Blackheath · Shamley Green · Wonersh



Village Design Statement

Why is a Village Design Statement needed and what is it designed to achieve?

This Village Design Statement has been researched and prepared by a committee of residents who have sought to identify the principles, design features and quality standards which are valued in the Parish.

Both Waverley Borough Council and Wonersh Parish Council have supported and approved the process by which the committee has been able to represent the views of residents. This process included wide public consultation through both questionnaires and meetings.

This Statement has been adopted by Waverley Borough Council as Supplementary Planning Document and should be read in conjunction with the Structure and Local Plan.

The Statement is designed to identify the key features that characterise the Parish and aims to influence the way in which inevitable changes should be managed in order to maintain the distinctiveness of the area. It is not a tacit encouragement to local development and does not seek to control the allocation of development in the Parish. It recognises that change and development are not necessarily detrimental. The new can complement the old and cause minimal impact on the existing environment.

Whilst acknowledging that each of the three villages within the Parish, Blackheath, Shamley Green and Wonersh, has its own distinctive character, most areas of the Village Design Statement are more effectively covered by dealing with the Parish as a whole. However, there are occasions when particular attention has been drawn to specific aspects of each individual village and this should be taken into consideration where relevant.

Who should read this Statement?

■ *Residents*: The Statement can provide guidance for ensuring that alterations and extensions to existing buildings are in sympathy with the character of the Parish by highlighting considerations such as local design features and environmental impact.

When submitting planning applications, applicants are requested to indicate that they are aware of the guidelines in the Village Design Statement and to state how their application has taken account of them.

■ *Owners, architects and builders*: The Statement explains what the residents of the Parish value in its existing community and what they wish to see in new and altered buildings and land usage.

■ *The Parish Council*: The Statement can assist in commenting on registered planning applications.

■ *The local planning authority*: Waverley Borough Council, who have adopted this Statement as Supplementary Planning Document, may use it in considering and determining local planning issues and applications, and environmental issues.

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Special thanks go to the Guildford office of Strutt & Parker whose generosity allowed additional copies of this document to be printed and distributed to every household in the Parish. To enquire about further copies of this document please contact The Clerk of the Parish Council.



▲ *Entering Blackheath from Wonersh*



▲ *The cricket pitch at the centre of Shamley Green*



▲ *The Pepperpot in the centre of Wonersh*

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Location [1]

The civil parish of Wonersh, Shamley Green and Blackheath, hereinafter referred to as the Parish, is located in South West Surrey some 57km (35miles) from London and four miles from Guildford. The Parish was formed in 1885 and is one of the 21 that comprise the Borough of Waverley. The Parish has an area of 1,715 ha (about 7 square miles). Within its bounds lie three main settlements: Wonersh, an early Saxon settlement; Shamley Green, a later Saxon hamlet which developed into a 19th century village; and Blackheath, a small Victorian hamlet bordered by heathland.

History [1]

Throughout the Parish archeological artifacts have been found dating from early prehistoric, through Roman, to more recent times. The area contains many listed buildings, including Wonersh Church, of Saxon origin. Its present structure still contains some early Norman features, in spite of substantial refurbishment in later eras. Older farms and domestic buildings date from the 14th century onwards and an 18th century derelict water mill still stands. In the Domesday Book of 1086, the area constituted part of Bishop Odo's large Manor of Bramley. In Medieval times it was referred to as Ognersh. The ending *-ersh* is distinctive to South West Surrey and is thought to be of Saxon derivation referring to small plots of cultivated land of good quality. During the late Middle Ages the area was associated with the manufacture of smooth, blue woollen cloth called kersey for trade with the Canary Islands, Western Europe and India.

Geology and landscape [1]

The underlying rocks that create a varied landscape of ridges, hills, valleys and floodplains, belong to the Wealden series of Cretaceous rocks that were deposited between 80 and 100 million years ago. The oldest rock-type exposed in the southern part of the parish is the impervious Weald Clay, which forms an undulating plain with heavy soils. Resting on it is a narrow band of Atherfield Clay. The upper boundary of this is an important spring zone. In the past, clay has been used extensively for making coarse earthenware pottery and is still used in Cranleigh for the manufacture of bricks and tiles.

