

Ewhurst Conservation Area Appraisal and Management Plan

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PART 1 – Ewhurst 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:

¹ Planning (Listed Buildings and Conservation Area) Act 1990

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

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

1.6 Summary of Ewhurst Conservation Area

Table 1: Ewhurst CA at a glance	
Date of designation	24 February 1970
Location	Easting (x) 509,038.01m; Northing (y) 140,749.40m
Current size	12.7ha
Changes to boundary	2016
General Condition	Good
Heritage Assets	14 Listed Buildings, 2 Buildings of Local Merit, 9 Heritage Features
Positive Factors	The two distinct areas are still visible within the streetscene despite intensification over recent years.
Negative Factors	Flat- roofed front extensions and box dormers on front elevations

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 CA:

Overview	Ewhurst developed as three separate areas, two of which form the CA. These are; an open area at the north end of the village with a small green which is flanked by a group of listed buildings and the Bulls Head Pub, the church and surrounding properties, and Ewhurst Green which forms its own CA. Overtime infill development has linked the two areas within the CA together. However, their distinctly different characters remain evident through the use of different street frontages.
Special architectural or historic interest	Ewhurst CA has several buildings of architectural interest, they are based around the two distinct areas of development within the CA, the small green and the church. They typify the Surrey vernacular with traditional local materials. Some of the architectural features include dominant chimneys, exposed timber framing, clay tile hanging and ridge crest details. The CA is a good example of the development of a isolated Surrey village, some of the earliest surviving buildings within the CA originated as hall houses reflecting the increased colonisation of the weald. The lack of 18 th century buildings and the influence of more national architectural styles of the period within the CA reflects the lack of wealth and isolation of the village during this period of time. Notable buildings include St Peter and St Paul’s Church and White Hart Cottages.
Form	Linear: in a north-south pattern as a result of its use as a route to the weald and the original wooded nature and heavy clay soils of the low weald.
Character Areas	Three character areas: spread along the road representing two areas of development and the more rural area at the

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

	north end.
Vistas	The key vistas are associated with the main focal points through the village which are the church and the village green.

3. Assessing the Special Interest

3.1 Location and Setting

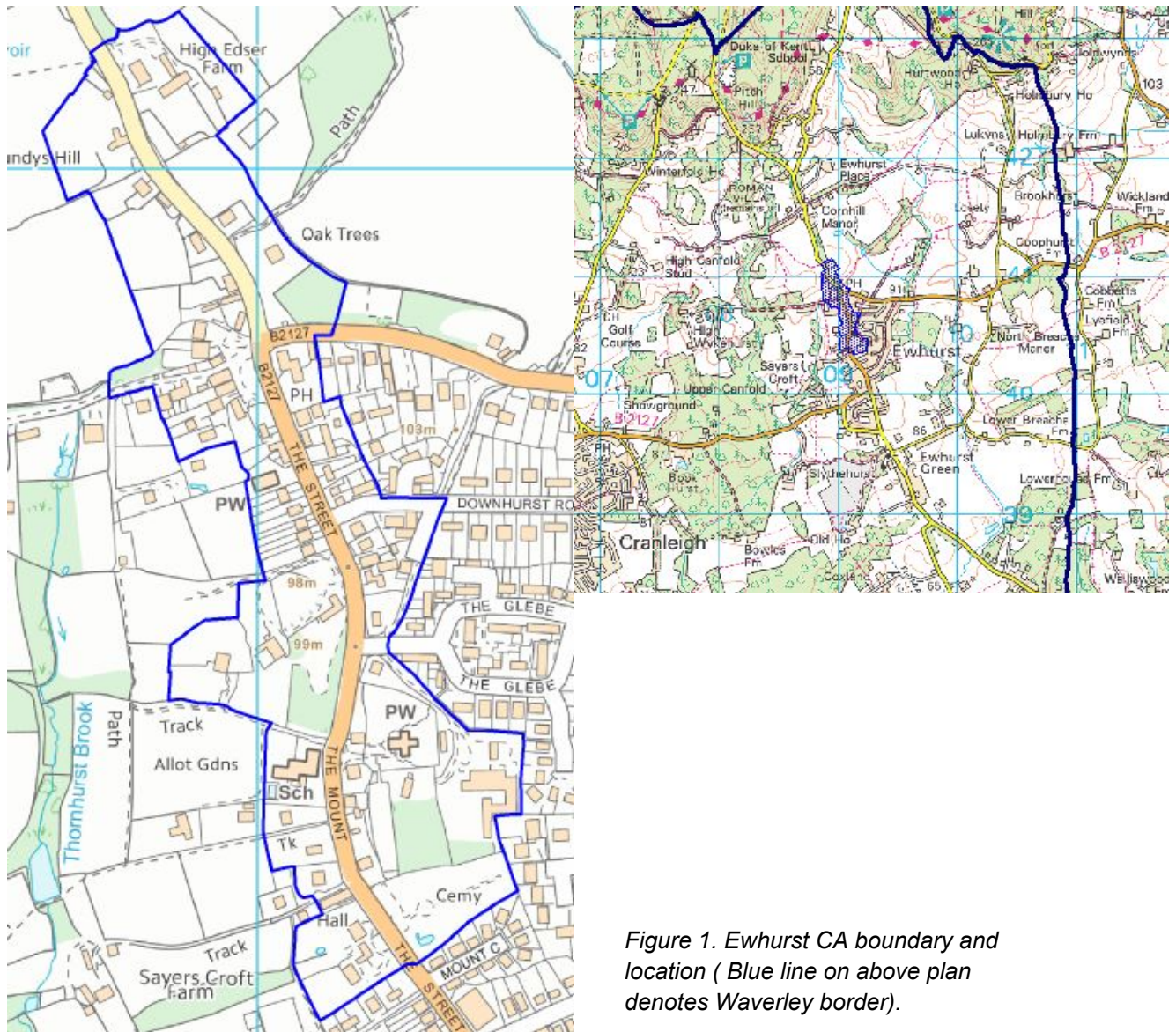


Figure 1. Ewhurst CA boundary and location (Blue line on above plan denotes Waverley border).

