

Witley Conservation Area Appraisal and Management Plan

Table of Contents

PART 1: Witley Conservation Area Appraisal

1 Introduction

- 1.1 What is a Conservation Area?
- 1.2 What is a Conservation Area Appraisal (CAA) and Management Plan?
- 1.3 Planning Policy Framework and Sources
- 1.4 Methodology
- 1.5 Community Involvement
- 1.6 Summary of Witley Conservation Area

2 Defining the Special Interest

- 2.1 Summary of the Special Interest

3 Assessing the Special Interest

- 3.1 Location and Setting
 - 3.1.1 Landscape Setting
 - 3.1.2 General Character and Plan Form
 - 3.1.3 Economic Profile and potential forces for change
 - 3.1.4 Vistas
- 3.2 Historic Development
- 3.3 Architectural Quality and Built Form
 - 3.3.1 The historic core of Witley CA: 15th-18th century.
 - 3.3.2 South west of Petworth Road
 - 3.3.3 Churchfields, Northfields, Miltons Yard and George Eliot Close
 - 3.3.4 The southern tip of the CA
- 3.4 Listed Buildings and Heritage Features
 - 3.4.1 Listed Buildings
 - 3.4.2 Building of Local Merit (BLMs)
 - 3.4.3 Heritage Features
- 3.5 Heritage at Risk
- 3.6 Buildings which positively contribute to the CA
- 3.7 Open Spaces and Streetscape
 - 3.7.1 Open Spaces
 - 3.7.2 Streetscape
- 3.8 Assessment of condition
- 3.9 Identifying the Boundary

PART 2: Management Plan

4 Management Plan

- 4.1 Managing Change

- 4.2 Designation
 - 4.2.1 Buildings of Local Merit
- 4.3 Heritage at Risk
- 4.4 Celebration
 - 4.4.1 Waverley Design Awards
- 4.5 Enhancement Schemes
 - 4.5.1 Poorly maintained private land
 - 4.5.2 Utility Companies
 - 4.5.3 Traffic Management
 - 4.5.4 Improved signage for footpath at Churchfields
 - 4.5.5 Improved road surface at Northfields
 - 4.5.6 Improved road surface at the entrance to Churchfields
 - 4.5.7 Improve surface of path through cemetery
 - 4.5.8 Management of vegetation along Public Rights of Ways
 - 4.5.9 Improve the transition between Northfields and George Eliot Close
 - 4.5.10 Re-landscape land near bus shelter on Petworth Road and consider re-location of bus shelter
- 4.6 Taking the CAA forward

Appendices

Appendix 1: Extracts from Waverley BC Local Plan 2002

Appendix 2: Glossary of Terms

Appendix 3: Historical Maps

List of Figures:

Figure 1: Location Plan

Figure 2: Plan of Key Vistas

Figure 3: Vista 1

Figure 4: Vista 2

Figure 5: Vista 3 and 4

Figure 6: Vista 5

Figure 7: Vista 6

Figure 8: Wall paintings in All Saints Church

Figure 9: Architectural Character Zones

Figure 10: The White Hart, Church Step Cottage, Step Cottage and Lashams

Figure 11: Architectural technique 'Galletting'

Figure 12: South-west of Petworth Road

Figure 13: Miltons Yard, Churchfields and Northfields

Figure 14: Plan of listed buildings and heritage features

Figure 15: 'Milestone' heritage feature

Figure 16: Witley lodge, Churchfields

Figure 17: Plan of footpaths in CA

Figure 18: Historic streetlamp

Figure 19: Plan of proposed CA boundary changes

Figure 20: Proposed extension to Witley CA boundary: Enton Mill

Figure 21: Footpath at Churchfields

Figure 22: Road surface at Northfields

Figure 23: Road surface at Churchfields

List of Tables:

Table 1: Witley CA at a glance

Table 2: Summary of the Special Interest of Witley CA

PART 1 - Witley 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 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 (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 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.”

¹ Planning (Listed Buildings and Conservation Area) Act 1990

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 English Heritage’s guidance “Understanding Place: Conservation Area Designation, Appraisal and Management” (March 2011)². English Heritage 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 13 October 2014 with Local Councillors and representatives from the Parish Council to identify enhancement schemes and gain feedback on the CAA, with any comments made incorporated.

A 6 week consultation will be undertaken to seek residents’ views. Key stakeholders (including English Heritage and the Parish Council) will also be included. Responses to the consultation will be reviewed and where necessary the document updated.

² <http://www.english-heritage.org.uk/publications/understanding-place-conservation-area>

1.6 Summary of Witley Conservation Area

Table 1: Witley CA at a glance	
Date of designation	24 February 1970
Location	Easting (x) 494,776.89m; Northing (y) 139,617.35m
Current Size	3.27 ha
Changes to Boundary	Proposed
General Condition	Good
Listed Buildings	24 - Grade II; 1 – Grade I
Positive Attributes	Good quality traditional building styles and materials of the Surrey vernacular; strong historic and architectural character to the CA
Negative Features	Heavy traffic; minimal parking; quality of road surfaces; poor landscaping of small areas of public realm.

2. Defining the Special Interest

English Heritage 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”³.

2.1 Summary of the Special Interest

The following table provides a summary of the special interest of Witley CA:

Table 2: Summary of special interest of Witley CA	
Heritage	25 listed buildings and 5 heritage features
Form	Linear: a result of development along Petworth Road
Notable buildings	All Saints Church: The oldest building and historic centre of the village, built from Bargate stone, with the only remaining Horsham Slate roof in the CA.
Character areas	Two character areas: 1) Witley Manor and grounds (original agricultural holding) and 2) the artisan cottages and central community; Four architectural zones identified.
Main Architectural Features	Tall dominant chimneys; rounded, fishtail or triangular tile hanging; red brick; timber framed and whitewash walls.
Vistas	All Saints Church; war memorial; view along Petworth Road; view across grounds of Witley Manor

³ <http://www.english-heritage.org.uk/publications/understanding-place-conservation-area/>