The sandy layers of Lower Greensands are subdivided into the Hythe, Bargate/Sandgate and Folkestone Beds, and contain ironstone or ragstone and chert layers. Both were occasionally used in early buildings, though the best local building material was the sandstone formerly quarried locally from the Bargate Beds. On the sandstones, the soils formed are light, thin, dry and acidic, especially on the Folkestone Beds which constitute the higher hill and ridge tops. Elsewhere, there are patches of better farmland, especially on former river terrace gravels and alluvial deposits and on floodplains which were important as hay meadows, the main source of winter fodder for livestock.

The varied landscape that evolved on these different types of rock is attractive and diverse. The height of the land varies from the crest of Winterfold at 222m down to the Wey flood plain at 38m. Brooks and streams flow westwards into the north-flowing Cranleigh Water branch of the River Wey to drain the area, which has an average annual rainfall of 796mm.

Climate change

It could be said that climate change is one of the biggest issues facing the world today. From national plans down to a village design statement, all forms of planning need to take climate change into account. Traffic issues are considered under the section on village setting and structure and renewable energy and sustainable construction are included in the Building Design section. All these matters have a bearing on climate change.



Wonersh Parish church with Saxon origins ▲

[1] *See "Sources" and "Bibliography"*


THE CIVIL PARISH OF WONERSH
B2128 to Guildford
Great Tangley Manor House
Chinthurst Hill - house by Lutyens. Lord Inchcape built the Tower as a folly in 1938/39
Wonersh Common formerly Marshland
121m
Little Tangley - part by Lutyens
Franciscan Friary b. 1892
War Memorial
Scouts
Blackheath Lane
Blatchfeld
Green Place
Pepper Harrow
Arch
The Old House
Weavers
WONERSH
Cemetery
SSSI
Cricket Ground
Barnett Hill Red + House
Woodyers Close
BLACKHEATH
Albury
SSSI
Wonersh Park
St. John's RC Seminary b. 1895
Derrys Wood
Bramley
Site of old Tannery
77m
Mill (disused)
Lostford
The Hallams
Wonersh & Shamley Green C of E Infants School, founded 1841. There were 72 pupils in 1995
Piped water came to Shamley Green in the 1920s
Northcote Lane
Yieldhurst
Sewage Works
The Forge had its working Blacksmith until the 1950s. Since then it has had several changes of use.
Lordshill Playground & Wonersh's have recently been improved
Garden Close
A protest march by villagers culminating in an open meeting in 1992, halted plans to use the sandpit as a waste in-fill site
Arbuthnot Hall
Longacre School
Cricket has been played on the Green since 1841
Woodhill Lane
Sand Pit
Long Common
SHAMLEY GREEN
Christ Church b. 1863. Shamley Green became a separate Parish in 1881
Woodhill
Shamley Green & Wonersh both have a Village Store and Post Office
Madgehole
Sheep Dip
Wey & Arun Junction Canal (disused)
Bisney Lane
Cucknells Wood
White House
Upper House Lane
Stroud Common
Willinghurst Farm
Rushets Farm
207m
Winterfold Heath
Old Turnpike Road
There are two known sites of Toll Gates - one by Gaston Gate and one at Woodyers, Wonersh
Dismantled Guildford - Horsham Railway now the Downs Link Long Distance Path
Gaston Gate
Tollgate Cottage
Whipley Manor Farm
Gascons
B2128 to Cranleigh
Key to Symbols
Civil Parish Boundary
Conservation Areas (3)
Roads
Public Rights of Way
Streams / Ponds etc
Spot Heights (in metres) 123m
Nature Reserves
Common Lands
Churches/Chapels (6)
Village Halls/Rooms (8)
Post Offices (2) P/O
Public Houses (4) PH
Homes for the Elderly (2)
Schools (2)
Playgrounds (2)
Cricket Grounds (3)
Map Design & Text by Betty Laws BEM Illustrations by Brian Dunce ©copyright 1995

Blackheath [1]

Blackheath is a relatively new village compared with its neighbours. Until 1810 there is no record of any habitation in the area at all. By 1833, the Rate Book shows that there were several families listed as having some form of tenure on the "large waste called Blackheath consisting of heath, useful only for turf cut there from, or fir or larch trees."