Ewhurst CA is located in the north east of Waverley on its eastern boundary with Mole Valley District Council. It is set between Pitch Hill and Ewhurst Green and is to the north east of Cranleigh. The B2127 'The Street' runs through the CA turning sharply right at a roundabout by the Bulls Head Pub to head towards Ockley. The B2127 is an important cross route and therefore receives a moderate volume of traffic, particularly as it may be considered as a 'back road' alternative route to the A24 and onto Gatwick Airport and the M23. However, it does not significantly detract from the CA.

3.1.1 Landscape Setting

Ewhurst CA is set on the lower weald clay, to the north lies the Greensand escarpment of Pitch Hill. The CA reflects the Wealden landscape with softly undulating hills and slopes, particularly to the south by the church.

3.1.2 General Character and Plan Form

Ewhurst CA has a linear plan form running north to south declining down Shere Road onto The Street. The CA is relatively densely packed, with little public open space. The land use is mainly residential with a school, two churches, hotel/pub and some retail units.

Historic assessment and site visits identify that there are three main character areas in Ewhurst CA.

1. The Civic Centre – This area is identified by the church sited on a ridge of land running east to west with the lychgate and war memorial fronting the highway framed by a group of cottages. The school is the only visible building on the western side, the majority of it has dense boundary treatment mainly consisting of trees and other vegetation obscuring the dwellings behind.
2. Main Street – this area has a mixed use and is identified by its tighter development to the east and west culminating in the village green at the north end with a group of listed buildings.
3. Shere Road - This character area is identifiable as the more rural area of the CA as Shere Road slowly inclines up towards Pitch Hill.

3.1.3 Economic profile and potential forces for change

Census data show 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 CA, as previously identified, is mainly residential. There are a few retail units and pub in the central area of the CA.

As with many CAs throughout Waverley, there is pressure for development on the outskirts of Ewhurst CA. 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 south end of CA



Vista 1: War memorial with the church behind



Vista 3: Looking south through Bramble Court towards the church



Vista 2: View south towards The Mount with the Church up on the ridge



Figure 3. Plan of key vistas through north end of CA



Vista 4: View north along The Street towards the village green and group of listed buildings with Pitch Hill in the background



Vista 6: View north along Shere Road towards Mundys Hill



Vista 5: View from Shere Road towards the village green and surrounding listed buildings

3.2 Historic Development

The name Ewhurst derives from the Old English 'hyrst', meaning 'wooded-hill', and 'iw' meaning 'yew tree'. Ewhurst built up around three separate areas, the church, a small area of green to the north and Ewhurst Green to the south. The former two now form the majority of the CA.

Ewhurst is not named in the Domesday Book as it was part of the Royal Manor of Gumshall and was sparsely populated and dispersed. The CA, and the parish, is linear in form with a north to south pattern as a result of it being used as a through route from Gomshall to get to the weald for the seasonal grazing of livestock and abundance of timber which was a valuable resource at the time.



The church of St Peter and St Paul is the oldest building within the CA and is evidence of Ewhurst beginning to be populated, most likely around the turn of the 11/12th century. The Norman doorway is described by Pevsner as the best piece of Norman architecture in the county. This is also around the time that the Manor of Gumshall was split into three with Ewhurst CA within Somersbury.

The earliest house in the CA is in the separate group to the north of the church. White Hart Cottages a hall house was built in the 15th century during the medieval period in which the colonisation of the Weald intensified due to the increasing general population and need for more agricultural land. This area did not have a



system of open or common field farming, and pastoral activities, such as stock rearing, were more important than cereal growing.

The small green is the surviving remnant of a larger 'bottle shaped' green which could be closed off at the north and south ends to pen livestock. As the area developed in the 16th and 17th centuries, houses

were tightly grouped to the north of White Hart Cottages around the top end of the green and more dispersed around the church forming the two distinct areas. The style and materials used suggest an element of wealth within the community. However, the period of prosperity was not to last. The 1664 Hearth Tax records show that over half of the households in the parish only had one hearth which is

considered to be an indicator of poverty; this placed the parish in the bottom quarter of parishes in Surrey for wealth.

The agricultural 'improvements' of the 18th century did not benefit the lower levels of society. The parish was not affected by enclosures but the mechanisation of formerly labour intensive agriculture led to much hardship. Poaching and smuggling were rife; Ewhurst Mill and The Windmill Inn are reputed to have been haunts of smugglers. It was this poverty which helped to ensure the survival of many early buildings as there was not the wealth to rebuild them.

In the first half of the 19th century, the parish continued to be very poor, as a result of the heavy clay and poor roads causing it to be isolated. The 1834 Poor Laws grouped parishes together in Unions, and Ewhurst became part of the Hambledon Union. In 1846 a National school was built to provide elementary education for the poorer children.

The village remained small and isolated until the late 19th century. Improved communications and a growing appreciation of the beauty of the wild Surrey countryside brought many wealthy businessmen and artistic people into the area. They commissioned architects to design new houses for them outside of the CA to the north, or restored and enlarged some of the old timber frame houses. At the same time, smaller new development to the south of the church, including shops and the Church Hall, began to shift the focus of the village.

By the beginning of twentieth century, the village was a thriving and self-contained community with many shops and businesses. Census returns show that, whilst agriculture was still important, the economy had become more service based and large numbers of people were employed as domestic servants, gardeners, coach men, laundry workers etc.

Throughout the 20th century the village continued to thrive and development increased the size of the village mainly to the east and south. Shops continued to move outside of the CA to the Hazelbank area including the Post Office after World War II. 20th century infill development now links the two once separate areas of the CA and the majority of shops have left the area completely with only a few retail premises surviving.

3.3 Architectural Quality and Built Forms

Ewhurst CA can be divided into 3 Character Areas (see plan below).

