

# Godalming Crownpits Conservation Area Appraisal and Management Plan

## Table of Contents

### PART 1: Godalming Crownpits Conservation Area Appraisal

#### 1 Introduction

1.1	What is a Conservation Area?	1
1.2	What is a Conservation Area Appraisal (CAA) and Management Plan?	1
1.3	Planning Policy Framework and Sources	1
1.4	Methodology	2
1.5	Community Involvement	2
1.6	Summary of Godalming Crownpits Conservation Area	3

#### 2 Defining the Special Interest

2.1	Summary of the Special Interest	4
-----	---------------------------------	---

#### 3 Assessing the Special Interest

3.1	Location and Setting	5
3.1.1	Landscape Setting	6
3.1.2	General Character and Plan Form	6
3.1.3	Economic Profile and potential forces for change	6
3.1.4	Vistas	6
3.2	Historic Development	8
3.3	Architectural Quality and Built Form	9
3.3.1	Period and Style	9
3.3.2	Scale and Height	10
3.3.3	Materials	10
3.3.4	Street form and frontages	10
3.3.5	Details	11
3.4	Listed Buildings and Heritage Features	11
3.4.1	Listed Buildings	12
3.4.2	Buildings of Local Merit (BLMs)	12
3.4.3	Heritage Features	12
3.5	Heritage at Risk	13
3.6	Buildings which positively contribute to the CA	13
3.7	Open Spaces and Streetscape	14
3.7.1	Open spaces	14
3.7.2	Streetscape	14
3.8	Assessment of Condition	14
3.9	Identifying the Boundary	15

## **PART 2: Management Plan**

### **4 Management Plan**

4.1	Managing Change	16
4.1.1	Small scale changes	16
4.2	Designation	17
4.2.1	Buildings of Local Merit	17
4.3	Heritage at Risk	17
4.4	Celebration	17
4.4.1	Waverley Design Awards	17
4.4.2	Godalming Trust Design Awards	17
4.5	Enhancement Schemes	18
4.5.1	Poorly maintained private land	18
4.5.2	Utility Companies	18
4.5.3	Standardisation of street furniture and de-cluttering	19
4.5.4	Traffic Management	19
4.5.5	Relocate and upgrade noticeboard at north entrance to the recreation ground	20
4.5.6	Upgrade the bollards and metal barrier at north entrance to the recreation ground	20
4.5.7	Interpretation panel	20
4.5.8	Plant shrubs in front of the substation	20
4.5.9	Continued maintenance of trees in the recreation ground	20
4.5.10	Re-paint and clean the listed telephone box.	20
4.6	Taking the CAA forward	20

### **Appendices**

Appendix 1:	Extracts from Waverley BC Local Plan 2002	21
Appendix 2:	Glossary of Terms	22
Appendix 3:	Historical Maps	24

## List of Figures:

<b>Figure 1:</b> Location Plans	5
<b>Figure 2:</b> Plan of key vistas	6
<b>Figure 3:</b> Vista 1	6
<b>Figure 4:</b> Vista 2	7
<b>Figure 5:</b> Vista 3	7
<b>Figure 6:</b> Vista 4, 5 and 6	7
<b>Figure 7:</b> 107 and 109 Brighton Road, at present and in 1984.	8
<b>Figure 8:</b> Creative stonework of late-Victorian period	9
<b>Figure 9:</b> Domestic Revival style properties	9
<b>Figure 10:</b> Plan of listed buildings and heritage features	11
<b>Figure 11:</b> Plaque at the Busbridge Institute	12
<b>Figure 12:</b> Greystones, Brighton Road	13
<b>Figure 13:</b> 103 and 105 Brighton Road	13
<b>Figure 14:</b> Play park and recreation ground	14

## List of Tables:

<b>Table 1:</b> Godalming Crownpits CA at a glance	3
<b>Table 2:</b> Summary of the Special Interest of Godalming Crownpits CA	4

# **PART 1 – Godalming Crownpits 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”<sup>1</sup>. 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.”*

---

<sup>1</sup> 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)<sup>2</sup>. 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 22 October 2014 with Local Councillors to identify enhancement schemes and gain feedback on the CAA, with any comments made incorporated.

A 6 week consultation was undertaken to seek residents’ views. Key stakeholders (including English Heritage and the Town Council) were also consulted. Responses to the consultation have been reviewed and where necessary the document updated.