In the early days the dwellings were described as "mud huts". They were single storey, faced with locally collected flints and stones from the heath. A good example of this can be seen to this day in the oldest of the village houses, Top Cottage (see photo on page 7), where the ground floor is clearly of an earlier construction than the upper floor. By 1873, 39 cottages, one pub and one beer shop were recorded.

A significant amount of the development of the village resulted from the need to create accommodation for the workers at Chilworth's Gunpowder Mills and Unwins Paper Mill. A local building firm, Mitchells, built Mitchells' Cottages for the workers, and to save money in construction they used up any spare materials they had in the yard, hence none of the window frames, sills and doors matched.

By 1907 Charles Harrison Townsend, a noted Arts and Crafts architect, had done a great deal of work on new buildings in Blackheath, including the church and The Chapel. Also of note are the Queen Anne-style Barnett Hill, built in 1905, and The Hallams, built in 1895, by another renowned architect of the time, R. Norman Shaw. Also of note are The Friary, built in an impressive, ecclesiastical style and St John's Seminary, both designed by F.A. Walters in the 1890s.



◀ *St Martin's Church, Blackheath*

Shamley Green [1, 3]

Shamley Green initially developed in late Saxon times as a subsidiary agricultural hamlet of Wonersh. Its isolated farmsteads were located on sites carefully selected to meet the basic needs of residents for water, access, shelter, drainage and varied land use as the ancient forest cover was cleared. From Elizabethan times through to the 18th and early 19th centuries, further developments polarised around the peripheries of the open spaces which formed the Village Green and common grazing lands, such as Lords Hill. To sustain a fairly isolated, self-sufficient, rural economy, small shops and artisan activities evolved, the principle sources of employment being at the Lords Hill commercial complex run by members of the Society of Dependants, a low-profile religious sect of great probity and reliability, and a tannery, based at Upper Lostiford water mill. All of these have now closed and been converted to residential use. A chapel of ease built on Plonks Hill in 1863-4 became the Shamley Green Parish Church in 1881, by which time, the original hamlet had become an independent village.

During the 1930s, modest, detached, rural house building



projects were undertaken by two local builders, A. Parsons and A. Goff. These extended the village footprint along Hullbrook Lane, Sweetwater Lane and Stonards Brow to fill in the gap between the Green and Lords Hill Common. Similar building development extended housing along the Guildford Road to the school, founded in 1842. The post-war era saw two large developments at Hullmead and Nursery Hill, effectively doubling the size of the village. Subsequently, numerous examples of plot sub-division and infilling have increased dwelling density to a point where there are few potential development locations within the village envelope.

Wonersh [1, 2, 3]

The name Wonersh is of Anglo-Saxon origin, meaning "the hamlet in the winding stubble field" and the church, built on foundations of great chalk blocks, dates from this



Houses overlooking the cricket pitch, Shamley Green ▲



Green Place, Wonersh ▶

Development

period. The settlement lies in a valley, surrounded by and interspersed with, commonland. The original development of farmstead estates polarised around Tangley, Northbrook and Wonersh House and spread along the road linking Wonersh to Shamley Green.

From the late 14th century to the early 17th century, Wonersh had a thriving cottage industry of weaving. When that declined it became a mainly agricultural village, although there was employment to be had in Gosden Tannery, which lay between Wonersh and the neighbouring village of Bramley. The Lawnsmead Cottages were built in the late 19th century to house the workers employed there.



▲ *Great Tangley, Wonersh*

The timbered houses in The Street are particularly old and much photographed. Green Place, on the edge of the village, has parts dating back to the 14th century. Great Tangley is the only Grade I listed building in the Parish and is a fine example of a Tudor moated manor.