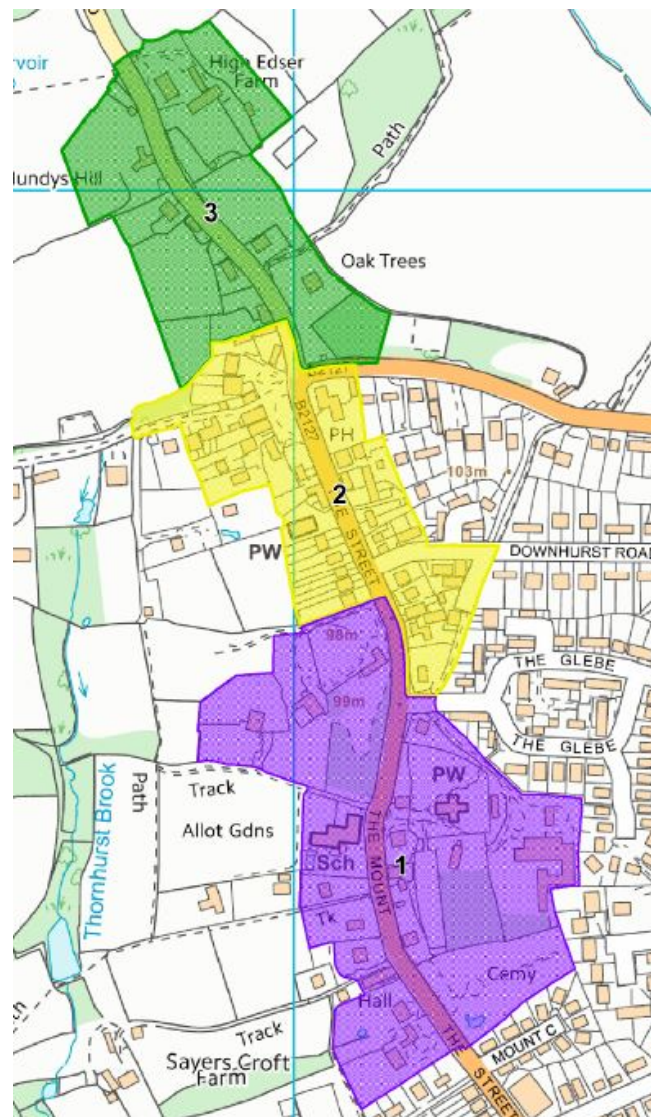


Figure 4. Plan of character areas

The CA generally follows the traditional appearance of the Surrey vernacular whilst exhibiting a variety of architectural periods. Key details which cover all Character Areas (ChAs) include:

- Timber framed buildings
- Clay tile hanging
- Red brick
- Plain clay tile roofs

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

3.3.1 ChA 1 The Civic Centre

Period and style

The centre of this character area is the church which, as the oldest building in the CA, has a different architectural style. Built c.1140 in the early Romanesque style the church is an aisleless cruciform building built using local weald sandstone with galleting and a Horsham Stone Slate roof. The central tower fell in 1838 and was rebuilt by Robert Ebbels in the Norman style. However, the church is set back with mature landscaping and large areas of graveyard making views of the church limited. The lych-gate, cottages and war memorial are more prominent features and serve as an introduction to the church behind.

The buildings surrounding the church are of mixed periods and styles. Including some from the mid – late 19th century , a century of fast changing styles which picked up on styles from the previous centuries such as medieval renaissance at Ewhurst C of E School and picturesque arts and crafts at Garlands.

To the south, there are several more recent additions which do not contribute significantly to the architectural interest of the CA mixed in with the Village Hall and the Grade II listed Mascalls.

Scale and height of buildings

The buildings in this area are primarily two storey buildings with single storey elements. The exception to this is The Old Rectory and Garlands which are two and a half storeys high. However, the single storey school is more prominent within the street scene due to its location on higher ground fronting the highway.

Street form and frontages

The dwellings on the west side of The Mount are set back from the road and obscured from the road by strong boundary treatment such as trees and other vegetation. The only dwellings visible on this side are the two public buildings, the school and the village hall.

The dwellings on the east are more visible within the street scene as a result of being set further forward to the road. A group of dwellings form a picturesque frame around the war memorial with the church visible behind, as the road drops down either side boundary treatment such as stone walls and hedging have been used so only the roof forms are visible.

Details

- Galleting

- Tile hanging
- Decorative chimney pots
- Oriel windows

3.3.2 ChA 2 The Main Street

Period and style

This area is characterised by the group of 16/17th listed buildings around The Green. They are of the typical Surrey vernacular with exposed timber frames, some of which originated as hall houses. They have all been adapted and modified in the past, including Wyndrums which now has a weatherboarded exterior. This differs from the usual clay tile hanging. There are also properties of this type further south closer to the civic centre.



The majority of this ChA is defined by residential development although there are a few single storey retail/office units that are prominent within the street scene as they are set fronting the highway. However they do not contribute significantly to the architectural interest of the ChA and obscure the view of the Grade II* White

Hart cottages behind.

Infill development, on both sides of the road, between the Baptist Church and Garlands and along Downhurst Road was developed post-war in the mid-late 20th century and does not contribute significantly to the architectural interest of the CA although some have attempted to reflect the character of the area through the use of clay tile hanging and other Surrey vernacular features. Apart from Bramblecourt, a group of bungalows built in the early 1980s, whilst they do not reflect the character area through the use of pantiles and low pitched roofs, they have interest themselves by the unfamiliarity and the great use of the space.

Scale and height of buildings

The buildings in this area are, with the exception of the Bulls Head, primarily two storeys in height with single storey elements. The Bulls Head is prominent within the street scene as a result of its height and its location on a spacious corner plot by an area of open space.

Details

- Galleting
- Weatherboarding
- Tile hanging
- Herringbone brick infill
- Wind eye (unglazed window)

Street form and frontages

The street frontages along this character zone differ from the other two with the properties set further forward, some right up to the pavement or road. Those that are set slightly further back have low walls, picket fencing or domestic size hedging in front of a small maintained garden. This creates a very open road where the properties can be visibly seen, ending in the focal point of the village green at the northern end.



3.3.3 ChA 3 Shere Road

Period and style

The properties in this area are of differing periods and styles as a result of slow development. The properties at the most northern point date from the 16th century and are in the typical surrey vernacular. However, this area also has late 19th century semi-detached properties in the tudorbethan pastiche style.

