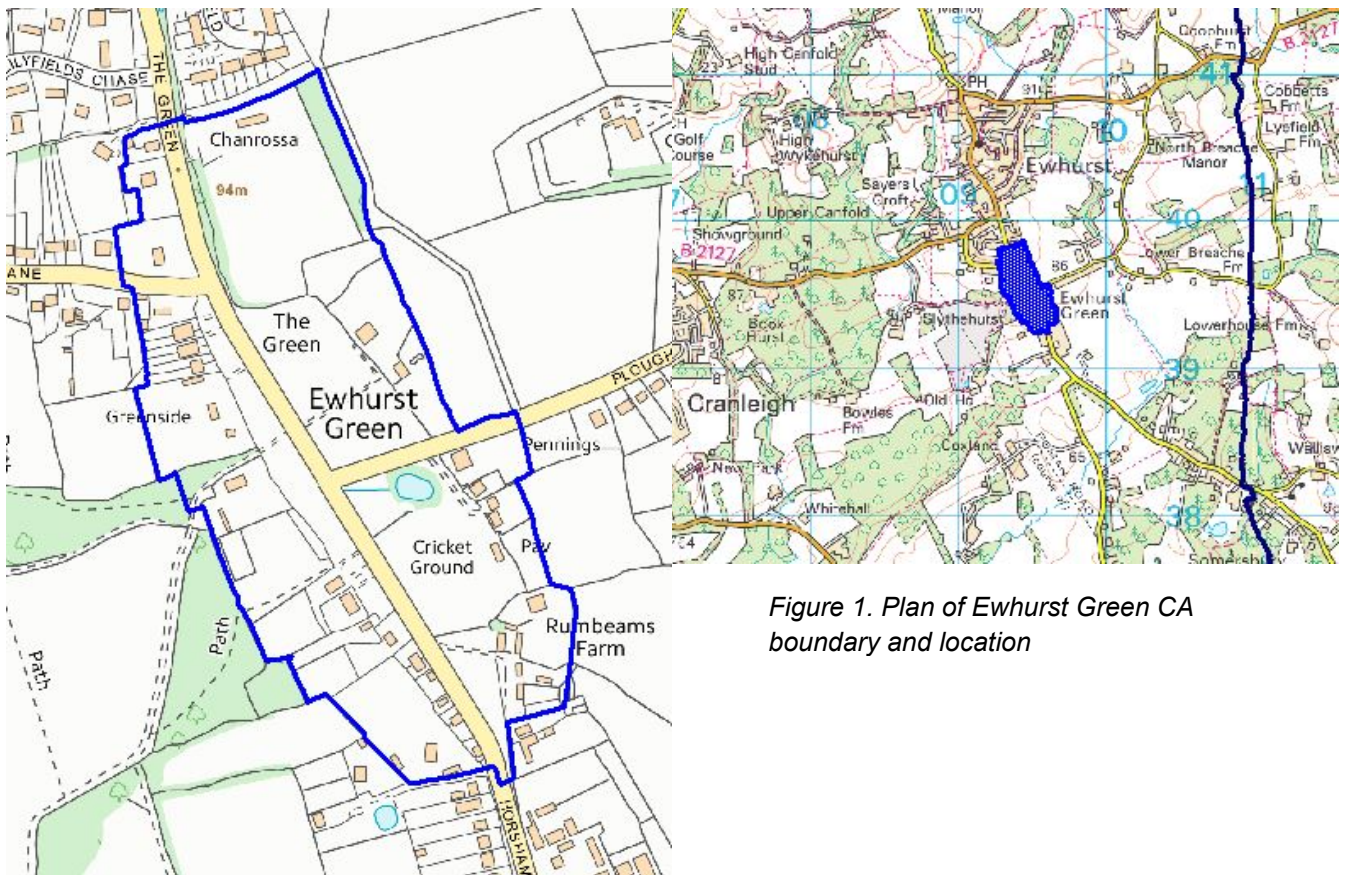


Figure 1. Plan of Ewhurst Green CA boundary and location

Ewhurst Green CA is located in the east of Waverley on its eastern boundary with Mole Valley District Council. It is separate to the main village of Ewhurst which lies to the north. It is set between Ewhurst and Ellens Green and is to the east of Cranleigh. The level of traffic is low through the CA as a result of the road not being a main route, it therefore does not detract from the significance of the CA.

3.1.1 Landscape Setting

The CA is within the low weald, coming from the north, the CA steadily declines until it reaches the open area of the Green.

3.1.2 General Character and Plan Form

Ewhurst Green CA is linear in form with a relatively open scatter of buildings set around an area of common land it is framed by rows of trees and dense vegetation. This contrasts with the main village of Ewhurst less than a mile to the north which has had much closer development.

3.1.3 Economic profile and potential forces for change

Census data shows that within the built up area of Ewhurst 99% of the economically active population are employed or self-employed and 81% of the population own their own properties.