Following the sale of the Grantley estate in the 1890s, land ownership became fragmented and this resulted in considerable building development. The extension of the area covered by housing increased markedly in the 1930s, particularly around the edges of Wonersh Common and with the exclusive Wonersh Park Estate development: the latter is accorded Policy BE6 designation as a Low Density Residential Area in Local Plan 2002. In the post 1939/45 war era, further pressure on potential building sites resulted in the construction of both Council-owned and private dwellings on the lower slopes of Barnett Hill. A process of plot sub-division, infilling and extension building began and still continues. To retain the diverse character of the community there is need to keep a reasonable balance of two and three-bedroomed homes. Some former residences, such as Derry's Wood and Little Tangley have been divided into apartments and some barns have been converted to residential use, such as Woodyers Farm.



The villages as they are today [1, 2]

The Parish is valued for its tranquil, rural setting and has become a popular base for city commuters.

At the heart of each village lies a Conservation Area "of special architectural or historic interest whose character or appearance should be preserved or enhanced."

The Parish has 1,319 properties. There are 98 listed Grade II buildings, three listed Grade II* and one listed Grade I (see appendix).

It is a prosperous community where the average house price is one-third higher than the borough average and over two and a half times higher than the national average. There is a shortage of housing affordable to those on lower incomes.

Each village has its own distinct character. Blackheath is a small hamlet with a strong community spirit. It has unique surroundings of heaths and woods. Shamley Green seems to focus on the two open spaces, Lord's Hill Green and the village green, but in fact there are also widely scattered properties and farmsteads along the rural lanes. Wonersh is a compact village compared to the other two but has the extensive open spaces around it of the Common, the Platt and Church Green.

[1, 2, 3] *See "Sources" and "Bibliography"*

◀ *Lawnsmead, Wonersh*

Planning categories [1, 2, 4]

Wonersh Parish lies in the Green Belt and the Surrey Hills Area of Outstanding Natural Beauty (AONB) or Areas of Great Landscape Value (AGLV). Waverley Local Plan 2002 states that development within these areas "will only be acceptable for the essential needs of agriculture, forestry, outdoor sport and informal recreation, cemeteries, mineral extraction and waste disposal. All development must be appropriate in layout, scale, form, height, impact and siting."

Being within the AONB means there is also a presumption against unsympathetic lighting and a need to preserve the distinct features of the area, both man-made and natural.

The most significant natural feature is the large area of heathland and woodland that adjoins the Hurtwood.

Parish residents believe there is a case for extending the existing Conservation Areas.

Settlement areas [2]

In the Waverley Borough Local Plan 2002, two areas of the Parish have been designated within "Rural Settlement Boundaries" which can "accommodate limited development without detriment to their character". In such areas only appropriate small-scale development (Waverley Policy BE6) will be permitted.

The plan also designates Wonersh Park as a Low Density Residential Area with specific restrictions on development.

Plot boundaries [3, 4]

The Parish displays a variety of boundary styles and materials including ditches, and residents have expressed a preference for those materials, such as indigenous hedging, weald sandstone, bargate stone, weathered brickwork and rustic, open fencing, which are in keeping with the rural nature of the villages and maintain their open aspect. Diversity is valued as long as the villages' characters are not compromised. The added advantage of using natural materials is that they mellow with age and allow for the free passage of local wildlife, or serve as shelter belts, resting and feeding areas, or even homes for birds, insects and small mammals. Many of the houses in the Parish have mature gardens and a variety of fruit, native and ornamental trees that also act as attractive boundaries.

Solid fencing, such as larchlap, or panel-and-board fencing, metal fencing and non-indigenous hedging, such as leylandii, is relatively sterile and introduces an incongruous suburban feel, as do high, solid entrance gates. Height is a critical factor and tends to undermine the open, rural aspect of the Parish. Overly high boundaries may also deprive neighbours of sunlight. Whilst high fencing along footpaths provides some privacy and security for adjacent properties, it requires regular maintenance, is a target for graffiti, can make pedestrians more vulnerable, particularly at night, and acts as a barrier to the free movement of wildlife.

However, all boundaries require maintenance. Hedgerows need pruning, trimming and relaying or infilling to maintain their density and prevent them from overhanging highways, footpaths or neighbouring properties. Brick and stone walls may require re-grouting or, occasionally, rebuilding. Fencing may rot over time and needs replacing, and is perhaps the most prone to neglect and becoming an eyesore. Ditches should be cleared regularly.