Scale and height of buildings

The buildings in this area are domestic in scale and primarily two storeys in height with single storey elements.

Details

- Tile hanging
- Exposed timber frame

Street form and frontages

Along Shere Road the street frontages have a more rural feel, the properties are still reasonably close to the road and therefore still visible within the street scene but

they are more spaced apart. Heading north, domestic height hedges fencing gives way to and thicker and taller boundary treatments such as less maintained hedging and trees opening out at points to allow views out to the fields to the east and west.

3.4 Listed Buildings and Heritage Features

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

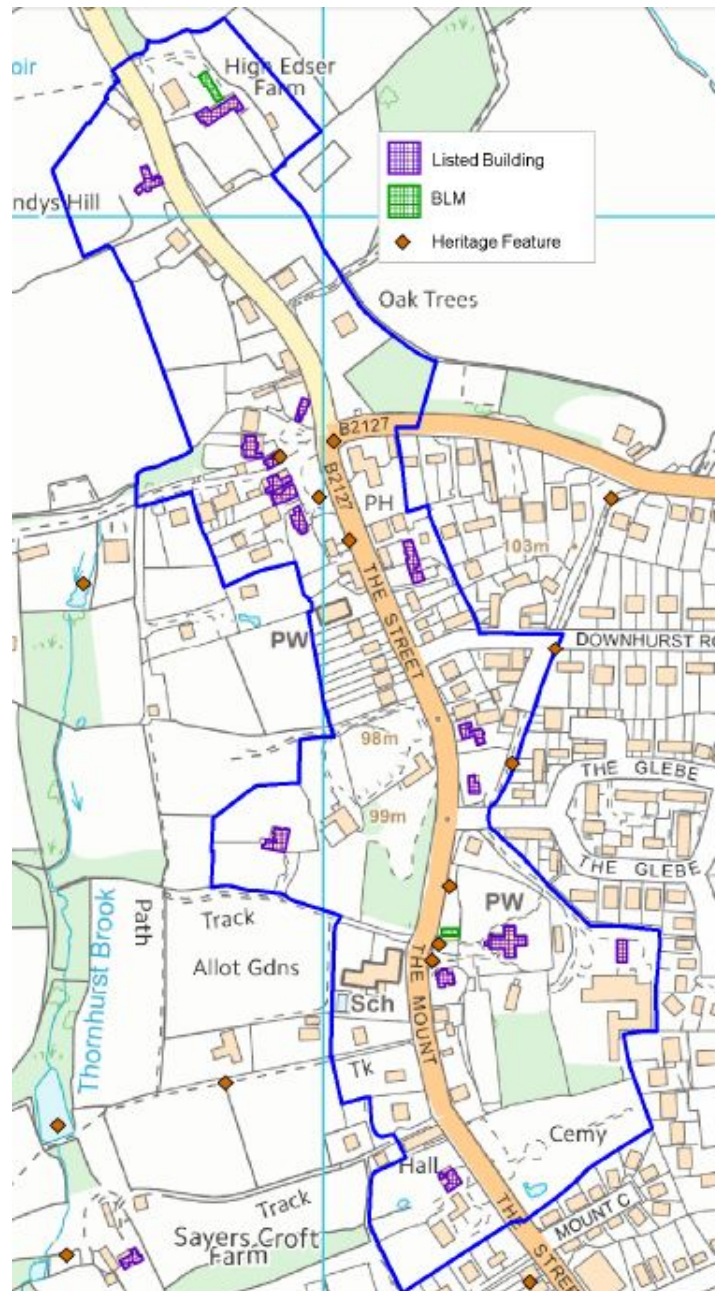


Figure 5. Plan of Heritage Assets

3.4.1 Listed Buildings

There are 14 statutory listed buildings in the CA:

Grade I

- Church of St Peter & St Paul, The Street

*Grade II**

- White Hart Cottages (1,3,4 & 5), The Street

Grade II

- Lantern Cottage, The Street
- Wyndrums, The Street
- The Old Cottage, Shere Road
- Crown & Little Crown, The Street
- Ivy Cottage, The Street
- Deblins Green & Old Farm, The Street
- The Old Post Office, The Street
- Barn in the grounds of the Old Rectory, The Street
- Winton House, The Street
- Milk Hill, The Street
- High Esder Farmhouse, Shere Road
- Mundys Hill, Shere Road
- Mascalls, The Street
- Hoyle Cottage & The Hoyle, The Street

3.4.2 Buildings of Local Merit (BLMs)

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). They are considered to be non-designated heritage assets.

There are presently 2 BLMs within Ewhurst CA:

- Mount Cottage, The Street
- Barn at High Edser Farm, Shere Road

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:

- Lamp standard, presumed to be a Gas lamp, new glass was inserted and it was electrified in 1994. It is located on the east side of the street opposite Ewhurst C of E School.

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

- First World War Memorial in front of the church lychgate.
- Wrought Iron sign commemorating coronation of Elizabeth II on Village Green.
- Window at 'Wyndrums' containing a signed pane of glass '*Jno Peter Glazier Capell Surrey 1780*'.
- Well in the garden of Well Cottage, may have been originally outside the garden boundary and could have been the village well.
- Wooden guide post with three arms pointing towards Cranleigh & Guildford, Ockley & Dorking and Peaslake, Shere & Gomshall in black lettering on white background. This has unfortunately been replaced by a modern sign.

Additionally St Peter and St Paul's Church and the surrounding churchyard is a Site of Archaeological Interest.

3.5 Heritage at Risk

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

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

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.

3.6 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:

Bulls Head Pub: Built in 1908, the pub is a prominent building within the streetscene. It has a lively elevation that shows good craft and skill. It is quirkier than the normal roadhouse.

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

Church Gate Cottage: a semi detached property developed from one original building (the other half, Mount Cottage, is a Building of Local Merit). The Cottages were split into two in the early 19th century and the front parts became shops. The front part was used as a schoolroom in the early 19th century before the National School opened and then as numerous shops up until the 1970s when it was converted back to residential use.