3. Assessing the Special Interest

3.1 Location and Setting

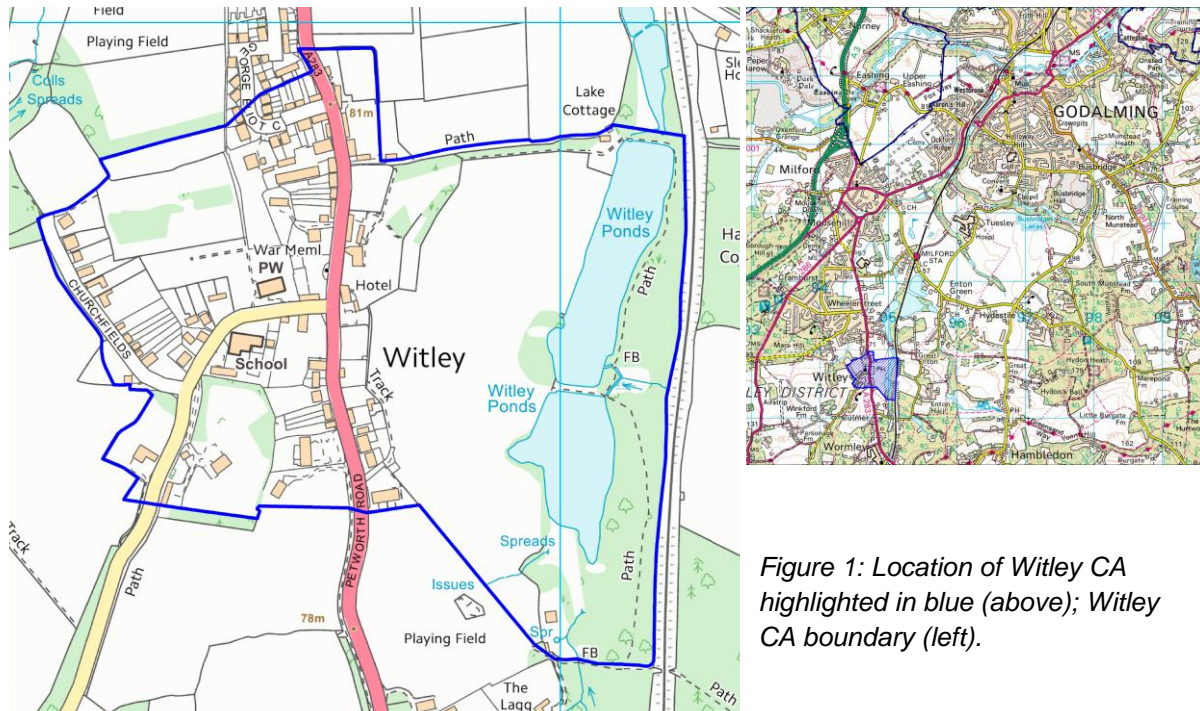


Figure 1: Location of Witley CA highlighted in blue (above); Witley CA boundary (left).

Witley CA is located within the heart of the Waverley Borough to the south-west of Godalming and north of Wormley. The village is set in the beautiful Surrey countryside within the Surrey Hills Area of Outstanding Natural Beauty (AONB) with open countryside extending to the south, west and east.

Witley CA developed along Petworth Road; the main route through from Petworth to Godalming. The core of the CA is at the junction of Petworth Road and Church Lane, where the Grade I listed building All Saints Church stands amongst the local school and Grade II listed building The White Hart Pub. To the north, a cluster of listed buildings lead up to Lashams, a mid-18th century dwelling. The enclosed 'Miltons Yard' opposite Lashams comprises the only industrial units in the CA. The eastern half of the CA is characterised by the well-maintained private grounds of Witley Manor, including Witley Ponds.

Petworth Road has a significant volume of traffic, and all properties along the road experience high traffic noise levels throughout the day. When standing at the junction of Church Lane and Churchfields, traffic noise is replaced with the noise of school children during term-time, and church bells. To the east, noise of the traffic reduces significantly towards Witley Ponds, however the train line which runs along the eastern boundary is commonly heard across the countryside.

3.1.1 Landscape Setting

Witley CA is based on a Lower Greensand escarpment which runs east from Brook. To the south of the parish there is a low undulating area of Wealden Clay and to the north the Lower Greensand rises to form a distinctive ridge near Sandhills with spectacular views to the south and east. Between Thursley, Witley and Enton a band of hard sandstone, Bargate Stone, forms high ground, and is a source of local building stone⁴. The CA itself is relatively flat, with a steep rise up Church Lane onto a Greensand Ridge.

3.1.2 General Character and Plan Form

Witley CA has a linear plan form along Petworth Road and branches up Church Lane, which towards the southern extent of the CA is an atmospheric sunken road, and Churchfields. The CA is relatively densely packed, with little public open space. The land use is mainly residential with a school, church, hotel/pub, members club and some industrial units at Miltons Yard. The dwellings along Petworth Road and much of the CA are set close to the road, with the exception of larger houses such as Witley Manor and Church Lane House which are set back and hidden behind either walls or tall trees and hedges.

Historic assessment and site visits identify that there are two main character areas in Witley CA:

1. Witley Manor and the adjacent open space
This character area is identifiable as isolated from the rest of the CA. Large stone walls separate Witley Manor and its grounds from the rest of the village. The property was originally an agricultural holding, and the stone wall may thus reflect the requirement to keep farm animals in, and wild animals out.
2. Residential properties on, and to the west of, Petworth Road.
The western section of Witley CA is characterised by residential properties, both on street and set back from the street.

The CA is split into 4 Architectural Character Zones in Section 3.3 which, along with the discussion on Historic Development in Section 3.2, identifies the development of the CA in further detail.

3.1.3 Economic profile and potential forces for change

Waverley is generally an affluent area which has a buoyant local economy and low levels of unemployment. 96.5% of the working age population of Witley CA are economically active, and 75.9% of the population own their own homes⁵. Witley CA itself, as previously identified, is mainly residential. There is a small industrial/office park at Miltons Yard and a pub and members club within the CA, and thus it is likely that the majority of residents work outside of the CA.

⁴ E Forster (1999) 'The History of Witley, Milford and Surrounding Area from prehistoric times to 2000'

⁵ NOMIS official labour market statistics: <https://www.nomisweb.co.uk>

Development pressure within Waverley is the main force for change for Witley CA. Two plots of land (Land west of George Eliot Close and Land west of Petworth Road) have been submitted and considered in the Strategic Housing Land Availability Assessment (SHLAA)⁶. 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

Witley CA has a variety of vistas which are integral to the special interest of the CA. Below is a selection of the main vistas experienced by those that live, work and travel through the CA.

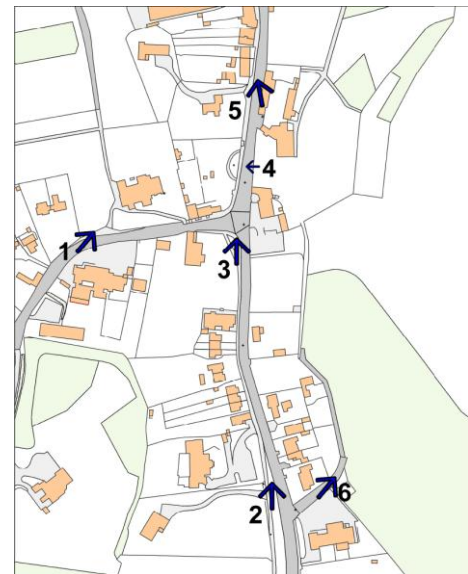


Figure 2: Plan view of vistas in Witley CA

Figure 3: Vista 1 - All Saints Church



Figure 4: Vista 2 - Looking north along Petworth Road

⁶ 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



Figure 5: Vista 3 (left) - Looking north along Petworth Road from the White Hart Pub, with views of the war memorial (Vista 4 - right), Grade II listed artisan cottages and Grade II listed Lashams



Figure 6: Vista 5 – Looking north towards the Artisan Cottages at northern end of Petworth Road



Figure 7: Vista 6: The grounds of Witley Manor which are a significant vista when coming from the south of the CA.

3.2 Historic Development

The historic centre of Witley CA lies, as with the majority of settlements, with the church. All Saints Church is recorded in the Domesday Book and dates back to Saxon times. It has been extended and altered multiple times since it was first built, such as the addition of the tower and transepts in the early 13th century and the bells which were at the earliest cast in 1604⁷. A striking feature of the church is the beautiful Romanesque wall paintings depicting scenes such as the Last Supper. They were painted in circa 1130AD and discovered in 1889 on the south wall of the Nave, and later the west wall and in the north arcade.