Roads and junctions [1, 3, 4]

The B2128 is a main access route from Cranleigh to Guildford and bisects Shamley Green and Wonersh. Much of the housing in these two villages is ribbon development along this road. Blackheath and the surrounding Commons, however, are only accessible via the narrow, sunken lanes, typical of this heathland area. These were originally cart tracks forming part of the ancient system of drove roads and merit conservation. "Rat running" through Blackheath can be a problem during peak hours, and erosion of the high banks and local flooding is a regular occurrence in all three villages.

There is no street lighting and signage is, on the whole,



◀ *Brickwork plot boundaries at Arthurs, Shamley Green*



Shingle driveway and hedging

Village setting and structure

unobtrusive, in keeping with the rural character of the Parish. There are no traffic islands, traffic lights or zebra crossings. There is only a limited network of streets behind the main access roads and this confirms the mainly linear communication structure. Insensitive road changes and traffic management would significantly affect the rural character of this area. The Parish Council and the Village Societies are working with the AONB office and Surrey Highways Authority to pilot a Quiet Lanes Project to develop subtle methods of controlling traffic speed in rural areas without the need for the urbanising influence of large metal signs and brightly painted tarmac. This measure will contribute in a local way towards the control of emissions and thereby to controlling climate change.

Narrow lanes, Blackheath



Telephone and other wires [2, 4]

Residents highlighted that telephone and other wires were visually intrusive and should preferably be re-laid underground. Residents felt phone masts and other such structures in this sensitive area within the AONB should be resisted. This is further reinforced in the AONB Management Plan

Driveways and signage [3, 4]

Driveways are often shingle, hoggin or brick. Signage tends to be discreet in both size and colour, in keeping with the rural environment. The advent of high, automated entrance gates to some of the larger properties in the villages is not popular with many locals who feel it destroys the open, rural aspect of the area and discourages neighbourly contact.

Guidelines on village setting, structure, historic buildings and heritage features [2, 4]

New development should

- Comply with the Surrey Structure, AONB Management and Waverley Local Plan policies, to harmonise with the rural character of the locality
- Preserve rural views and the feeling of space that are key characteristics of the Parish
- Meet the objectives and constraints of all Sites of Nature Conservation Importance, Sites of Special Scientific Interest and Sites and Areas of High Archeological Potential
- Use traditional* styles and local materials where feasible consistent with existing or adjacent structures
- Ensure that driveways use traditional* materials appropriate to the level of use. Shingle, flagstone, brick and hoggin finishes look more in keeping than black tarmac or white concrete
- Conserve and protect historic buildings and heritage features to include listed properties, ponds, wells, milestones as specified in Heritage Features in Waverley
- Encourage conservation of trees and appropriate replacement planting particulary on public open spaces and surrounding hills
- Ensure that telephone and other wiring is located underground, at least in the Conservation Area and on the Commons
- Ensure that boundary hedges are conserved and new planting with indigenous species encouraged
- Ensure that boundary walls and fences are of traditional* material and of a height and construction to harmonise with their surroundings
- Avoid the inappropriate use of urbanising features on roadways whilst meeting proper highway standards. Signage and additional lighting should be subject to proven need and be unobtrusive

Conservation areas

- A greater effort should be made to make people aware of the existence of Conservation Areas and to ensure the required restrictions are observed

[1, 2, 3, 4] *See "Sources" and "Bibliography"*

** Traditional style and material: style or material that has been widely used in south west Surrey for many generations, eg. locally made red bricks and tiles, timber, cast iron, lead, bargate stone and flint*

Local style and structure [1, 3, 4]

There is no one single building style which typifies the area, although many dwellings have features typical of South West Surrey and, particularly in Blackheath, there is a strong connection with the Arts and Crafts movement of the late 19th century. The work of Henry Peak, Phillip Webb, Charles Harrison Townsend, R. Norman Shaw and Edwin Lutyens is well-represented (see listed buildings on page 13).

The architectural span of the three villages ranges from the 14th Century to the 21st Century resulting in a largely harmonious blend of housing stock from traditional, small attached cottages to large two and three-storey detached houses. Most of the post-war construction consists of small estates of bungalows and semi-detached houses.