3.7 Open Spaces and Streetscape

3.7.1 Open spaces

As a result of its linear form the public space is limited to a small area of grass (known locally as Bull's Head Green or the village green) at the junction of Shere Road, Ockley Road and The Street and an area of green in front of the cemetery. These areas are well maintained and of benefit to the public.

The village green has a small seated shelter in the middle with a litter bin provided. It is often used as a communal meeting area by walkers and cyclists. In addition, it still retains a K6 telephone kiosk the telephone box is a heritage icon that is in rapid decline. It is therefore important that they are retained and maintained.

The area of green in front of Ewhurst Burial Ground is an important area of open space at the southern end of the CA creating a clear boundary between the CA and the later development to the south.

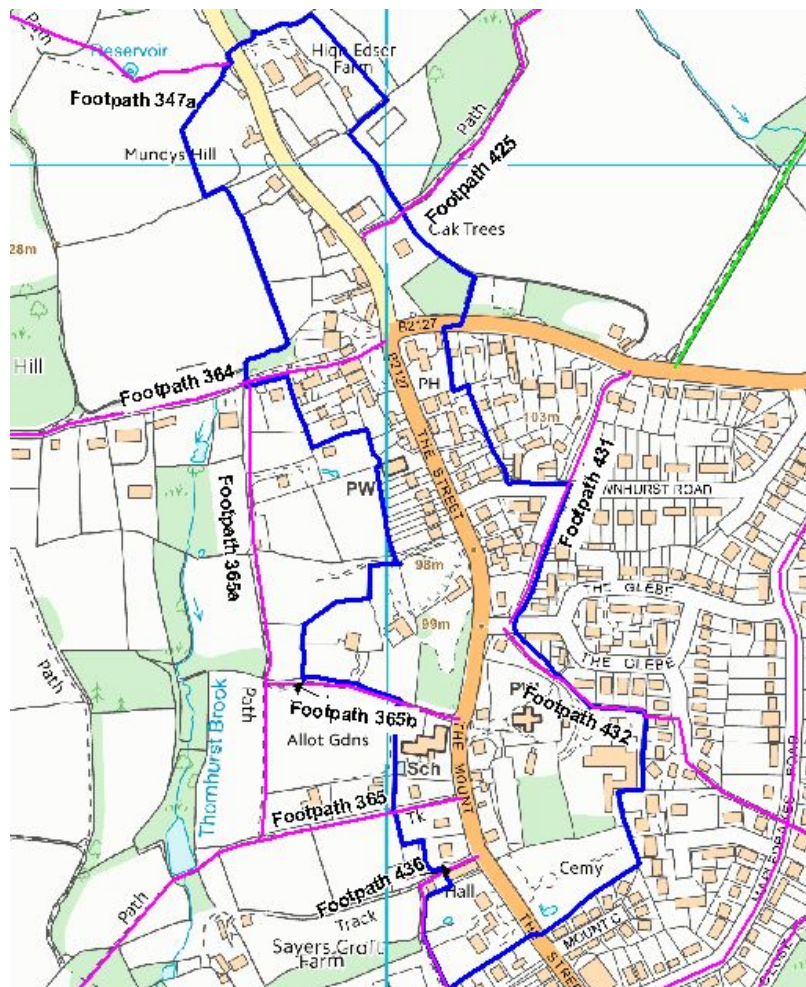


Figure 6. Plan of footpaths in and around Ewhurst CA

There are 9 main Public Rights of way within and adjacent to Ewhurst CA, identified on Figure 6. These link the CA with the surrounding countryside and villages, providing interesting and scenic walks to residents and visitors of the CA alike. The sign for Footpath 364 has fallen down and is currently being propped up by a fence.

3.7.2 Streetscape

There is no definable commercial area within the CA, as a result the streetscape is predominantly residential in character. Properties are either fronting directly onto the street or set back, separated from the pavement by low hedges or fencing. Several properties to the south and north ends of the CA, retain a more rural feel and are obscured from the road by taller vegetation and trees.

The CA does receive a high level of traffic at peak times due to its use as an access route, this does present a danger by the village hall to pedestrians due to lack of visibility and speed. Additionally there is little parking availability with the CA and thus some areas do become cluttered with parked vehicles, however the majority of properties do have off- street parking.

3.8 Assessment of Condition

Overall: Good condition

The listed buildings, buildings of local merit 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.

However, the following issues have been identified within the CA:

- Quality of pavement in front of the Baptist Church and use of this area as parking.
- Fencing around church is missing railings.
- Lack of parking resulting in a cluttered streetscape along The Street.
- K6 Telephone kiosk is unmaintained.

3.9 Identifying the Boundary

Ewhurst CA was designated over 40 years ago. Therefore areas within the boundary may no longer have special interest. Physical boundaries/curtilages may have changed or areas that were previously omitted may now be considered to be of special interest. As part of the appraisal, the boundary of Ewhurst CA has been reviewed using Historic England's guidance (Conservation Area Designation, Appraisal and Management (2016)). The following changes are identified for the boundary, and the reasons for these amendments are discussed below.



Figure 7. Plan of proposed amendments to boundary

1. Extension: Ewhurst Burial Ground, Village Hall and surrounding properties.

The land proposed for inclusion at the south end of the Conservation Area includes the Ewhurst Burial Ground and surrounding open space, the Village Hall and the properties 'The Mallards', 'Mascalls' (Grade II listed building), 'Hillside', 'Glenacre' and 'Woodstock'.

The east side of this proposed area includes Ewhurst Burial Ground and 'Hillside'. The burial ground and surrounding open space are an extension of the church (only the church cemetery immediately surrounding the church is owned by the church, the burial ground to the south is owned and managed by Ewhurst Parish Council) to the north and were originally part of the glebe lands the open space is an important feature of the village. The rear garden and outbuildings of Hillside are currently within the CA, however the dwelling is not. Whilst of no historical or architectural interest Hillside is built using local materials in the Surrey vernacular and is the middle of the extended area, therefore it seems sensible to rationalise the boundary by extending it to include the whole of the curtilage.