Figure 8: Wall paintings in All Saints Church, Witley

The centre of the village subsequently built up around the church, where listed buildings Witley Manor, The White Hart Pub (thought to be a former royal hunting lodge built in the late 15th century), Church Step Cottage and Step Cottage (17th century) can be found. Opposite the church is the local infant school, which was one of the first schools in the area and has since been extended; a National School founded as a result of the first government grant to the National Society for Promoting the Education of the Poor in 1833.

As with many Surrey villages, Witley developed along a main road. It was predominantly agricultural (with involvement in the smelting and timber trades and production of woollen cloth⁸) until the 19th century, when a period of poor climate and harvests coupled with increasing imports adversely affected the market⁹. Due to the local geology, Waverley has relatively poor agricultural land and consequently, agricultural landowners owned small plots of land. These would be located in the centre of the community, with cottages of the workers nearby. In Witley, this is very much evident as Witley Manor, the original agricultural holding, is central to the village whilst artisan cottages, such as 1 and 2 Sun Cottages (where workers would also have produced woollen cloth), are located directly opposite.

As agricultural land values collapsed in the 19th century and public transport improved, development rose sharply in Witley as the newly wealthy took the opportunity to live in the country whilst working in the increasingly popular centre of London. At this time, shops opened within the village, such as a Cordwainer (shoemaker who uses Spanish leather for the Cordoba region of Spain) and the construction industry flourished due to demand for timber and charcoal. The popularity is evident in the late 19th century as artists were drawn to Witley, such as

⁷ <http://www.allsaintswitley.org.uk/history.php>

⁸ D Pitt & M Shaw (1971) 'Surrey villages'

⁹ D Pitt & M Shaw (1971) 'Surrey villages'

John Birket-Foster and Helen Allingham, who painted some of the original old cottages in 1884 which have since been demolished¹⁰.

During the 1970's the village lost the majority of its shops and services, finally losing its Post Office in 1990 and thus became mainly residential as it is today. Assessment of maps identifies that the development since designation has been on the northern tip of the CA at George Eliot Close and along Churchfields, as well as infill development throughout the CA.

3.3 Architectural Quality and Built Forms

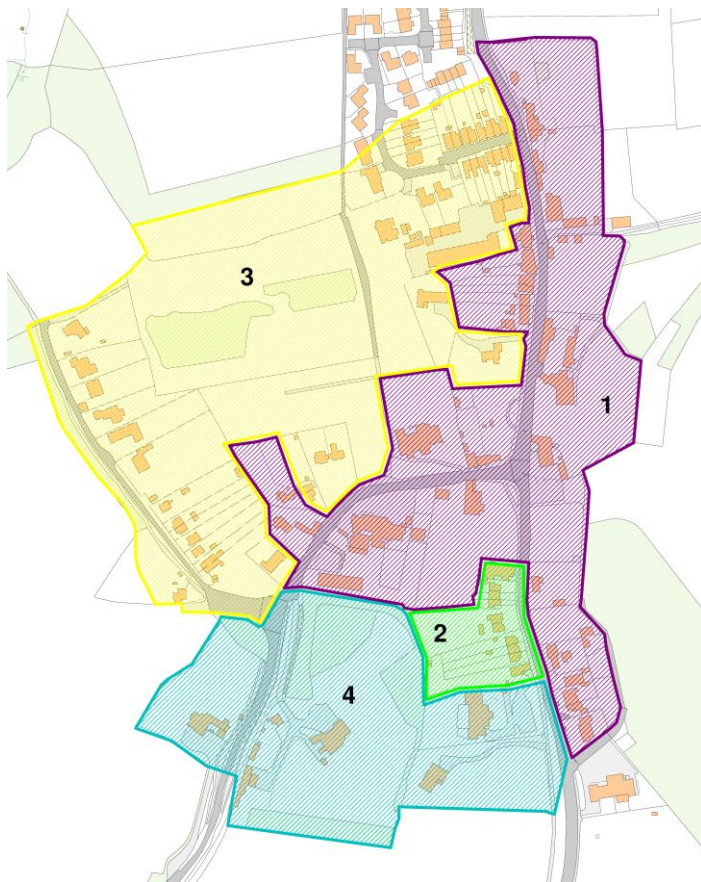


Figure 9: Plan showing extent of Architectural Character Zones

Witley CA can be divided into 4 Architectural Character Zones:

1. The historic core dating 15th – early 18th century;
2. The south-west of Petworth Road, dating late 19th century and early 20th century
3. Churchfields, Northfields, Miltons Yard and George Eliot Close on the north-west of the CA, dating 20th century onwards
4. The larger, less conspicuous properties on the southern tip of the CA.

Some properties are not included within the 'zones' as they are isolated from the main development. Chichester Hall at the south of the CA has been excluded from the Architectural

Character Zones as although it is adjacent to both zones 1 and 4, it is separated by a lane and car park and does not obviously fit in either zone.

Common themes throughout the CA are:

- tall, dominant red brick chimneys
- timber framed vernacular traditional to Surrey
- 2-3 storey dwellings
- Thick, with rounded cappings, stone walls

¹⁰ E Forster (1999) 'The history of Witley, Milford and surrounding area from prehistoric times to 2000'

The materials used throughout the CA can also be identified across all areas, as all development has followed a traditional form:

- Red brick
- Clay roof tiles
- Leaded light windows
- Timber-framed and whitewashed dwellings.
- Tile hanging: fishtail, triangular, straight or rounded styles.

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

3.3.1 The historic core of Witley CA: 15th-18th century.

Period and style



Figure 10: The White Hart Pub (15th century); Church Step Cottage and Step Cottage (16th century); Lashams (18th century)

This Architectural Character Zone is characterised by the oldest buildings within the CA, the majority ranging from 15th-18th century. All Saints Church, which has stood on site since the 7th century, is built of bargate stone and showcases the only remaining Horsham Slate roof tiles in the CA.

The White Hart Pub, built in the 15th century, has a tall, steep clay tile roof (a vestige of the original open hall layout of the pub) and, like the 16th century cottages Church Step Cottage and Step Cottage, is characterised by timber framing, whitewashed walls, with tile hanging on the first floor – typical of the local vernacular. Leaded light metal casement windows are indicative of the vernacular and the irregularity of their position demonstrates how windows and doors would reflect the needs of the dwelling and internal plan.

As a result of classically inspired architectural styles, fenestration became more uniformly positioned over time and the roofs less steep to reflect a desire to emphasise the symmetry and proportions of the vertical elements of the building. Technological advances in chimney use and design and access to slate as a roofing material supported these aesthetic desires.

Lashams is a provincial reflection of the London fashion in the 18th century; the grand appearance of the dwelling represented wealth and worldliness. In contrast to the 15th and 16th century cottages, the windows are larger and more uniformly distributed and there is a lower roof to wall ratio. The property is therefore distinctive on the streetscene and creates a point of interest.

Scale and height of buildings

The buildings in this area are, with the exception of 1 and 2 Hillbrow, no greater than 2 storeys in height and have relatively low pitched roofs. The irregularity of the eaves and roof height along Petworth Road, in particular from 1 and 2 Hillbrow to Bankside creates an interesting and varied streetscape, adding special interest to the CA.