---

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

## **1.6 Summary of Godalming Crownpits Conservation Area**

<b>Table 1: Godalming Crownpits CA at a glance</b>	
Date of designation	17 April 1984
Location	Easting (x) 497,498.37m; Northing (y) 143,260.66m
Current Size	4.36 ha
Changes to Boundary	No
General Condition	Good
Listed Buildings	12 - Grade II
Positive Factors	Central recreation ground; traditional building materials
Negative Factors	Heavy traffic; minimal parking;

## 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”<sup>3</sup>.

### 2.1 Summary of the Special Interest

The following provides a summary of the special interest of Godalming Crownpits CA:

Heritage	12 listed buildings and 3 heritage features
Form	Linear: a result of development along Brighton Road
Notable buildings	Weavers Cottage & Well Cottage; The Busbridge Institute.
Character areas	Due to linear form and infill development through time, no easily divisible character areas.
Main Architectural Features	Tile hanging; red brick; timber framing and whitewash walls; Bargate stone; creative Victorian stone laying; leaded lights; traditionally detailed roof junctions; stone walls adjacent to street.
Vistas	Looking south and north along Brighton Road from the Recreation Ground; the views from the northerly and southerly extent of the CA along Brighton Road.

---

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

### 3. Assessing the Special Interest

#### 3.1 Location and Setting

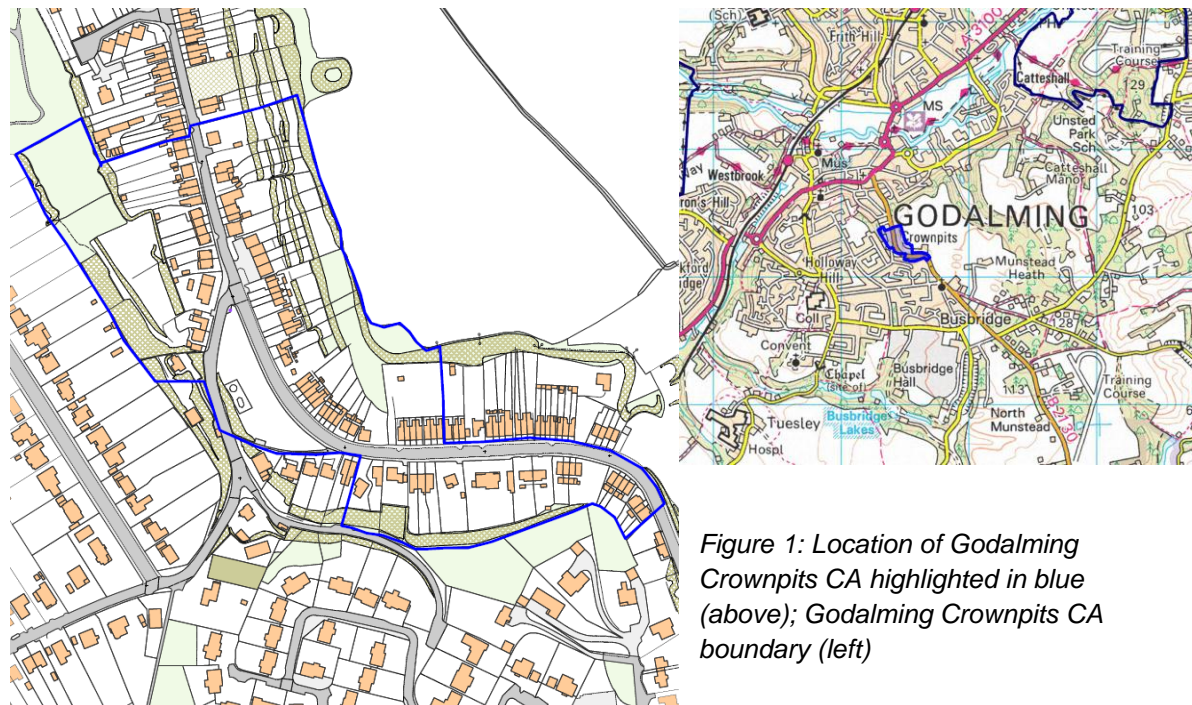


Figure 1: Location of Godalming Crownpits CA highlighted in blue (above); Godalming Crownpits CA boundary (left)

Godalming Crownpits CA is located half a mile south-east of Godalming Town Centre, on the main road from Godalming to Horsham. The CA was originally a separate hamlet to Godalming which developed in a linear form along Brighton Road. A triangular green and play area overlooked by listed buildings (The Busbridge Institute and 107-111 Brighton Road) could be identified as a centre of the CA. Over time, as Godalming grew, Crownpits merged with the town and is now part of the suburbs which extend out along the main access roads.