The buildings on the west side of the proposed extension are in the main, not visible within the street scene as a result of being set further back and strong boundaries which mainly consist of trees and vegetation. Consequently, these buildings play an important part in the transition through the civic centre.

It is proposed to extend the boundary to the south of the cemetery and The Mallards where there is a clear boundary where the later infill development starts.

2. Extension: Curtilage of The Old Rectory

Since the CA was originally designated The Old Rectory has been extended and as a result the existing boundary currently dissects the building. Although, of no particular architectural interest the property does have historical links with the church and is the predecessor of at least two earlier rectories to have stood on the site. Therefore, the inclusion of the The Old Rectory within the original designation is supported. To rationalise the boundary, and remove any confusion over the protection status of the property, the whole curtilage is proposed to be included within the CA.

1. Extension: properties to the south west of Garlands

The land proposed for inclusion to the south west of 'Garlands' includes 'Hoyle House' and 'Hoyle Cottage' (Grade II listed), 'Roseacre' (a new build) and the front garden of 'The Cottage'.

When the CA was originally designated the boundary followed the original boundary for Garlands. As a result, the existing boundary currently dissects the curtilage of 'The Cottage' and 'Roseacre'. Evidence suggests that 'The Cottage' was originally the coach house for 'Garlands' and was converted into a separate dwelling when the main house was split into two after World War II. 'Roseacre' is a new build, however, its design and materials would not have a detrimental effect on the character of the CA.

Although already protected under their listed status, it is proposed to include 'The Hoyle' and 'Hoyle Cottage' as they are situated on former glebe land and therefore have historical links to the civic centre. In addition, its location means it can be viewed from within the CA as part of the group of buildings.

3. Extension: Garden of Mundy's Hill

Since the CA was designated, the curtilage of Mundy's Hill has changed, and thus the existing CA now has no definable boundary. Therefore it is proposed to rationalise the boundary by extending it to include the whole curtilage of Mundy's Hill. Although the tennis court is not particularly favourable within the CA, it is considered justifiable in order to have distinct edge to the boundary.

4. Removal: Field to the west of Shere Road.

The field to the west of Shere Road and the north of Wykehurst Lane 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.

The CA currently cuts across the field, as 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, to avoid future confusion, it is proposed that the whole field be removed from the CA.

It should also be noted that the CAA, and any proposed amendments to the boundary, is assessed taking into account the value of the CA and surrounding area in terms of architectural and historic interest. The potential for future development is not a consideration within the assessment of the CA boundary, and it is not appropriate to designate land to protect from future development. In

this instance, the site is also within the Green Belt and an Area of Outstanding Natural Beauty and the CAA will not alter these designations.

6. Removal: Field at High Edser Farm

The existing boundary line at High Edser Farm currently does not follow any physical features. The land surrounding the farm has 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 tighten the boundary to just around the residential curtilage to remove any confusion over its protection status.

7. Removal: Ballindyne, Ockley Road

It is proposed to remove this property from the CA because it was built just after the CA was originally designated and is in line with properties to the east which are not 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 non-designated heritage assets. Waverley has set up a project to identify, review and adopt additional BLMs. This is a community led project which includes a consultation process with owners and local amenity societies. The Parish Council takes 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 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 2018. It is important to ensure that outstanding design is identified and promoted especially when it preserves and enhances the CA.

Recommendation:

Ewhurst Parish Council is 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 CA is well maintained and the Parish Council is doing a good job in supplying new benches etc and bringing projects forward. Such as the new paths around the church (this project was carried out by the Parochial Church Council). This means that there are only 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 and WBC Planning Projects Team to help identify future projects.

4.5.3 Repair and maintenance of fencing around St Peter and St Paul's Church

The fencing which runs along the boundary of the church is missing a rail on the north entrance and is in need of a paint job. This fencing is a lovely addition to the church yard and, if poorly maintained, is in danger of being replaced with cheaper, uglier fencing in future.



Recommendation

Survey the fencing to identify any other missing rails, replace any missing rails, de-rust and repaint.



4.5.4 Repair fencing by War Memorial

The fencing above the wall fronting the road by the War Memorial is in a state of poor repair, It has been repaired well in the past but more recent repairs have included the use of duck tape, which is considered inappropriate.

4.5.5 Green space in front of Ewhurst C of E School

As a result of the removal of the bus stop in front of the school there is now a small area of grass with the footpath behind it. This area is currently very muddy due to it being used as a storage area for materials for building works at the school and therefore does not look very attractive and, in addition, the footpath does lead anywhere.

Recommendation

Remove the footpath and produce a suitable landscaping scheme to enhance the area.

4.5.6 Lessen the impact of fencing in front of Winton House

The fencing fronting the highway at Winton House is tall and close boarded. It has an impact on the character of CA when viewed heading north towards The Street, particularly as the listed building behind can longer be viewed as part of the street scene. This is under private ownership and it is appreciated that the fence was most likely made higher to alleviate the noise from traffic. However, the strip in front of the fence is under different ownership (most likely SCC Highways) and therefore a landscaping scheme could be implemented to lessen the impact.

Recommendation

Identify ownership of land in front of fencing, if the County Highways Authority, discuss the implementation of a suitable landscaping scheme. This could be in conjunction with the Parish Council who may be able to support the longer term maintenance.

4.5.7 Pavement in front of Ewhurst Baptist Church

The pavement in front of the Baptist church is currently being used as additional parking space and is in a state of poor repair. This additional parking space, due to its location, is fairly dominant within the street scene. Whilst it is appreciated that there is a limited amount of parking space within the CA, the separation from the existing parking makes it stand out more.



Recommendation

Establish ownership and rights of access and encourage the owner to repair the tarmac. Talk to owner of land, Ewhurst Baptist Church and owners of Jasmine Cottage to come up with a scheme of either extending the parking area belonging to the church and moving the picket fence further forward or introduce landscaping to soften the area.

4.6 Taking the CAA forward

It is recognised that the CAA is 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.

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

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 pieces of ironstone 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. This includes designated heritage assets and non-designated heritage assets.