Street form and frontages

Petworth Road: The dwellings on the north-western side of Petworth Road are set either fronting the street or behind stone walls with small landscaped front gardens, whereas opposite, Witley Manor is located behind a high stone wall. This creates a varied street form and highlights points of interest, such as listed buildings Sun Cottage and Lashams, but also creates a sense of enclosure along the streetscene. In contrast, properties to the south of the White Hart pub on Petworth Road are further set back from the road, with parking areas and landscaped gardens behind stone walls. Therefore, the streetscene is more open.

Church Lane: At the junction with Petworth Road, Church Lane is narrow and has a closed feel as the Vicarage, Step Cottage and Church Step Cottage abut the street. The church and school are set back from the road behind stone walls, and properties further up Church Lane are set behind relatively large landscaped gardens and trees obscure some of the buildings. The street form then opens up and becomes less enclosed towards the south-west.

Details

In addition to the common themes and materials identified earlier, the main details found throughout this Architectural Character Zone are:

- Traditionally detailed roof junctions and features
- Small landscaped gardens in front of the properties
- Varied roof and eaves height; generally 2 storey – no greater than 3 storey.
- Galletting (insertion of small pebbles in the mortar-joints of rubble or brick walls) sporadically identified



Figure 11: Photograph of the architectural technique 'galletting'

3.3.2 South west of Petworth Road



Figure 12: The dwellings influenced by the Vernacular revival movement are a strong presence on the streetscene of Petworth Road.

Period and style

The properties within this area are inspired by the Vernacular Revival movement, built in the mid-late 19th century. The Vernacular Revival and Arts and Crafts movement were influenced by traditional architectural styles, and thus the dwellings are similar in materials and style to the older 'central' area described in zone 1. However, although the materials are similar, these dwellings and the members club are larger and

more dominant than the smaller artisan cottages and listed buildings found further north on Petworth Road.

Scale and height of buildings

The dwellings in this zone are of greater height and scale than the majority of those found in the other two zones. They are in general two storeys, with a tall, steep roof that, along with dormer windows, allows for habitable accommodation in the roofspace and indicates taller internal ceiling heights. The tall red brick chimneys, characteristic of the CA, increase the impact of these dwellings on the streetscape.

Street form and frontages

The properties between 'Ivy Cottage' and 'Lavengro' are further set back from the road than in the majority of the CA, particularly along Petworth Road. They are set behind relatively large landscaped gardens and traditional stone walls as seen throughout the CA. There is repetition of the main features on the front of properties in this zone; they are mainly symmetrical, with projecting gables to the front elevation and dormer windows. The members club at the northern end of this zone and the property 'Timbers' to the south create an enclosed feel to these properties as they both face inwards.

Details

In addition to the common themes and materials identified earlier, the main details found throughout this Architectural Character Zone are:

- The survival of historic metal and timber windows
- Symmetrical projecting gables on the front elevation
- Large landscaped gardens between the street and dwelling set behind round capped stone walls.

3.3.3 Churchfields, Northfields, Miltons Yard and George Eliot Close



Figure 13: (from left to right) Miltons Yard, Churchfields, and Northfields

Period and style

This area is characterised by late 19th century and 20th century buildings. Northfields was first developed at the turn of the century, whereas Churchfields and Miltons Yard were predominantly built about the time that the CA was designated. George Eliot Close has been added after the area was designated.

Scale and height of buildings

Miltons Yard, the only industrial/office units within the CA, is comprised of single storey red brick buildings built in the mid-20th century. They are unimposing, and are not typical of, or sympathetic to, the special interest of the CA.

Northfields and Churchfields are, in contrast, sympathetic to the special interest of the CA. The dwellings on Northfields are terraced and, with the exception of 15 Northfields, no greater than 2 storey in height, with a slight upward gradient away from Petworth Road. Churchfields, in contrast, has 2 storey red brick detached dwellings.

George Eliot Close is the most modern development, typically 2 storey in height but larger and more imposing semi-detached and detached dwellings than found in the rest of the CA. Only a small portion of the close is within the CA and, as detailed in Section 3.9, it is proposed that the close be taken out of the CA as it does not add to the special interest of the CA.

Street form and frontages

Churchfields is a narrow lane with dwellings on the eastern side. The properties are set back from the road, with off street parking and landscaped front gardens forming the streetscene.

The terraced properties at Northfield, in contrast, are directly on the street, and the properties towards Petworth Road have steps up from the street level to front doors and stone walls between the properties and street. George Eliot Close forms a more modern streetscene which is open with little formal landscaping, however grass

verges provide some respite to the built form. The streetscene is dominated by parking which is located in front of each property.

Details

The main details common throughout this Architectural Character Zone are:

- Northfields: red brick walls, slate tile roofs, red brick dominant chimneys, set back white timber windows and doors; stone walls; western half of Northfields characterised by bay windows.
- Churchfields: landscaped front gardens, off street parking, tall roofs, white framed modern windows, tile hanging and red brick walls.
- George Eliot Close: a mix of traditional materials and styles modernised to fit within streetscene of the Close. The Close is inward looking and has little relationship with the wider CA.

3.3.4 The southern tip of the CA

The properties identified within this area are all characterised by the following:

- Large properties set within large grounds
- Obscured from the main streetscene by trees and careful landscaping
- Late 19th century, early 20th century properties.

Although these properties are not directly visible from the streetscene, they are significant within the CA as their presence and landscaping (i.e. heavily sylvan) provides an integral rural backdrop to the CA.

3.4 Listed Buildings and Heritage Features



Figure 14: Plan of Witley CA showing location of listed buildings and heritage features.

3.4.1 Listed Buildings

There are 25 statutory listed buildings in the CA:

Grade I

- All Saints Church, Church Lane, Witley

Grade II - none*

Grade II

- Walled Garden to North of Manor House, Petworth Road, Witley
- Lashams, Petworth Road, Witley
- 1 & 2 Sun Cottage, Petworth Road, Witley
- 1 Hillbrow, Petworth Road, Witley
- 4 properties in terrace including The Donkey Door Antique Shop, Petworth Road, Witley
- Bank Cottage, Bankside and Ivy Cottage, Petworth Road, Witley
- Barn on roadside north of Witley Manor, Petworth Road, Witley
- Witley Manor, Petworth Road, Witley
- White Hart Hotel, Petworth Road, Witley
- The Old Cottage & Step Cottage, Church Lane, Witley
- Tomb to John Leech, Church Lane, Witley
- Old Barn Cottage, Church Lane, Witley
- By-The-Way, Petworth Road, Witley
- Old Cottage, Cobbles & April Cottage, Petworth Road, Witley
- Well Cottage, Culmer Lane, Witley

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 Witley CA, though some buildings identified as 'Positive Contributors' may in the future be assessed for local designation.

3.4.3 Heritage Features

In 1986, Waverley Borough Council produced a list of heritage features in Waverley¹¹. The list covers natural landmarks, archaeological sites, historic structures, historic trees, roads, trackways and gardens. The purpose of the list was to identify features which were a significant and valuable part of the character and history of the Borough, but for the most part were not protected by legislation. The intention was that by recording them there would be more awareness of the value of preserving them.

¹¹ Waverley Borough Council (1986) 'Heritage Features in Waverley' (4 volumes)

List of heritage features:

- War Memorial – semi-circular paved area with flower beds on west side of the main road, north of Church Lane junction.
- 1913 OS map shows milestone in Witley Village to south of Church Lane, embedded in front wall of a cottage called Ivyside. Completes the set of milestones on this road, as all others survive from Milford to the Sussex boundary.
- A Jekyll garden designed 1895 at The Vicarage, Church Lane
- Witley Ponds – created as fishponds by John Chandler in the 18th century.
- An old pre-turnpike road traced from behind Chichester Hall. Part of an old coach road which continues to Hambleton.