A distinctive feature of the CA that significantly contributes to the character and aesthetics of Crownpits is its setting within a heavily wooded valley; the loss of which would have a highly detrimental effect on the CA. To the east of Crownpits are the former Bargate stone quarries and sand pits which had a significant influence on the identity and development of the CA. As one of Godalming's older industries, the quarries supplied a large proportion of the building materials for the CA until the transport revolution in the early 19<sup>th</sup> century, which enabled the delivery and use of 'foreign' materials.

Due to the location of the CA along Brighton Road, all properties experience a high volume of traffic throughout the day; traffic-calming measures have been introduced to reduce traffic speed, however traffic noise remains a noticeable concern to the CA.



### 3.1.1 Landscape Setting

The geology of Godalming Crownpits CA is Lower Greensand with punctuations of Bargate Stone. The settlement is located above Godalming, and is situated in a valley with steep wooded valley walls to the east and west, up which Crownpits Lane winds.

### 3.1.2 General Character and Plan Form

Godalming Crownpits CA developed linearly along Brighton Road and historically the land use, and thus underlying character of the area, is residential (with the exception of a tailor on Brighton Road). The curve of Brighton Road through the CA, the slope of the green and its setting in the wooded valley all contribute to the charm of the area. This, alongside the listed buildings and the local 19<sup>th</sup> century Bargate stone cottages to the north and east of the triangular green, give the area a distinctive character that is important to preserve.

### 3.1.3 Economic profile and potential forces for change

Within Godalming Crownpits CA, 77% of the population own their own property and 97% of the working age population are employed or self-employed<sup>4</sup>. This reflects the majority of Waverley, which is an affluent area with a buoyant local economy.

The land use is residential and, therefore, there is little income generated within the CA, with the exception of a tailor on Brighton Road. Infill development within the CA is not a primary concern as the CA is relatively densely packed along Brighton Road, and the steep topography does not lend itself to development to the rear of the existing properties.

### 3.1.4 Vistas

Below is a selection of the key vistas experienced by those who live, work and travel through the CA.



Figure 2: Plan view of vistas in Godalming Crownpits CA

Figure 3: Vista 1 - View south along Brighton Road from Crownpits Lane; the CA is surrounded by wooded valley walls.

<sup>4</sup> NOMIS official labour market statistics: <https://www.nomisweb.co.uk>



*Figure 4: Vista 2 - Recreation Ground at the centre of Godalming Crownpits CA.*



*Figure 5: Vista 3 - View north across the recreation ground with notable building, the Busbridge Institute.*



*Figure 6: Vista 4 (top left), 5 (top right) and 6 (left): Photographs taken progressively along Brighton Road demonstrates the funnel effect and linear form of the properties through the CA*



### **3.2 Historic Development**

Crownpits, which has historically been referred to as Cromptett in 1548 and Crumpotes in 1614<sup>5</sup>, originally developed along Brighton Road in close proximity to, but as an independent hamlet from, Godalming. The CA is directly adjacent to stone pits and quarries, where building materials for the local area would have been sourced. This proximity to the main town and the stone pits and quarries, is most likely the reason that Crownpits developed where it did, due to a high demand for housing locally.

Assessment of historic maps demonstrates that development principally extended from north to south along Brighton Road. Well Cottage, Weavers Cottage and 111 Brighton Road are the oldest dwellings within the CA, characterised by the traditional Surrey vernacular, though the majority of development occurred in the 19<sup>th</sup> century after the transport revolution. There are therefore strong influences from the Domestic Revival, Arts and Crafts movement and the move towards more creative architecture in the late 19<sup>th</sup> century (as seen at 105 Brighton Road.)