Ewhurst Green is predominantly residential and thus it is likely that the majority of the economically active population work either outside the CA or are self-employed.

The main pressure for change on the CA is development from the north in Ewhurst. Over the years Ewhurst has increased in size due to developments to the east and south, these have come very close to Ewhurst Green CA. As a result the CA is at risk of becoming completely amalgamated with Ewhurst. Future development proposals should take into account the character and special interest of the CA as identified within this appraisal to ensure the CA is preserved for future generations.

3.1.4 Vistas

Below are a selection of the key vistas that are important to the character of the CA and experienced by those who live, work and travel through the CA.



Figure 2. Plan of key vistas through CA



Vista 1: view of the green looking south



Vista 2: view of the north section of the green looking north from Plough Lane



Vista 3: view of the green looking north



Vista 4: view looking north east towards the cricket green

3.2 Historic Development

Ewhurst Green CA has developed slowly as a separate entity to Ewhurst as a group of farms surrounding the common land. Historically this land would have been manorial waste, and would have been used for the grazing of livestock.

The earliest documentary evidence for the area is in relation Rumbeams Farm in 1428. Unfortunately, no buildings within the CA survive from this period.

Unlike other common land within settlements in Waverley (such as Dunsfold and Cranleigh), Ewhurst Green's common land has a defined shape. It is unknown why, however it was likely it was formed before the farms due to their location and setting surrounding the common.

Since the late 16th century the area has been gradually infilled with primarily residential properties but it is still largely undeveloped making space a key feature of this CA. The properties on the south west side of the CA do not front onto common land as they would have been built as encroachments onto manorial waste and were therefore copyhold properties.

3.3 Architectural Quality and Built Forms

3.3.1 Period and style

The earliest properties within the CA were built in the late 16th century. These typify the traditional Surrey vernacular characterised by exposed timber frame, clay tile hanging and brick infill panels. The slow infill around the outskirts of the common land has resulted in dwellings differing in period and style but still exhibit the typical surrey vernacular.



The semi-detached properties on the west side are typical of the late 19th century and early 20th terrace and semi-detached cottages with regular fenestration.

The CA has had limited development in the past 50 years and that which has occurred is of little architectural interest in particular, the cricket pavilion is not sympathetic to its surroundings however it does not distract from the significance of the CA.

3.3.2 Scale and height of buildings

The buildings within the CA are domestic in form with the majority two storeys in height with some single storey. Due to its agricultural use there are some barns, these are also no higher than 2 stories in height.

3.3.3 Materials

The materials used within the CA are largely from the local area these include:

- Red brick
- Whitewash painted brick
- Clay tile hanging
- Sandstone
- Timber frame
- Weatherboarding

3.3.4 Details

Key detailing found on buildings within the CA include

- Galleting
- Sandstone with brick quoining
- Chimneys
- Traditional windows

3.3.5 Street form and frontages



The majority of the properties front onto the green with vehicular access across it. The boundary treatment is set back and consists mainly of hedges and other vegetation. On the west side and to the top of the eastern side ditches run along the road. On the southern end a row of properties are set closer to the road creating a visual pinch point and indicating the end of the CA.

3.4 Listed Buildings and Heritage Features

By definition these features and buildings make a significant and positive contribution to the CA.