Figure 15: The milestone embedded in the front wall of Ivyside.

Additionally, All Saints Church and the surrounding graveyard is a Site of Archaeological Interest.

All listed buildings are available to view in detail on Waverley Borough Council's mapping system as well as the "National Heritage List for England"¹².

3.5 Heritage at Risk

There are no buildings within the CA on the Waverley BC & English Heritage "Heritage at Risk Register"¹³.

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.

¹² <http://list.english-heritage.org.uk/>

¹³ <http://www.english-heritage.org.uk/caring/heritage-at-risk/>

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:



Figure 16: Witley Lodge, Churchfields

- Properties identified in Architectural Character Zone 2, as influenced by the Vernacular Revival (Figure 6): These buildings positively contribute to the CA due to their grand and dominant style; they are particularly memorable when entering or leaving the CA from the south.
- Witley Lodge, Churchfields: This property is unique within the CA, and is a key feature of Churchfields. The

stone work, parapets and projecting front gable create an interesting plan and focal point on the road.

3.7 Open Spaces and Streetscape

3.7.1 Open spaces

The two most notable areas of open space within the CA are to the rear of All Saints Cemetery and Churchfields, and the grounds of Witley Manor which encompass Witley Ponds.

- 1) The area of land to the rear of All Saints Church and Churchfields is currently used as a tree nursery and scrubland. This land is privately owned, and is only viewable from the CA along a footpath which is accessed from George Eliot Close at one end, and All Saints Church at the other.
- 2) The grounds of Witley Manor are also privately owned, and comprise almost half the CA. The grounds are accessed by foot from both the south and north and the area offers an attractive walk alongside Witley Ponds (originally fishponds created by John Chandler in the 18th century.)

This land would originally have been agricultural, however it is now carefully landscaped and maintained and provides an attractive vista when looking towards Witley CA from the south. The land is otherwise obscured from most viewpoints by trees.

Within the heart of the village, the public space is limited to a small area of grass opposite the White Hart, a plot of land to the south of the White Hart and the memorial on Petworth Road. Surrounding the memorial are carefully planted flower

beds, and to the north there is a public bench servicing the bus stop. This represents the area most likely to be used on a regular basis by local residents and visitors, and it is suggested that public realm enhancement schemes focus on this area.

Thick stone walls attractively, but visibly, separate the public and private realms within the CA. This, importantly, helps to ensure there is a clear distinction and understanding of the difference between public and private space.

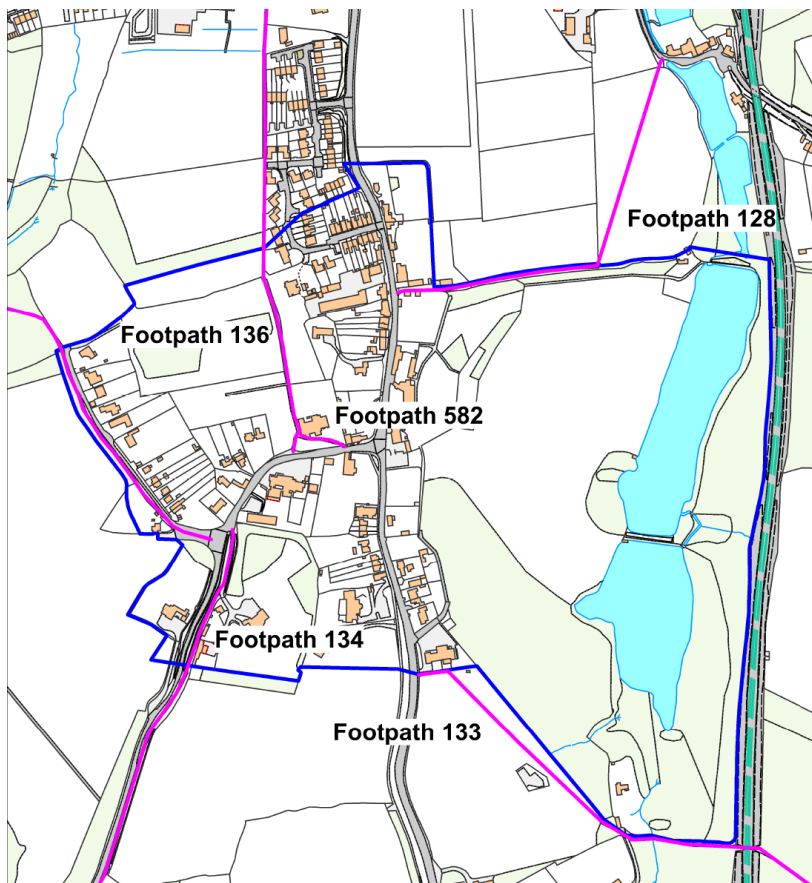


Figure 17: Location of footpaths within Witley CA

There are five main Public Rights of Way within Witley CA, identified on Figure 17. These link the Conservation Area with the surrounding open landscape, providing interesting and scenic walks to residents of the CA and are often used by local walking groups. In addition, Footpath 133 runs along the southern boundary, just to the south of the conservation area. From this footpath there are beautiful views of the open and maintained landscape of Witley Manor.

3.7.2 Streetscape

There is no definable commercial area within the CA and the streetscape is mainly residential; properties are either fronting directly onto the street or set back, separated from the pavement by thick round topped stone walls. On the eastern side, the majority of Witley Manor is hidden behind tall stone walls or timber outbuildings. The White Hart Pub uses advertising boards on the land adjacent to and directly opposite it, and the only other noticeable signage through Petworth Road is at the

members club (Fosters 1883 Club). A traditional telephone box is located at the southern end of the CA and it is considered not to be obtrusive to the streetscene.

A notable historic streetlamp remains in the churchyard of All Saints Church, and it should be endeavoured to retain this lamp. In general, however, there is relatively inconspicuous and generic street lighting common to the County, which is consistent throughout CA which has been recently installed and the streetscape is, overall, uncluttered within the CA.

High volumes of traffic is a significant feature of the Petworth Road streetscape, and the fast moving vehicles present danger to pedestrians within the CA looking to cross the Road for facilities or footpaths. Additionally, there is little parking availability within Witley CA, and thus the streetscape of Church Lane can become cluttered with parked vehicles.