The earliest houses are of timber-framed construction developed from units called "bays". The infill panels between the timber frames were often of wattle and daub, generally becoming brick-filled and later, rendered. Typical examples are Malt House and Oak House in Shamley Green and the row of distinctive black-and-white cottages that line The Street in Wonersh. In fact, the black-and-white theme is repeated throughout succeeding centuries and copied in mock Tudor houses such as those that flank Wonersh Common Road. White rendering is a common feature in all three villages and other typical features include hanging clay tiles, local red brick, flint and local Bargate stone.



◀ *The Street, Wonersh*

Traditionally, most dwellings were surrounded on all sides by garden, or associated land, allowing views to be seen between adjacent dwellings. In recent years, infilling between properties has tended to impair the sense of space that is an important characteristic of the area. Residents indicated the need for planning policy to protect against over development of sites.

Building materials [1, 3, 4]

The most common traditional building material is brick, made by hand of local clay at local brickworks. Pleasing effects have been achieved by laying these in a variety of traditional bonds, often with the use of a combination of headers and stretchers, together with variations in colour arising from the manufacturing process. This is in sharp contrast to the unsatisfactory effect of using factory-made bricks laid in an unrelieved stretcher bond. The traditional mortar for the area is a light, sand colour and lime-based, not cement-based. Pointing tends to reflect the colour and type of brick. Brickwork is sometimes rendered or painted white.

The local Bargate stone was only occasionally used, often with small pieces of ironstone set in the joints, known as "galleting". Good examples can be seen at 1 and 2 Rose Cottages, Guildford Road, Shamley Green, built of dressed Bargate stone with decorative brick "quoins" to the corners, also seen at Bargate Cottage, Wonersh and Top Cottage, Blackheath.



Sustainable construction

Sustainable construction can be defined as the use of design and construction methods and materials that are resource efficient and that will not compromise the health of the environment or the associated health of the building occupants, builders, the general public or future generations. An example would be not using hardwoods from the South American rainforest. Other considerations are the impact of development on the local environment, such as sustainable drainage systems (SUDS) which is an approach to surface water drainage management.

Roofs [3]

Roof lines vary, the earliest bays usually having a simple pitch with gable ends and later bays having hipped or half-hipped roofs allowing for greater head room inside, as seen at Yieldhurst, Lords Hill, Shamley Green. Those with steeply pitched roofs may have originally been thatched, such as Potters in Shamley Green and Woodyers Farm in Wonersh.

Roof tiles are generally of handmade local clay, which mellows over time to an orange-



◀ *Surrey House, Shamley Green*

brown colour. Ridges are usually finished with handmade, hogged-back ridge tiles and hips with similar bonnet tiles.

A few slate roofs can be found on the low-pitched roofs typical of Georgian and Regency times, as at Surrey House in Shamley Green and Timbrells in Wonersh.

Flat roofs and roofing felts are more common features of modern extensions – residents felt these detracted from the building line.

Ground surfaces [1,3]

Village centres feature ironstone, cobbles, brick and sandstone paved areas. Driveways have a variety of materials from traditional cobbles to stone paving, brickwork, shingle or tarmac.

Wall tiles [1,3]

These are a characteristic feature of the upper storeys of many buildings in South West Surrey. Both plain rectangular and decorative tiles are used, hung in either simple rows or in patterns as at Gascons at Gaston Gate.





Typically, these tiles are handmade of local clay and similar to the traditional roof tiles in colour. Wonersh has a distinct local tile as seen at Tankards in The Street and this tile is still available from a local Cranleigh brickworks.

Chimneys [3]

Typically, properties have tall, brick chimneys, sometimes with attractive detailing within the brickwork, such as those in The Street, Wonersh. Clay pots are generally added, with older properties having larger flues capped with stone slabs.

Windows [3]

Traditionally, older dwellings, particularly cottages, have small-paned, casement windows, sometimes featuring diamond leaded-lights, set in iron casements within wooden frames as at Arthurs in Shamley Green and Grantley Cottage in Wonersh.