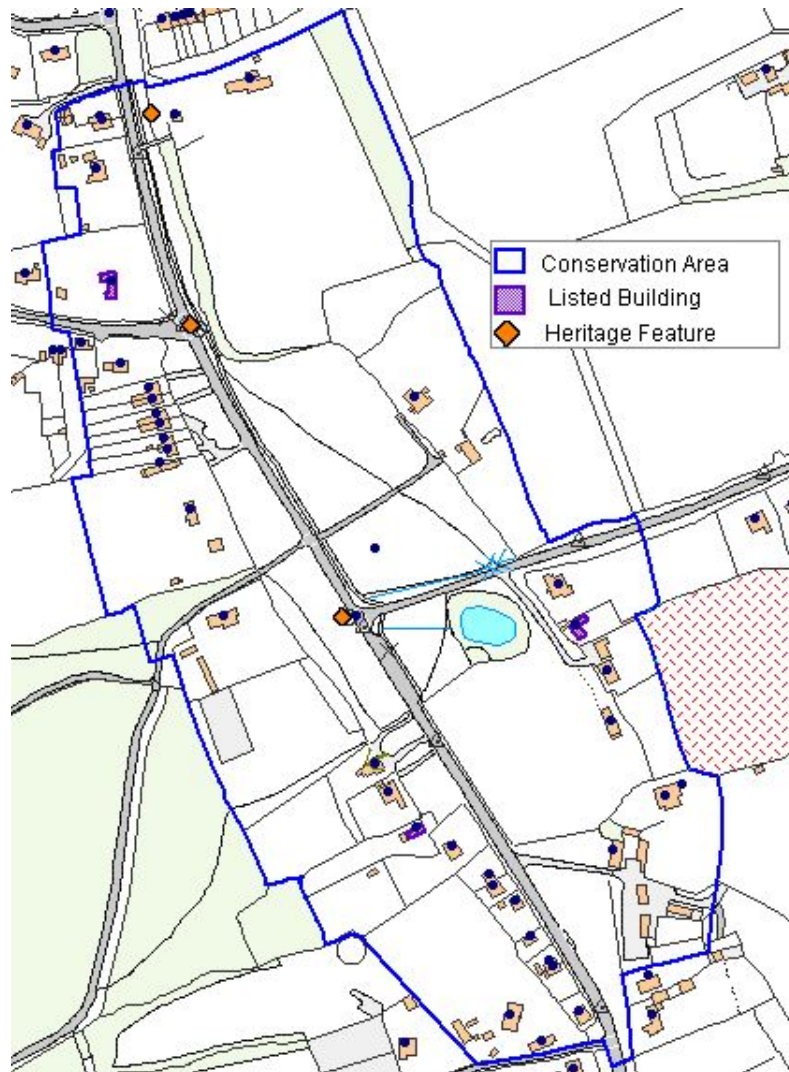


Figure 3. Plan of heritage assets

3.4.1 Listed Buildings

There are 3 statutory listed buildings in the CA:

Grade I - None

*Grade II** - None

Grade II

- Weavers, The Green, Horsham Lane
- The Wicket Gate, Plough Lane
- Broadstone Cottage, Gadbridge Lane

3.4.2 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).

There are presently no BLM's within Ewhurst Green CA.

3.4.3 Heritage Features

In 1986, Waverley Borough Council produced a list of heritage features in Waverley³. 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.

List of heritage features:

- An early 19th century Lime Kiln which is destroyed, but its site is indicated by rubble of sandstone and chalk in the bank besides a large oak tree. It would have been a farmer's kiln used to loosen the clay soil
- Wooden guide post with three arms pointing towards Forest Green & Ockley, Ellens Green & Rudgwick, Ewhurst & Cranleigh in black lettering on white background. No distances shown. This has unfortunately been replaced by a modern sign.
- Wooden guide post with two arms pointing towards Ewhurst Village & Dorking, Ellens Green & Horsham in black lettering on white background. No distances shown. This has unfortunately been replaced by a modern sign.

Sadly all three heritage features have either been replaced or are not readily visible/accessible.

3.5 Heritage at Risk

There are no buildings within the CA on the Waverley BC & Historic England "Heritage at Risk Register"⁴.

At time of print, there are no identified Grade II properties which are considered to be 'at risk' in the Ewhurst Green CA.

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

³ Waverley Borough Council (1986) 'Heritage Features in Waverley' (4 volumes)

⁴ <https://historicengland.org.uk/advice/heritage-at-risk/search-register/>

3.6 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 following buildings have been identified as positively contributing to the character of the CA:

Upper House & Barn: Originally part of a 28 acre farm the house was built around the mid



18th century, though a building may have been present on the site earlier. The Barn is 3-bayed with timberboard cladding. The property is in the typical surrey vernacular with clay tile hanging, it is situated on the east side of the CA on its own and is therefore quite an important presence within that area of the CA.