Figure 18: Historic streetlamp found in the cemetery of All Saints Church which should be preserved

3.8 Assessment of Condition

Overall: Good Condition

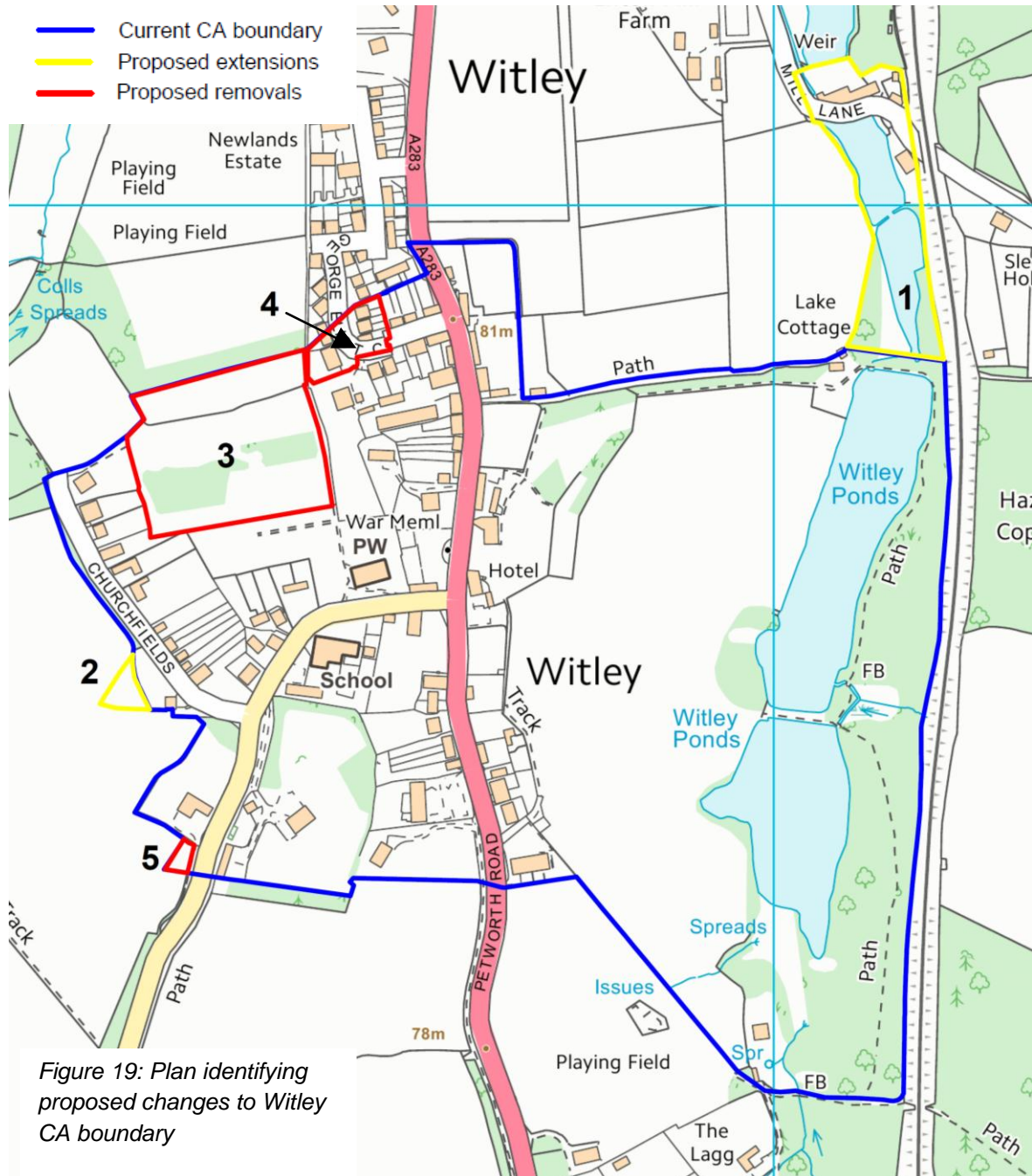
The listed buildings, heritage assets and other buildings within the CA are all in good condition and appear to be well maintained, which reflects on the character of the CA. Although Miltons Yard is unsympathetic to the special interest of the CA, because it is set back from Petworth Road it does not have a significant detrimental effect on the character of the CA.

The following issues have been identified within the CA:

- Heavy traffic through Petworth Road loud and a cause of danger to pedestrians
- Minimal parking throughout the CA
- Quality of road surface at entrance to Churchfields and Northfields is poor.
- Improvements to small areas of public realm (land near bus shelter on Petworth Road, and land between George Eliot Close and Northfields) would enhance the streetscape and character of the CA.

3.9 Identifying the Boundary

The following changes are identified for the boundary of Witley CA. They, in the main, respond to changes in property boundaries and development since designation of the CA.



1. Addition: Enton Mill, the surrounding properties and northern Witley Ponds

The land proposed for inclusion at the north-east of the Conservation Area includes two small ponds and the properties Enton Mill and Enton Mill West (Grade II listed buildings), Millers Cottage, Enton Mill Cottage, Cobury Cottage and Enton Mill Lodge. These properties and the ponds have strong links to the main settlement. A

public footpath connects the properties to the northern boundary of the CA, ending at Lashams, and the ponds are fed by Witley Ponds to the south.



Figure 20: Top left: Enton Mill; Top right: Ponds proposed for inclusion in CA; Bottom left: Cobury Cottage and the disguised railway line behind; Bottom right: example of the architectural significance, eyebrow dormer, timber frames and brick nogging.

The properties in this area reflect a wide range of architectural detailing styles which are typical of the Surrey vernacular. Traditional tile hanging, timber framing, brick nogging, leaded light windows, tall red brick chimneys and galletting all add to the character of the lane. Additionally, the vestiges of the historical use of the mill found in the materials such as the weather-boarding, and the varied roof heights and detailing, such as an eyebrow dormer on Enton Mill, provide particular interest and beauty to the area.

The group of properties are surrounded by trees and to the south of Enton Mill and west of Enton Mill Lodge are two ponds which create a particularly scenic vista. Traditional wooden fences along the road, which is also a bridleway, add to the attractive character of this group of properties.

The boundary has been defined close to the ponds and the buildings, linking into the existing CA boundary. Consideration was given to extending the boundary towards Petworth Road, however this would take in a significant amount of farmland/fields which has no visible historic connection to the existing CA and could undermine the integrity of the existing CA. Additionally the larger proposal would not follow the guidance recommended by English Heritage¹⁴.

¹⁴ English Heritage (2011) Understanding Place: Conservation Area Designation, Appraisal and Management.

2. Addition: Garden of Witley Lodge

The existing CA boundary dissects the garden of Witley Lodge. Therefore, for consistency and ensure there is no confusion with regards to the protection status of the Lodge, the full garden is proposed to be included within the CA.

3. Removal: Tree nursery to rear of Churchfields and All Saints Church

This piece of land east of Churchfields and west of George Eliot Close is currently used as a tree plantation has been recommended for removal from the CA. The land has no clear historic links to buildings within the CA and is not deemed to significantly contribute to the character of the wider CA. English Heritage guidance¹⁵ is clear that CA designation is not an appropriate means of protecting the wider landscape, and thus land should not be designated to deter development.

4. Removal: George Eliot Close

George Eliot Close was developed shortly after the designation of the Conservation Area, and as such the boundary dissects the close and in particular 22 George Eliot Close. With regards to George Eliot Close, the CAA assesses whether the CA boundary should be fully inclusive or exclusive. The properties on George Eliot Close do not add special historic or architectural interest, as the Close is relatively modern and the detailing is not consistent with that of the CA. additionally, the Close is inward facing and has little relationship with the wider CA. It is thus recommended that George Eliot Close should be removed.

5. Removal: South-west corner of CA on Church Lane

The south-west corner of the CA on Church Lane is identified for removal to tidy the boundary so it is consistent with property boundaries. The land to be removed consists of the corner of a field to the rear of Puck Hill which is not viewable from the sunken lane.

¹⁵ English Heritage (2011) Understanding Place: Conservation Area Designation, Appraisal and Management.