Sash windows are usually only found on 18th and 19th century houses such as Surrey House, in Shamley Green, and the Dower House in Wonersh. These are generally divided by glazing bars and painted white within wooden frames. Victorian and Edwardian properties display both casement and sash windows, whilst post 1950s constructions tend to feature larger expanses of plain glass, or "picture" windows although, over the last decade, new buildings have in many cases reverted to the use of a more traditional window design using sustainable materials.

Doors and porches

Village properties feature a variety of styles of doors and porches, which on the whole reflect the period of architecture of the building. Many porches are constructed using a mixture of untreated oak and handmade bricks with a pitched roof of clay tiles. Georgian and Victorian porches tend to have small, flat roofs with lead flashing.

Guttering [3]

On most older properties guttering is traditionally black-painted cast iron, although on some new extensions and more modern housing, this has been replaced with plastic. It is generally positioned and of a colour not to upset the harmony of the structure.

Unsightly features [2,3,4]

Modern technology has seen the proliferation of hardware such as aerials, phone masts and satellite dishes which can disturb the character of local properties and the general vista when not positioned to minimise their visual impact. Suitable arrangements will need to be made to mitigate the environmental impact and protect the amenities of residents. Environmentally-friendly forms of power-generation may save fossil fuels, but residents were concerned by the enduring blight on the landscape. It is worrying that the



▲ *Grantley Cottage, Wonersh*

◀ TOP: *Gascons, Gaston Gate, Shamley Green*
BOTTOM: *Tankards, Wonersh*

higher ground in the south-east has been cited as suitable for the construction of commercial wind farms. Similarly, security lighting can be visually intrusive and disturbing to neighbours if not sympathetically located. There is a presumption against street lighting within the AONB (see *AONB Management Plan* and *WBC Local Plan*) and the majority of residents in the Parish support this (see *Village Appraisals 1997*).

Renewable energy

Renewable energy is that which is obtained from sources that are inexhaustible, unlike fossil fuels of which there is a finite supply. Renewables include sources such as wind, wood, sun and geothermal. All types of development should incorporate energy efficiency best practice measures, including Building Regulations, in their design layout and orientation.



Guidelines on building design [2, 4]

For all development

- Consideration should be given to the history of the building and of the site
- Roofing should be of a pitch and height pattern to harmonise with adjacent buildings
- All buildings should use traditional* materials appropriate to the style and character of the property and its surroundings. Brickwork should be laid in a traditional* style using red stock bricks
- Hanging tiles should use traditional hand made red clay materials
- Guttering and down pipes should follow the line of the roof and walls and should be black or of a colour to maintain harmony with the property
- The style and material of garaging should be appropriate to the dwelling and its rural setting
- Windows should harmonise with the style and period of the property and the use of sustainable materials, such as wood, is to be preferred. The aesthetic and environmental disadvantages of using PVC should be taken into consideration
- Conservatories should be of a scale and style appropriate to the dwelling
- It is desirable that garden and other outbuildings should be made of traditional* materials and harmonise with their surroundings
- Existing trees and hedgerows and ancient earthwork boundaries should be preserved
- Traditional ground surface features should be retained
- Aerials and satellite dishes should be positioned unobtrusively and electric and telephone wiring, where feasible, should be underground
- All external lighting should be placed so as to cause minimum disturbance and security lighting should be on a time switch
- Small-scale proposals for renewable energy generation will be supported

New development should also:

- Consider that scale and balance are of great importance in the design of new buildings and in subsequent extensions and site development, both in the context of the area and immediate neighbours
- Be placed sensitively on plots to maintain space from adjacent buildings
- Retain open views of surrounding countryside and immediate local views
- Provide adequate and discreet off street parking
- Sustainable construction will be sought for all new development.