*Figure 7: 107- 109 Brighton Road 2014 (left) and in 1984 at the time of designation (right). Comparisons show increasing personalisation and planting of the front gardens which obscures the front of the properties; the loss of the traditional stone wall in front of 107 Brighton Road emphasises the importance of preserving details such as these within the CA.*

The CA is, and has historically been, residential, although records and historic maps show there were two pubs, The Three Crowns and The Queens Head, and a post office until the late 20<sup>th</sup> century; these would have served those travelling south from Godalming. In 1886, the Busbridge Institute was presented to the Parish for use by the Busbridge Cricket Club and Men’s Club “for the promotion of friendly intercourse among its members, to promote Newspapers to inform, games to amuse, and books to interest”<sup>6</sup>. However, The Busbridge Institute, together with The Three Crowns and The Queens Head, has since been converted into housing.

A key feature in the CA is the recreation ground and play park. It was the first land to be owned by the council as a public ground, specifically for the use of the local

<sup>5</sup> University of Surrey (1985) ‘Local History of Godalming’

<sup>6</sup> University of Surrey (1985) ‘Local History of Godalming’

children of Busbridge Parish<sup>7</sup>. The recreation ground was originally unfenced and had basic play equipment, however, over the years it has been modernised; new equipment was installed in 2014, and fences around the play area and along the boundary with Brighton Road, have been erected to provide a safe area of play.

### **3.3 Architectural Quality and Built Form**

#### **3.3.1 Period and style**

Godalming Crownpits CA developed primarily between the 17<sup>th</sup> and 20<sup>th</sup> century; the majority of development occurred in the 19<sup>th</sup> century. This is evident from the variety of architectural styles seen throughout the CA.



*Figure 8: Creative stonework typical of late Victorian architects (105 Brighton Road).*

The oldest buildings in the CA, Well Cottage, Weavers Cottage and 111 Brighton Road, were built in the early 17<sup>th</sup> century, and are typical of the style and character of that time. The irregular timber-framing, with windows and tall, steep roofs are traditional to the Surrey vernacular.

Wisteria Cottage and 66-68 Brighton Road at the northern tip of the CA are examples of early 19<sup>th</sup> century dwellings,

which are common throughout the CA. The regularity and symmetry of the fenestration is demonstrative of the classical influences that remained common at that time. Later in the 19<sup>th</sup> century, Victorian architects desired to be more creative and artistic. This is evident within Godalming Crownpits CA in the form of irregular, creatively placed stone work on the walls of many properties (for example 105 Brighton Road, see Figure 8).

Further north, 86-88 and 78-84 Brighton Road are examples of dwellings influenced by the Domestic Revival and Arts and Crafts movements of the late 19<sup>th</sup> century. These properties are larger and more dominant on the streetscene than the 17<sup>th</sup> century cottages. The elevations



*Figure 9: 86-88 Brighton Road; example of properties influenced by the Domestic Revival.*

---

<sup>7</sup> Notes on Crownpits from Godalming Museum

have greater symmetry, and the materials used and plan form of the properties were influenced by traditional rural dwellings.

Towards the south of the CA, on the east side of Brighton Road, the terraced properties are built in a style which is increasingly indistinguishable from buildings in other parts of the country. A building which is in contrast to the character and styles within the CA is 87, 87A, 89 and 89A Brighton Road.

### **3.3.2 Scale and height of buildings**

The properties within Crownpits CA are in general no greater than 2 storeys, with the exception of the 1970s development on the site of the Three Crowns, which is 2 and a half storeys and unsympathetic to the character of the CA. There is a mix of artisan cottages, terraced properties and detached/semi-detached dwellings throughout the CA, a direct reflection of the continual development of the CA over time.

### **3.3.3 Materials**

Roof tiles: The traditional properties have plain clay tile roofs, which is desirable and is common throughout the borough of Waverley, however, a large proportion of the properties in Godalming Crownpits CA now have slate or concrete roof tiles.

Walls: The CA demonstrates a mix of building materials:

- Timber framing and white wash (early 19<sup>th</sup> century)
- Tile hanging
- Bargate rubblestone
- Red brick

### **3.3.4 Street form and frontages**

The street form is dominated by stone walls with rounded cappings on the boundary of each property and the road. This is important to the character of the CA as it provides a strong sense of place, separating the private from public space. The dwellings are, on the whole, set close to the road, with only small front gardens behind the stone walls. This, in addition to the parking bays which are prominent at the northern end of the CA, creates a sense of enclosure as public space is limited. The mixed eaves height along Brighton Road, especially at the northern end, creates contrast and interest, adding to the diversity of styles within the CA.