3.7 Open Spaces and Streetscape

3.7.1 Open spaces

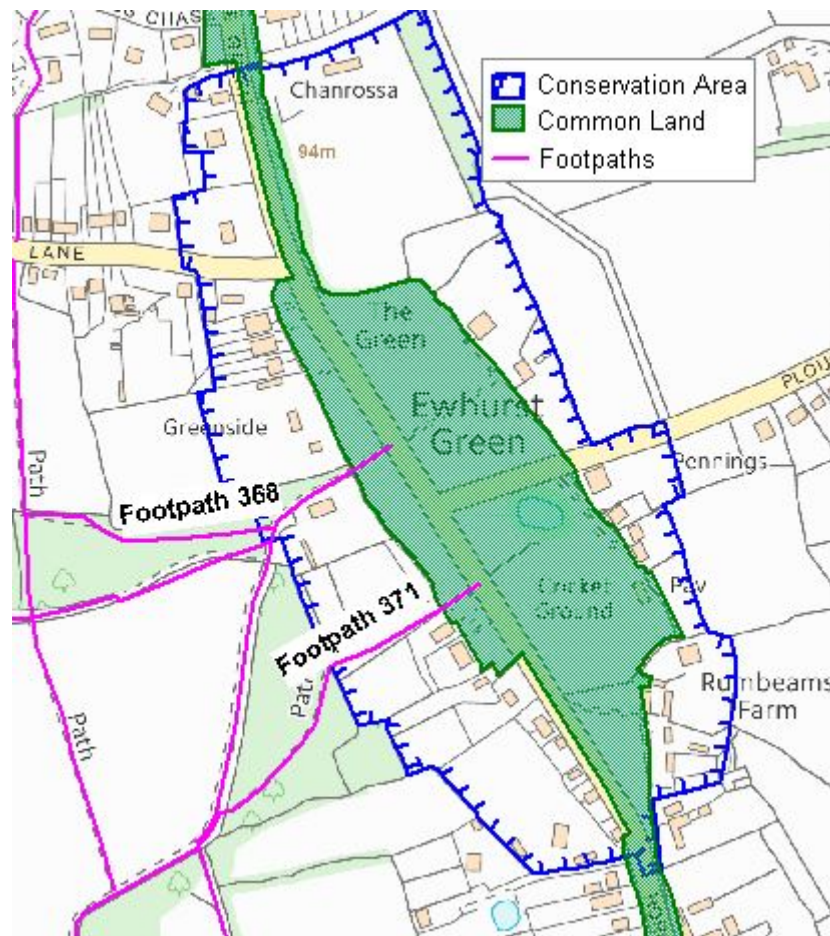


Figure 4. Plan of footpaths and common land in and around the CA

Over one third of the CA is made up of common land and is therefore an important feature of the CA. This area of recreational land is well maintained with a pond and cricket ground in the south east section.

The avenue of trees along Horsham Road were planted in 1927 and provide a feature upon arrival in the CA from the north.

The CA has two footpaths, identified on figure 4, on the west side which connects the CA to Ewhurst, Cranleigh and Ellens Green.

3.7.2 Streetscape

The majority of the streetscapes are dominated by common land in the foreground with buildings towards the rear. The dominance of the landscape is a distinctive feature in Ewhurst Green CA.

There is limited street furniture within the CA but there are some benches, mainly around the cricket green. The telephone box is in disrepair including a broken window. The telephone box is a heritage icon that is in rapid decline, it is therefore important that those still around are well maintained, they are often used as a key landmark feature.

3.8 Assessment of Condition

Overall: Good condition

The listed buildings 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 the cricket pavilion is unsympathetic to the special interest of the CA it is of high community value and because it set back from Horsham Road it does not have a significant or detrimental effect on the character of the CA. However, if the pavilion is updated or replaced consideration should be given to its potential impact on the character of the CA.

3.9 Identifying the Boundary

The following changes are identified for the boundary of Ewhurst Green CA, and the reasons for these amendments are discussed below.