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:

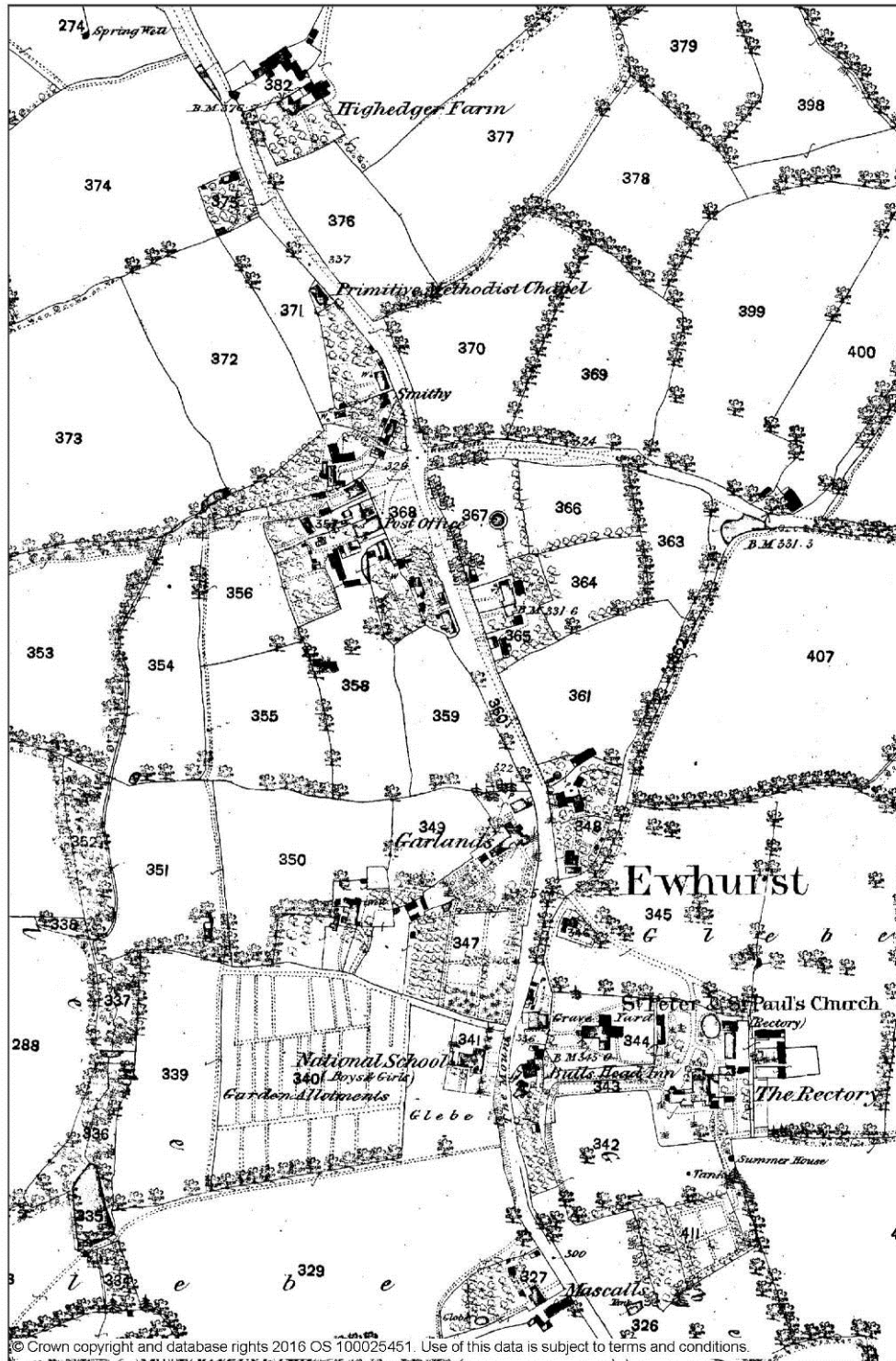
These are buildings, monuments, sites, places, areas or landscapes that have not previously been formally identified but that have a degree of significance meriting consideration in planning decisions, because of its heritage interest.

National Planning Policy Framework:

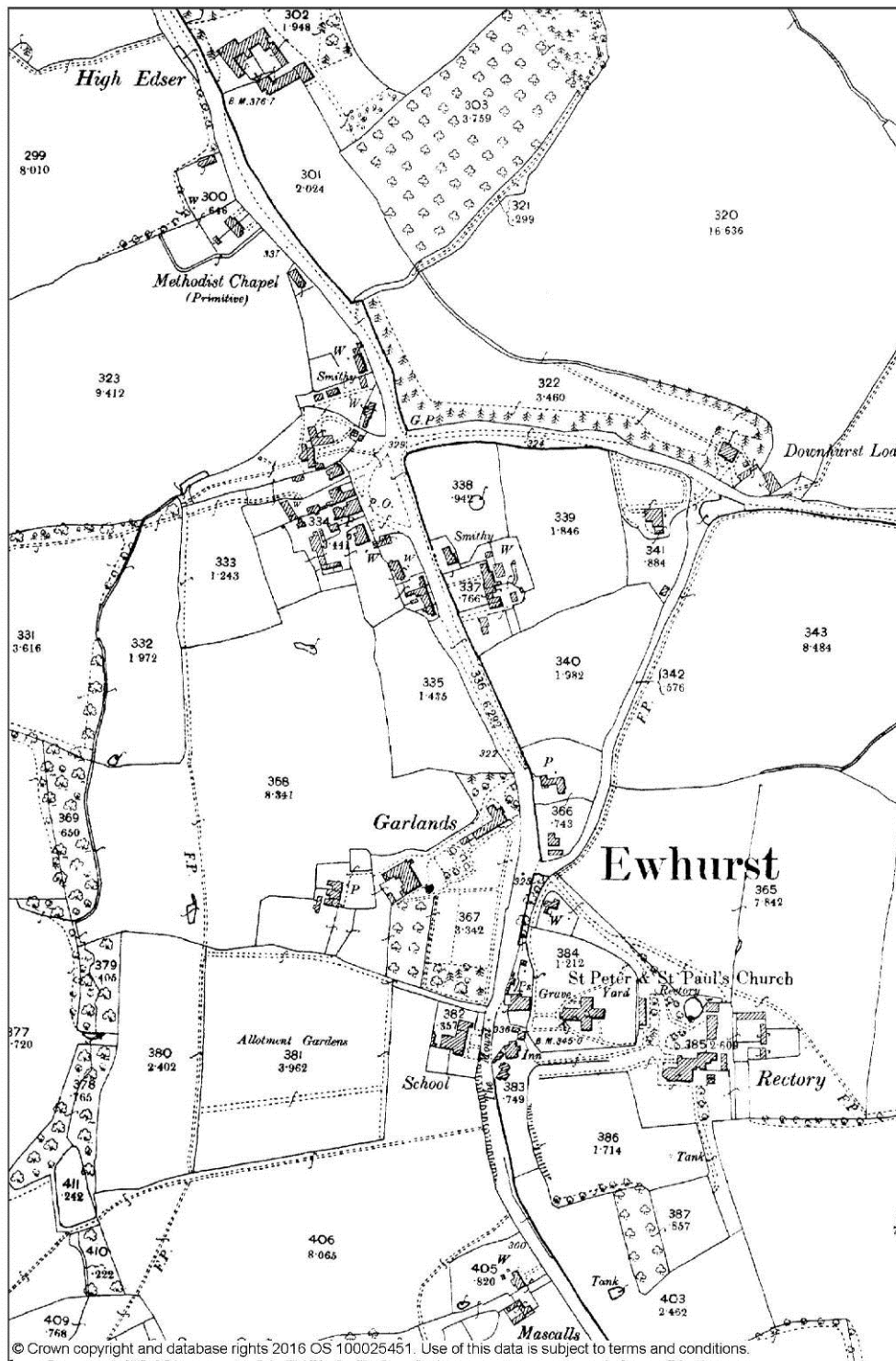
Issued by central government setting out its planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

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

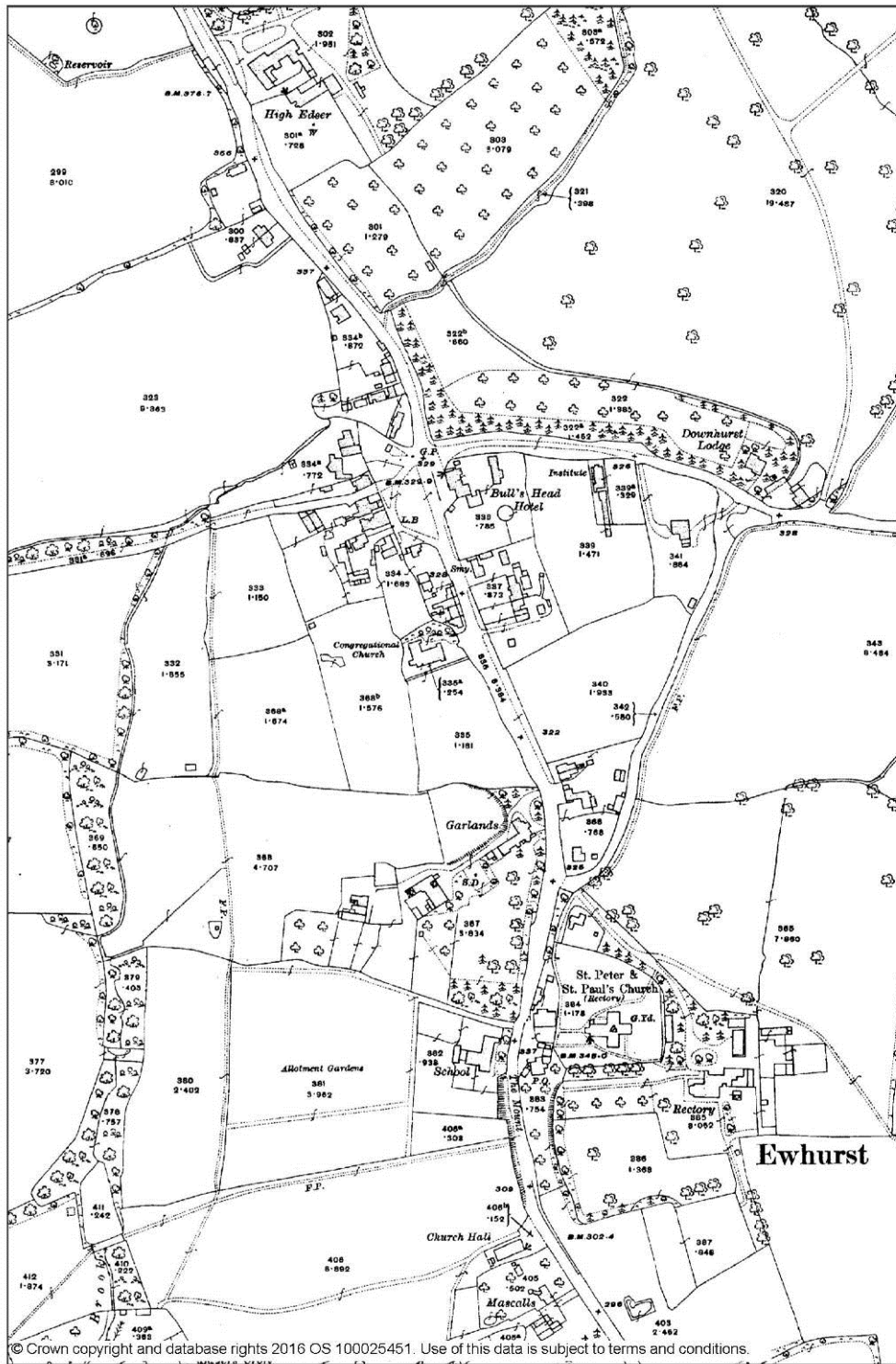
Appendix 3: Historical maps



1871 Historic OS map



1898 Historic OS map



1914 Historic OS map