87, 87A, 89 and 89A Brighton Road are prominent on the streetscene as they are inconsistent with the traditional character of the CA in materials, style and design. The properties are set further back from the road, allowing for a large area of parking between the properties and road. The lack of a stone wall, which is evident either side of these properties and aids in legibly identifying private land, emphasises the difference and inconsistencies in style and design of this property to the rest of the CA.

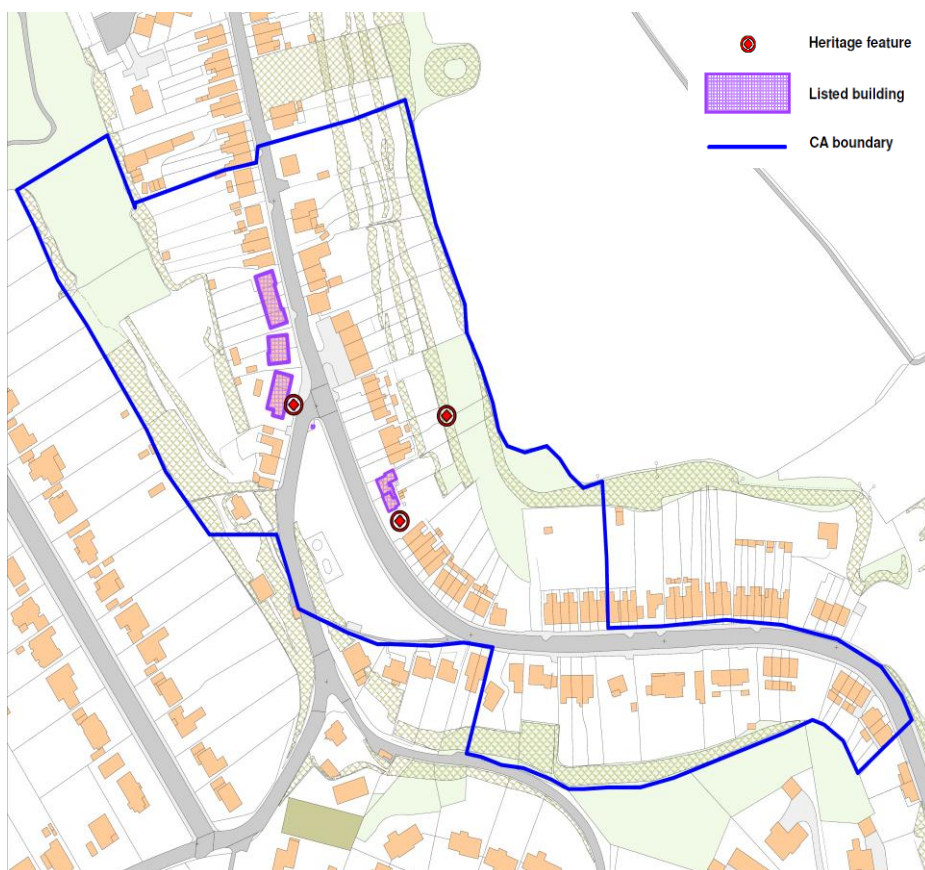


### 3.3.5 Details

The following details or features are common, or evident, throughout the CA:

- Leaded lights
- Bay windows
- Traditionally detailed roof junctions and canopies
- Brick nogging
- Galletting
- Creative, irregular stone work
- Brick or stone jambs, quoins and window heads on Victorian properties
- Large red brick chimneys (predominantly on the late-19<sup>th</sup> century dwellings).
- Stone walls with rounded cappings (brick towards the south of the CA).

### 3.4 Listed Buildings and Heritage Features



*Figure 10: Plan of Godalming Crownpits CA showing location of listed buildings and heritage features*

### 3.4.1 Listed Buildings

There are 12 statutory listed buildings in the CA:

*Grade I* - none

*Grade II\** - none

*Grade II*

- 107, 109, 111 Brighton Road, Godalming
- 78-84 (even) Brighton Road
- 86 & 88 Brighton Road, Godalming
- The Busbridge Institute, Brighton Road, at junction with Crownpits Lane
- 1 x Telephone Box, Crownpits Lane, at junction with Brighton Road
- 109 Brighton Road, Godalming

### 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 Godalming Crownpits 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 Waverley<sup>8</sup>. 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:

- A Victorian well house built over the site of a collapsed well on the south side of 109 Brighton Road.
- A plaque on the wall of the former Busbridge Institute, now converted into housing.
- Industrial archaeology – old Bargate stone quarries



Figure 11: The plaque found on the former Busbridge Institute

<sup>8</sup> Waverley Borough Council (1986) 'Heritage Features in Waverley' (4 volumes)

### **3.5 Heritage at Risk**

There are no buildings within the CA on the Waverley BC & English Heritage “Heritage at Risk Register”<sup>9</sup>.