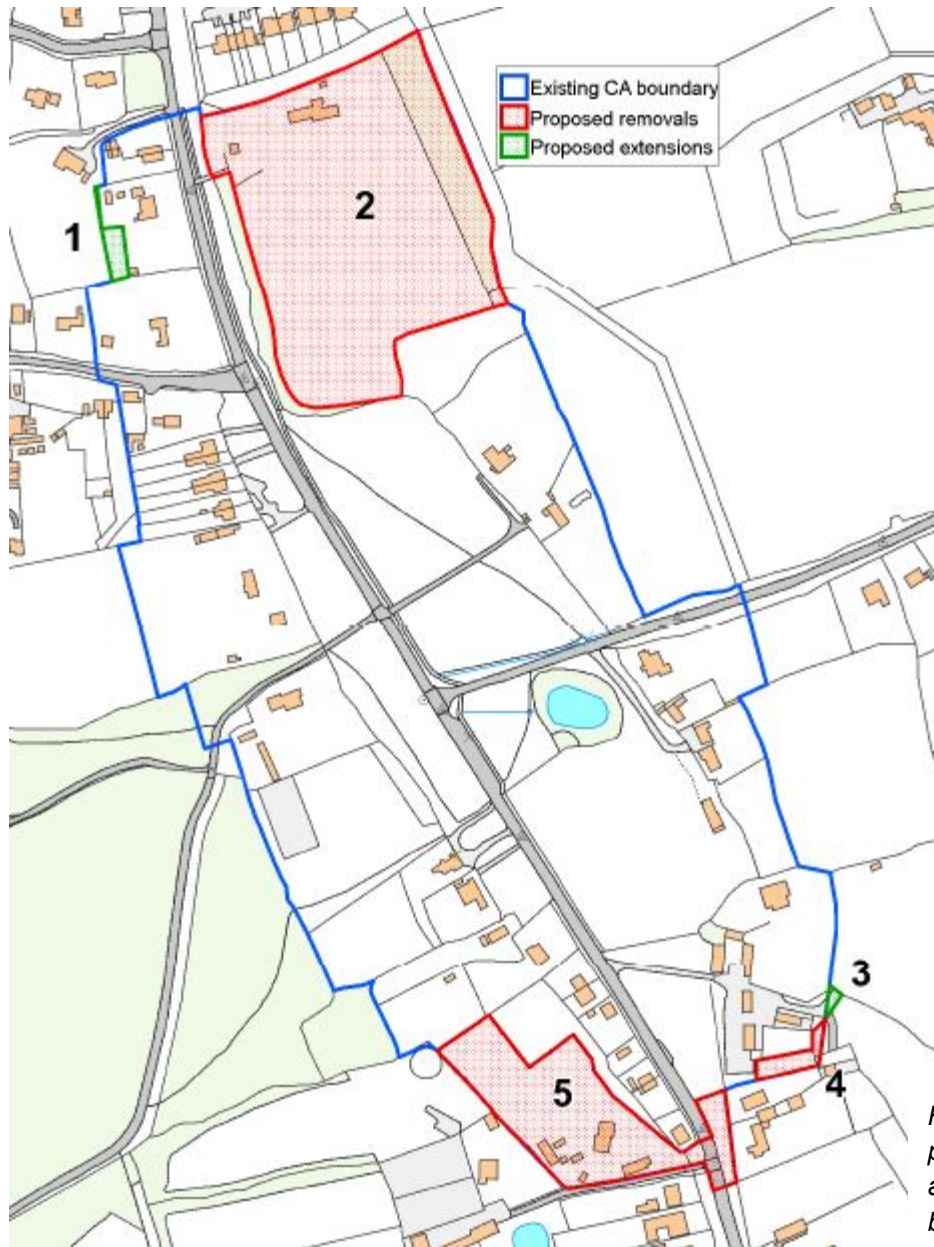


Figure 5. Plan of proposed amendments to boundary

1. Extension: Garden of Burstowes Croft

The boundary of the CA currently dissects the garden of Burstowes Croft. To rationalise the boundary, and remove any confusion, the rear section of garden is proposed to be included within the CA.

2. Removal: Field at Chanrossa

The land proposed for removal includes the properties Chanrossa and the Lodge and the field to the south of these. It has been recommended for removal from the CA following assessment of the land in accordance with guidance from Historic England. Conservation Areas are defined as 'an area of special architectural and historical interest, the character or appearance of which 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.

When the land was originally designated the field was part of the Ewhurst Youth Hostel, since then the Youth Hostel has been demolished and two residential dwellings built at the north end of the field. There is no architectural interest on the site, and there is no evidence of any historical links between the field and the wider CA to warrant the protection of an area of wider landscape. Therefore it is proposed to remove them from the CA.

The trees surrounding the field on the west and south are proposed to remain within the CA because they are an important element within the CA as a vista looking north and framing the Green.

3. Extension: Curtilage of Rumbeams Farm

The CA boundary around Runbeams Farm does not currently follow any physical features. Therefore it is proposed to extend the boundary to allow for it to be more clearly defined.

4. Removal: Garden of Rumbeams Cottage

As stated above, the CA boundary around Rumbeams Farm does not currently follow any physical features, as a result it currently dissects the garden of Rumbeams Cottage. The cottage is not within the CA as it does not bring anything to the CA, therefore it is proposed to remove the garden from the CA to avoid any confusion.

5. Removal: Southern tip of CA on Horsham Road and land at Hilltop View

The southern tip of the CA runs along Horsham Road fronting dwellings that are not within the CA. It does not bring any further value to the CA, therefore it is proposed to remove it from the CA to rationalise the boundary.

Hilltop view and its outbuildings are of no architectural or historical interest. The land surrounding it is of no historical interest to warrant its protection as an area of wider landscape. Therefore it is proposed to remove them from the CA.

The trees on the eastern boundary adjacent to the row of houses are proposed to stay within the CA by the form of a 5m buffer zone from the boundary with the houses. Historic England advises that CA boundaries run around rather than through a space or

plot and be defined by physical features to as it 'can cause problems when applying conservation area policies in development management decisions'. However, the trees in this instance are a prominent feature within the CA and frame the dwellings in front therefore it is considered reasonable to include the trees within the CA.

PART 2 – Management Plan

4.0 Management Plan

The following sections within the Management Plan set out specific actions/projects aimed at preserving and enhancing the CA in the future.

4.1 Managing Change

The qualities that make CAs appealing can often lead to further pressure for development. However, given the close knit development pattern of the CA, there are few (if any) opportunities for new development (beyond smaller extensions or alterations to existing buildings). 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.

4.2 Designation

4.2.1 Buildings of Local Merit

In addition to statutory listing, the NPPF states that Heritage Features and BLMs are designated heritage assets. Waverley has set up a project to identify, review and adopt additional BLM's. This is a community led project which includes a consultation process with owners and local amenity societies. The Parish Council take the lead on the project with support given by Waverley.

Recommendation

That Ewhurst Parish Council with the support of Waverley Borough Council officers undertake a review of the BLMs to identify potential candidates to be designated as a BLM.

4.3 Heritage at Risk

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

4.4 Celebration: Waverley Design Awards

The Waverley Design Awards scheme was introduced in 1995 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 landscaping.