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. Witley has a number of potential residential development sites identified within the Strategic Housing Land Availability Assessment (April 2014, SHLAA). Three sites promoted within the document are either adjacent to the CA boundary or in close proximity. If these sites were to come forward in the future, it would be expected that due regard is paid to this document.

Within the Conservation Area itself, there is limited opportunity for additional development (beyond the extensions and alterations to existing buildings). It is expected that where consent or planning permission is necessary, the CAA 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 Witley 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 Witley 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 2015. It is important to ensure that outstanding design is identified and promoted especially when it preserves and enhances the CA.

Recommendation:

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

4.5 Enhancement Schemes

4.5.1 Poorly maintained private land

Poorly maintained private land can significantly undermine the quality of the environment and there are small pockets in the CA where this appears to be a problem.

Recommendation:

Work with landowners to come to a suitable solution to improve badly maintained properties. In certain circumstances the Planning Enforcement Team at Waverley BC may take appropriate action for example Section 215 notices.

4.5.2 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 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.

4.5.3 Traffic management

Petworth Road, as a main route to and from Godalming, experiences high traffic volume, often at relatively high speed. The speed of vehicles, coupled with the bends in the road, can be dangerous for pedestrians crossing.

Church Lane is a relatively narrow lane which often has cars parked on either side, especially at school pick-up and for church services. Although parked cars help to reduce the speed of vehicles, there is still a danger to school-children and local residents from vehicles travelling up the lane at speed.

Recommendation

It is recommended that Surrey County Council assess the current situation and consider whether appropriate traffic calming measures are necessary.

4.5.4 Improved signage for footpath at Churchfields

The public footpath which runs adjacent to Churchfields, starting at the gravelled driveway to Witley Lodge, is poorly signposted and inconspicuous from the entrance to Churchfields. As such, desire lines have been forged across the verge where pedestrians join the footpath.



Figure 21: The footpath adjacent to Churchfields is poorly signposted.

Recommendation

Improved quality, positioning and visibility of the current footpath sign and placement of a small bollard next to the footpath with a Surrey County Council directional arrow.

4.5.5 Improve the road surface at Northfields

The road surface at Northfields is in poor condition, as shown in Figure 22. Once ownership of the road has been determined, Waverley Borough Council will help to support the owner to improve the road surface and thus enhance the character of the CA.



Figure 22: Road surface at Northfields

4.5.6 Improve the road surface at the entrance to Churchfields

The entrance to Churchfields is used as both parking and public highway, and has significantly deteriorated, as seen in Figure 23. Although the road may be seen as rustic in appearance, it is dangerous and aesthetically poor. The aspiration is to improve the area using hard surfaces and appropriate landscaping to give wider benefit to the CA.



Figure 23: Road surface at Churchfields

4.5.7 Improve surface of path through cemetery

The path through the cemetery of All Saints Church is damaged by tree roots and presents a potential hazard to pedestrians using the public footpath. Thus repair and maintenance of the footpath is recommended.

4.5.8 Management of vegetation along Public Rights of Ways

To encourage use of the footpaths throughout the conservation area, it is recommended that there is management of the footpaths and surrounding vegetation to ensure that they do not become overgrown.

4.5.9 Improve the transition between Northfields and George Eliot Close

The bollards and hard standing area which separate George Eliot Close to Northfields is unsightly and could be improved. It is thus recommended that landscaping and aesthetic improvements to this public space be considered to sympathise with and enhance the character of the CA.

4.5.10 Re-landscape land near bus shelter on Petworth Road and consider re-location of bus shelter

The land to the south of the bus shelter on Petworth Road has been identified as an environmental enhancement scheme. There is currently the base of a tree trunk under a mound of untidy earth and a new public bench on the site. This area has been identified for re-landscaping, with further consideration on whether the bus shelter could be relocated into this area, away from the main pavement.

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 Witley 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.

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.

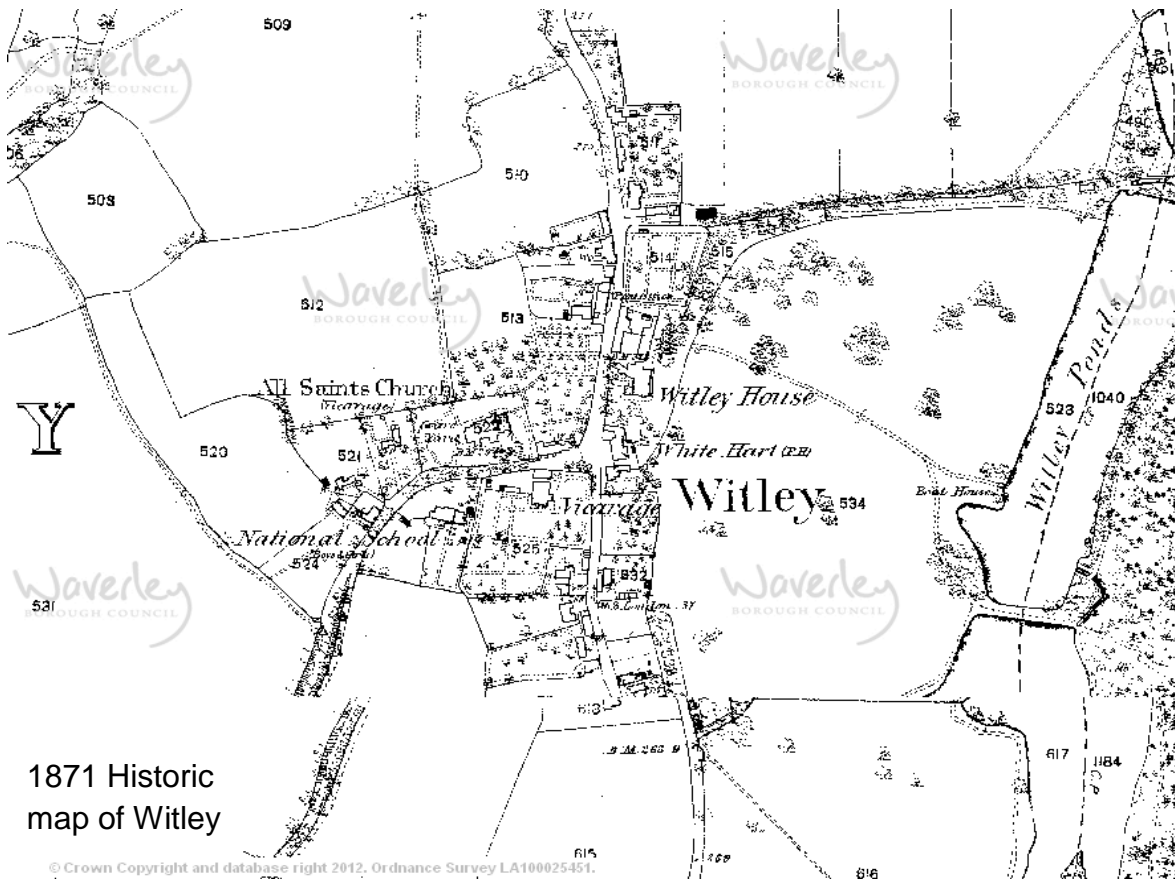
Strategic Housing Land Availability Assessment (SHLAA):

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:

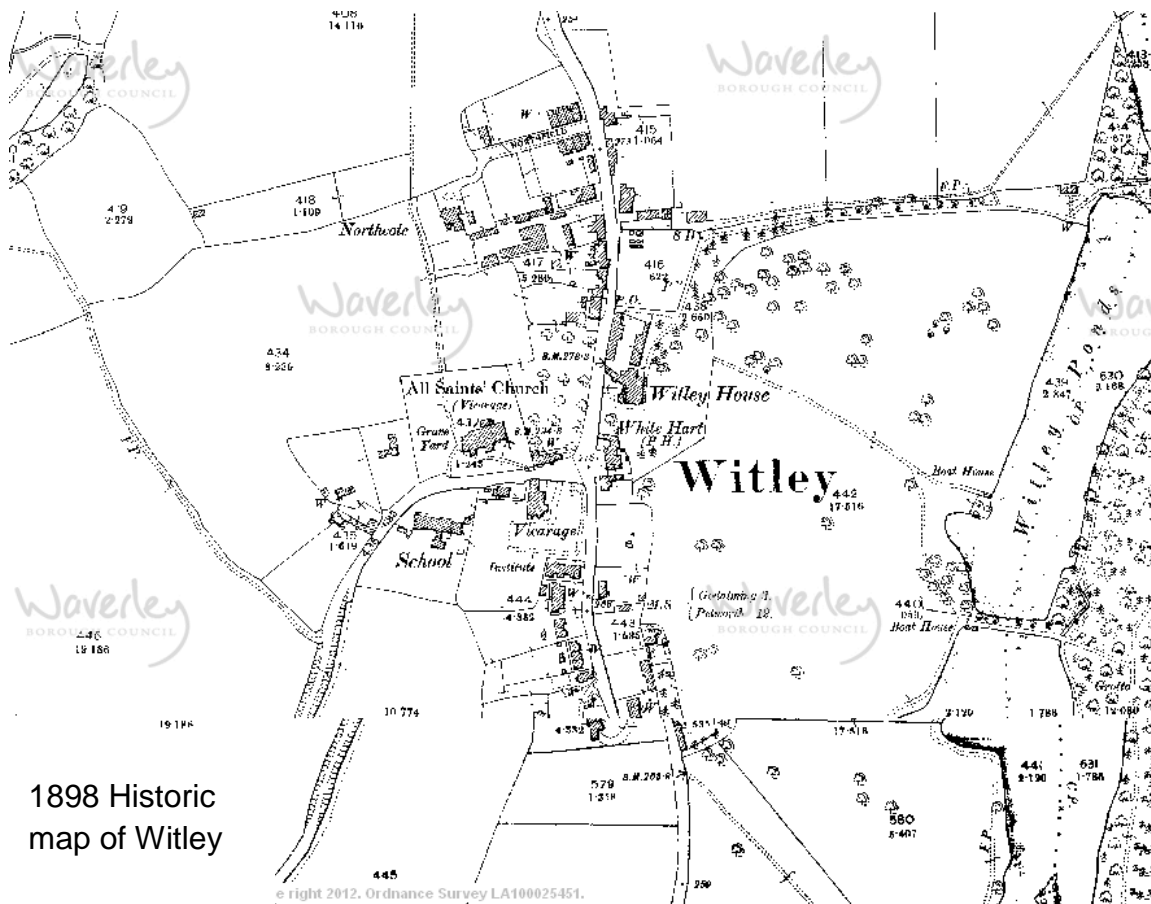
Traditional architecture using local materials and following well-tried forms and types. For example, the Surrey vernacular is typified by timber frames and tile hanging.

Appendix 3 - Historical Maps



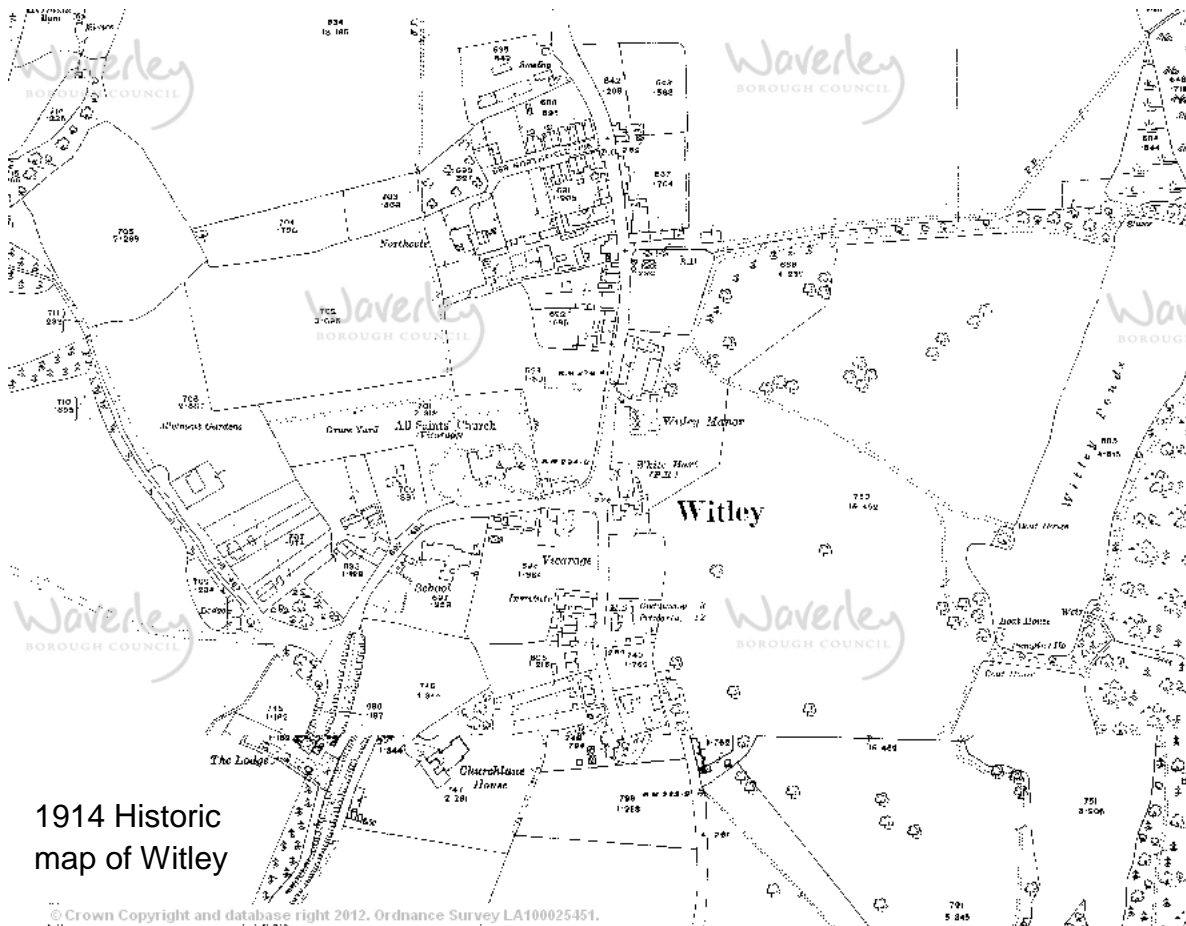
1871 Historic map of Witley

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1898 Historic map of Witley

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1914 Historic map of Witley

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Latest edition of OS map

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