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:

- Greystones, located towards the south of the CA on the west side of Brighton Road, positively contributes to the CA due to the use of traditional building materials and detailing. Tile hanging on the first floor is broken up by the Bargate stone front gable, which has tile hanging in the jettied apex of the gable and a large bay window on the ground floor. In addition to these details, the large red brick chimneys and leaded lights are typical of the Surrey vernacular.
- 103 and 105 Brighton Road: These are excellent examples of the late 19<sup>th</sup> century properties within the CA. The irregular and creative stonework with red brick jambs and quoins is of particular note. The properties are set back from the road behind a traditional stone wall.



*Figure 12: Greystones, Brighton Road.*



*Figure 13: 103 and 105 Brighton Road*

---

<sup>9</sup> <http://www.english-heritage.org.uk/caring/heritage-at-risk/>



## **3.7 Open Spaces and Streetscape**

### **3.7.1 Open spaces**

Godalming Crownpits CA has a limited area of open space as it developed along a



*Figure 14: Play park and recreation ground at centre of Godalming Crownpits CA*

main road, where properties are set close to the road. However, at the junction of Brighton Road and Crownpits Lane there is a large area of grassland called the Recreation Ground, which includes a recently refurbished LEAP (Local Equipped Area of Play). A fence surrounds this area, providing protection from the busy main road and there is provision of seating and bins to preserve the clean and family friendly character of the area.

The CA boundary includes areas of woodland/trees to the rear of the majority of properties on Brighton Road and Crownpits Lane. This land is steep and the trees and wooded sides, which emphasise the depth of the valley, are integral to the character of the CA.

### **3.7.2 Streetscape**

Brighton Road is a busy main road through from Hambledon to Godalming. The northern half of the CA has a closed and busy street scene. A noticeable feature of this section is the parking bays along the length of Brighton road, which, in effect, reduces the road to a single lane. Bins clutter the pavements on the refuse collection day due to lack of space, however they are not excessively noticeable throughout the rest of the week.

## **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.

The following issues have been identified within the CA:

- Heavy traffic through Brighton Road
- Insufficient parking within the CA

### **3.9 Identifying the Boundary**

Assessment of the boundary of Godalming Crownpits CA has identified no addition or removal of land is necessary. Since designation, there has been minimal development within or surrounding the CA and thus it is concluded that the original boundary captures all buildings and areas that contribute to the special interest and significance of this 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.

Significant care would need to be taken if changes/ development are proposed that would detrimentally impact the heavily wooded setting within which the CA sits.

#### **4.1.1 Small scale changes**

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

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

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

#### **Recommendation:**

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

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

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

## **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 Town Council take the lead on the project with support given by Waverley.

#### Recommendation:

That Godalming Town 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 Godalming Crownpits 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**

### **4.4.1 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.

### **4.4.2 Godalming Trust Design Awards**

The Godalming Trust runs a Design Awards to highlight outstanding design of new buildings, sympathetic restoration of old buildings, enhancements to the environment and the general ambience of the area. The Design Awards are run biennially, and the next Awards are to be held in 2016.

Recommendation:

Godalming Town Council are encouraged to nominate new, outstanding developments to the Waverley and Godalming Trust 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 such as issuing a notice under Section 215 (1) of the Town and Country Planning Act 1990 (as amended).

### **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 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.

### **4.5.3 Standardisation of street furniture and de-cluttering**

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

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

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

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

#### Recommendation:

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

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

### **4.5.4 Traffic management**

High traffic levels on Brighton Road are a defining feature of the CA. Existing parking on-street serves both the residential properties and as an additional traffic calming measure to the existing raised tables.

#### Recommendation

There are no immediate changes proposed to the current arrangements, however it is recommended that, in conjunction with Surrey County Council, this is kept under review pending any advances in traffic management techniques.