The awards are made every two years and the next one is due in 2017. It is important to ensure that outstanding design is identified and promoted especially when it preserves and enhances the CA.

Recommendation

Ewhurst Parish Council are encouraged to nominate new, outstanding developments to the Waverley Design Awards.

4.5 Enhancement Schemes

4.5.1 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 that 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 CAA 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.

4.5.2 Standardisation of street furniture and de-cluttering

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

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.

Ewhurst Green CA is well maintained this means that there are few projects identified here. However, Waverley Borough Council should work closely with Ewhurst Parish Council in order to identify future projects.

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

Regular meetings between Ewhurst Parish Council, Stakeholders and WBC Planning Projects Team to help identify future projects.

4.5.3 Maintenance of K6 Telephone kiosk

The telephone kiosk is in a state of poor repair. It is considered an important feature of the CA due to its status as a heritage icon. In many areas Parish Councils/Local communities have adopted their kiosk through BT's Adopt a Kiosk Scheme and given them an alternative use, examples have included defibrillator stations, galleries and libraries. It is appreciated that due to its rural location the public payphone is still required, it is therefore recommended for the glass to be replaced where broken and the kiosk cleaned, stripped and repainted with BT's approval.



In the future, if the payphone is no longer required, it is recommended that the Parish Council/ Local community use the Adopt a Kiosk Scheme to find an alternative use for the kiosk whilst keeping it in its current location.



4.5.4 Replace the litter bins at junction to Plough Lane

The litter bins are in a state of poor repair, are of differing styles and unsightly. It is recommended that they are replaced.

4.5.5 Tidy up kerb by Rumbeams Farm

The grass kerb by Rumbeams Farm has become very muddy and unsightly due to construction vehicles and others parking, it is recommended that this area is tidied up and the use of grasscrete is considered to provide additional parking without ruining the character of the CA.

4.6 Taking the CAA forward

It is recognised that the CAA be a living document that informs the consideration of planning applications within the area. It also, through the Management Plan identifies the key environmental enhancements that are a priority for the CA. Whilst Waverley Borough Council has a key role in ensuring that the document is implemented and regularly reviewed, many of the Management Plan actions need to be co-ordinated with partner organisations such as Surrey County Council and Ewhurst Parish Council. Without these partners involvement, many of the projects will neither be viable or achievable.

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.

Copyhold: Smaller landholdings within manors held by copyhold tenure. The land was technically owned by the Lord of the Manor but it could be bought and sold, inherited by descendants, left in a will, mortgaged, and settled, just like freehold estates.

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.

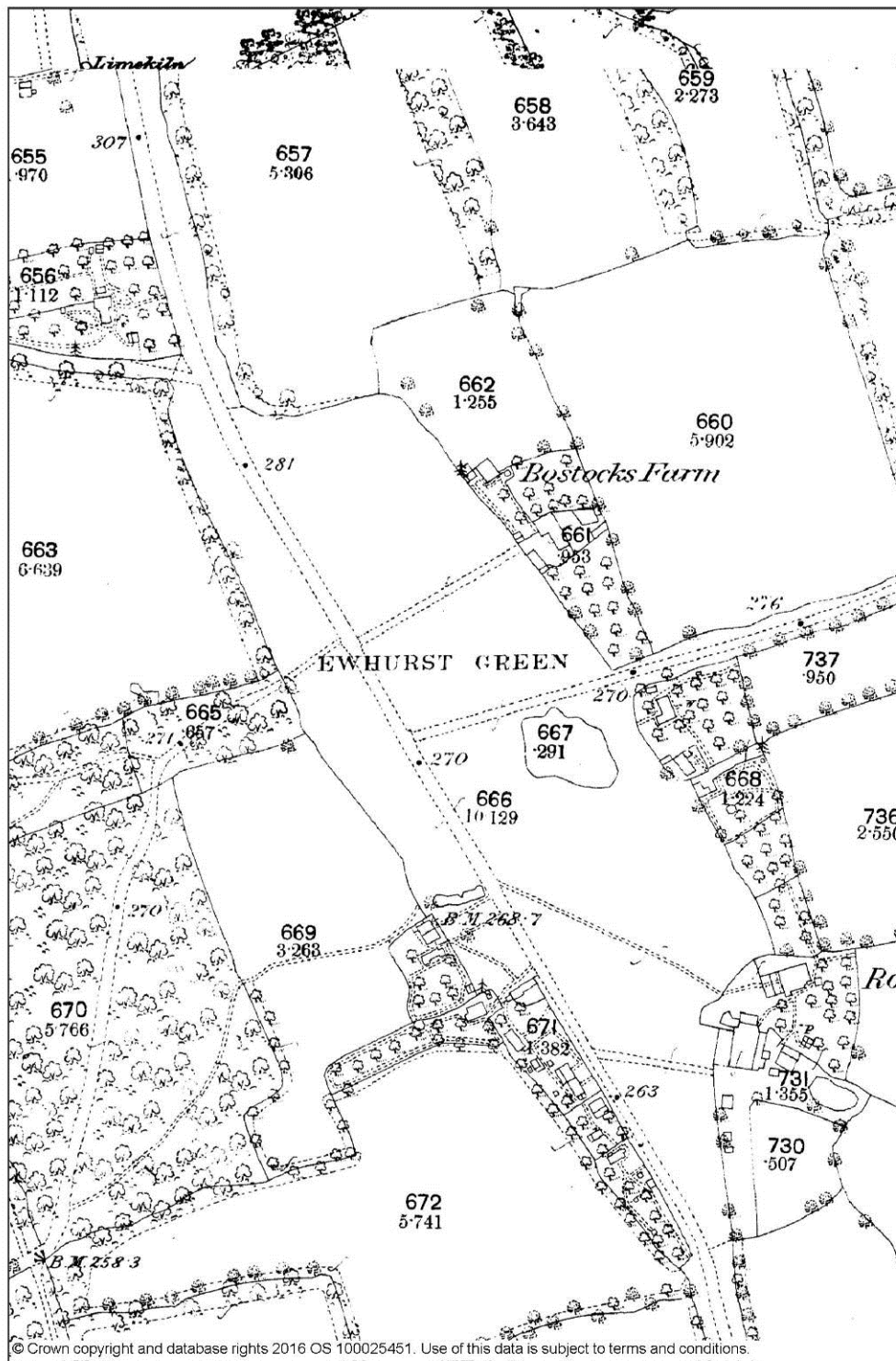
Vernacular:

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.

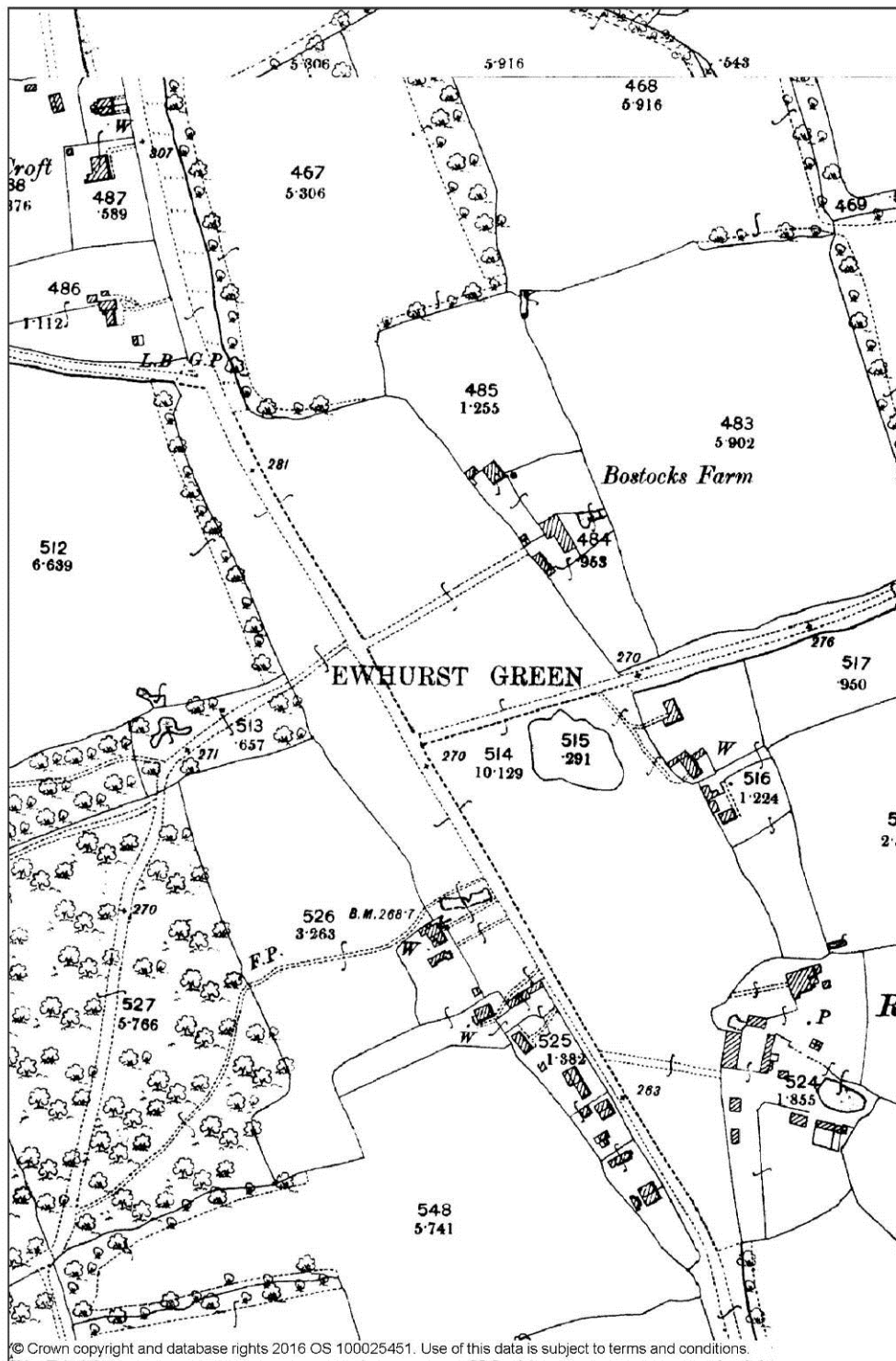
Appendix 3: Historical maps



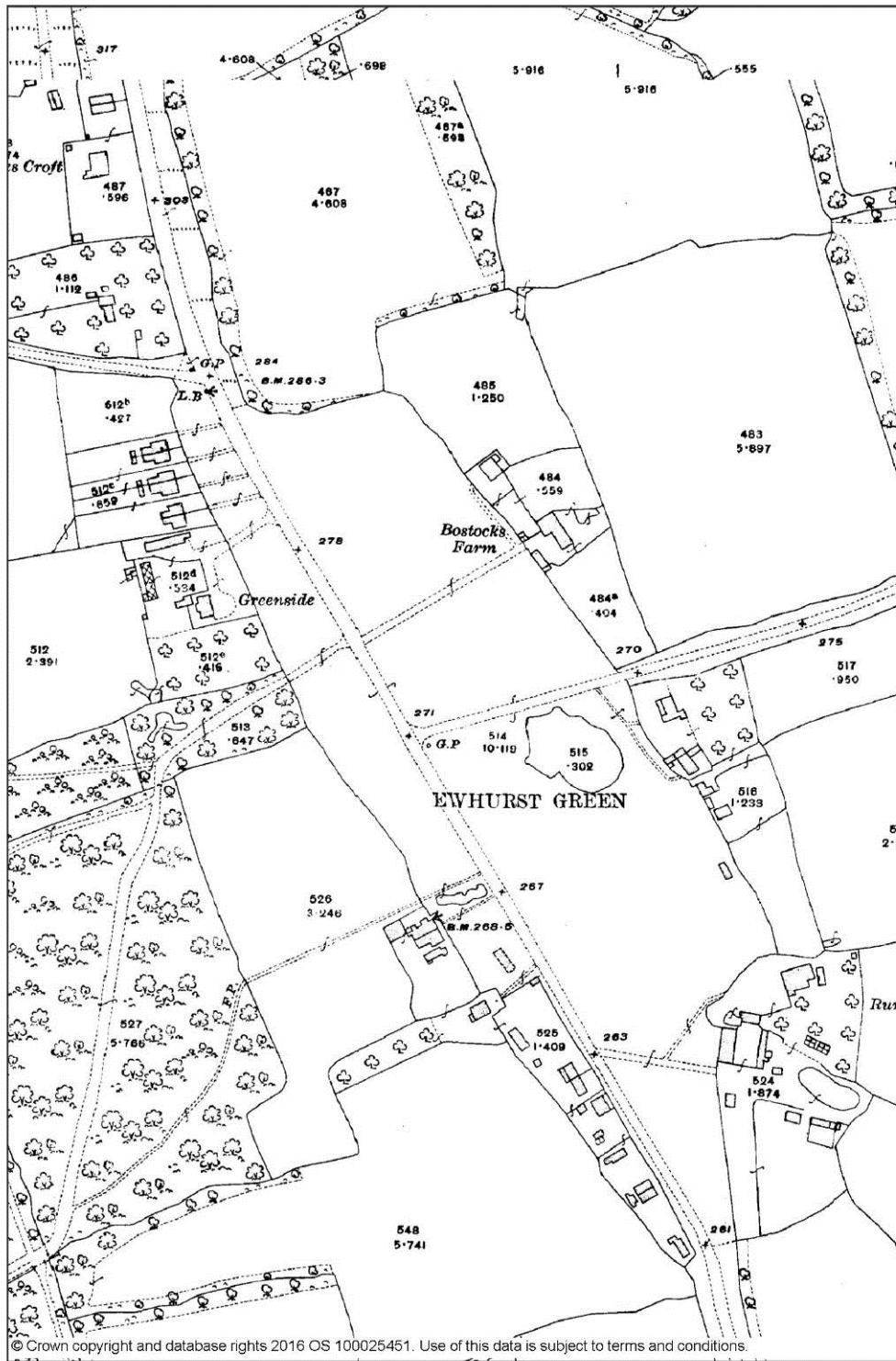
1767 John Rocque map



1871 Historic OS map



1898 Historic OS map



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1914 Historic OS map