#### **4.5.5 Relocate and upgrade noticeboard at north entrance to the recreation ground**

The existing noticeboard at the north of the recreation ground is in poor condition and is relatively inaccessible. It is therefore recommended that the noticeboard be updated, and possibly relocated to a more suitable location, such as next to the telephone box.

#### **4.5.6 Upgrade the bollards and metal barrier at north entrance to the recreation ground**

The bollards and metal barrier to the rear of the telephone box on the recreation ground are not in keeping with the aesthetics of the CA. It is therefore recommended that the bollard be replaced, possibly by a less intrusive wooden post, and the barrier be changed to traditional fencing, following that around the recreation ground.

#### **4.5.7 Interpretation panel**

The designation status, historic and architectural interest of Godalming Crownpits is relatively unknown by the residents of Godalming. Therefore it is proposed that an interpretation panel be positioned within the recreation ground, identifying the history and special interest of the area which has influenced the designation of the CA.

#### **4.5.8 Plant shrubs in front of the substation**

The brick substation situated on the south side of the recreation ground is intrusive to the appearance of the area. Therefore, it is recommended that planting of small shrubbery is used to soften the edges of the substation.

#### **4.5.9 Continued maintenance of trees in the recreation ground**

Continued maintenance of the trees in the recreation ground is recommended to ensure the footpath is accessible all year round and the recreation ground is kept tidy for those that live in the area.

#### **4.5.10 Re-paint and clean the listed telephone box**

The listed telephone box is still in working order, and is a pleasant feature within the CA. It is recommended that the telephone box be restored to its best condition through cleaning and re-painting where necessary.

### **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 Godalming Town 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.

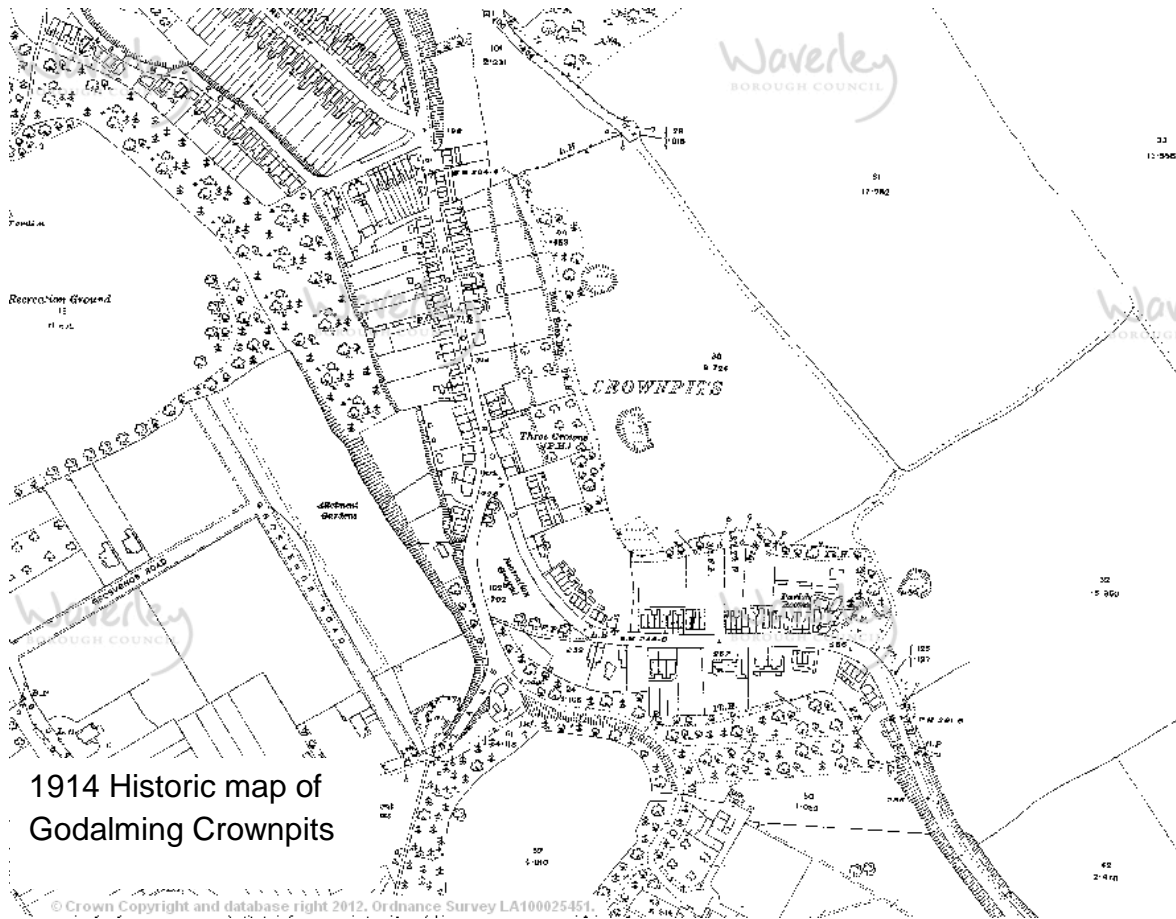
Strategic Housing Land Availability Assessment (SHLAA):

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.

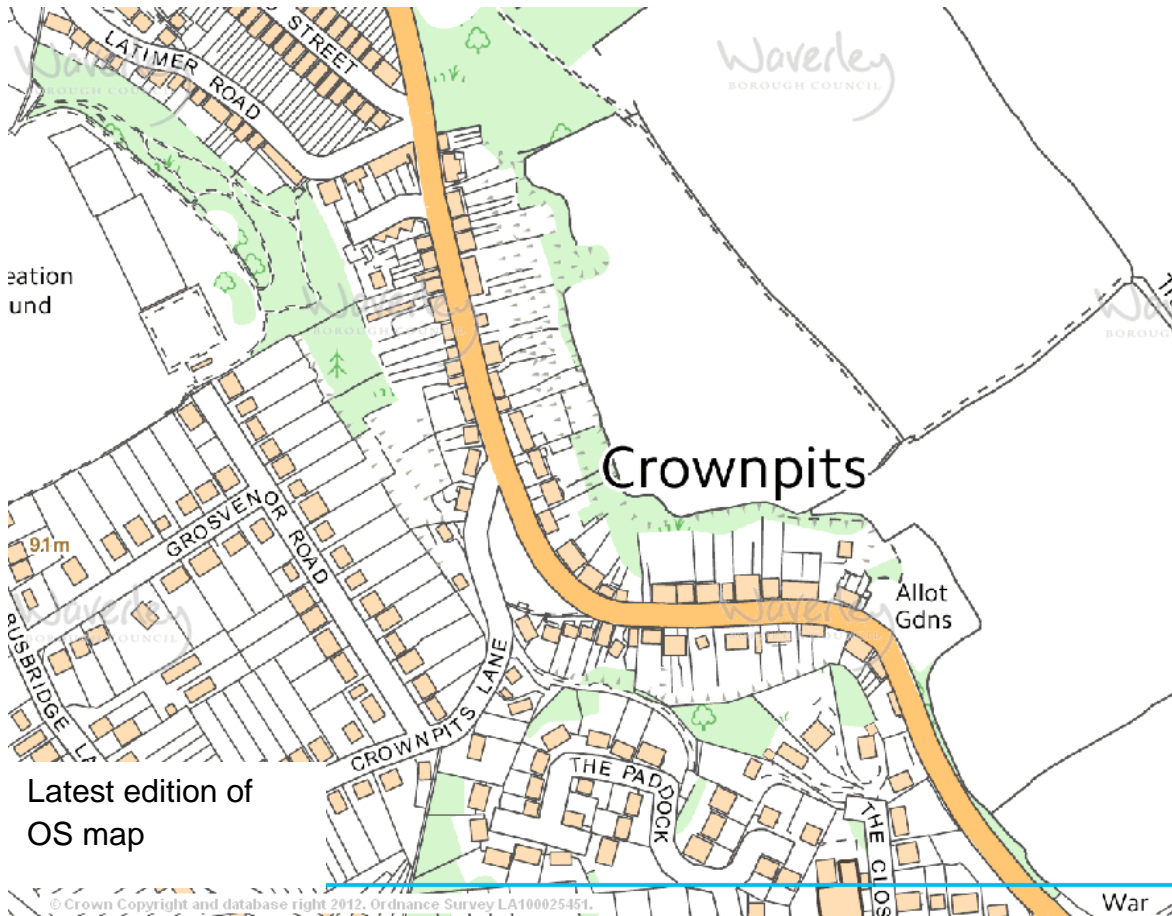
Vernacular:

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.





1914 Historic map of Godalming Crownpits



Latest edition of OS map