Building extensions and improvements should also:

- Maintain the style, balance and character of the existing building
- Maintain harmony with adjacent buildings and space between them
- Retain adequate off street parking
- Ensure that the conversion of traditional farm buildings maintains the character, style and as much of the internal spaciousness of the original as possible

** Traditional style and material: style or material that has been widely used in south west Surrey for many generations, eg. locally made red bricks and tiles, timber, cast iron, lead, bargate stone and flint*

[1, 2, 3, 4] *See "Sources" and "Bibliography"*



Open spaces and woodland

See bibliography for existing management plans

Common open spaces [2, 3, 4]

Each village features a significant area of open common land around which housing has developed. However, over the years, the appearance of this land has changed. Whereas formerly village greens would have been used to graze horses, goats or young cattle, nowadays, these recreational areas at Wonersh, Shamley Green and Blackheath are more manicured. Away from the centre of the villages, other open spaces and common areas have been allowed to remain as thriving habitats for local flora and fauna, such as Norley Common, Shamley Green, while some, such as The Platt in Wonersh and Lords Hill Common, are cut for hay every summer, with the majority of residents supporting the practice of leaving the grass to seed before cutting. The feeling of space that these areas afford is highly valued although pressure from use for car parking is an acknowledged problem.

Blackheath Common almost entirely surrounds the village of Blackheath. There is a mixture of heathland, scrub pine and mixed woodland. The Common is bordered by open pasture towards Wonersh and Chilworth. Hurtwood Control manages the heathland, which is highly valued by its residents as a wild, attractive and peaceful place to spend leisure time. Many appreciate the opportunity to walk and ride along the footpaths and bridleways which criss-cross between Wonersh, Barnett Hill, Chinthurst Hill and Blackheath, often following the ancient medieval drove roads. The need to maintain the heath through scrub and tree clearance is acknowledged and important in the event of fire. Older residents remember a time when the views to and from the heath were much more extensive, so in recent years, there have been initiatives to open up the views again through careful tree management. Much woodland is in private ownership. Some ancient woodlands, eg. Cucknalls, are owned and managed by Surrey Wildlife Trust. The Forestry Commission advises on and provides grants for the management of several areas of land, and logging is an accepted small, local industry and method of land management. However, there is strong opposition to the recent trend of using large machinery and lorries to remove timber as they cannot be accommodated on the narrow lanes and damage the verges.



The pastures that surround all three villages are in private ownership. Many are used as horse pastures and care should be taken that the area does not become fragmented and degraded through bad land management. The AONB Office acknowledges the growing horse culture in the area and has developed a Horse Pasture Management programme that supports and educates landowners pursuing this type of enterprise.

Distant views [2, 3, 4]

All three villages benefit from the Area of Outstanding Natural Beauty and Area of Great Landscape Value. Views, both distant and immediate, are highly valued by all residents.

In Wonersh, Chinthurst, Tangley and Barnett Hills, plus the more distant views to the South Downs and St Martha's Church, dominate the landscape and are valuable selling points in property transactions. Village views, such as the vista from the Pepperpot along The Street to The Church, are equally prized and also deserve protection.

Similarly, Shamley Green enjoys the aspects of Wintershall, Winterfold, Reel Hall, Barnett and Hascombe Hills, with the South Downs in the distance. Blackheath has a completely rural setting being almost entirely encircled by heath and woodland, a fact greatly treasured by its residents.

With a strong desire to retain and maintain these views and this rural setting, it is of paramount importance that the over-development of individual houses should be curtailed.

On ridge tops the trees silhouetted against the skyline are an important aspect of visual appreciation.

Open spaces and woodland

Nature conservation and wildlife habitats[2,3]

There are five Sites of Nature Conservation Importance (SNCI) in the Parish. On Blackheath there are Sites of Special Scientific Interest (SSSI) which recognise its national importance as a heathland habitat. Blackheath Common is an important fragment of heathland which was once more extensive. The open areas of heather support a rich invertebrate fauna and there are healthy populations of rare species such as the Dartford Warbler, Nightjar and Sand Lizard. Preserving the protected and valued habitats of the Parish is of paramount importance.

Verges[2,3]

Surrey County Council is the Highway Authority responsibility for roadside verges on public roads (the first 2 metres), although many residents have assumed responsibility for the maintenance of verges in front of their properties, particularly in the village centres. With little public transport available and residents relying heavily on their cars, verges and the edges of commons are regularly used for parking, which is technically illegal but difficult to enforce. It is acknowledged that verges must be maintained, particularly at road junctions where safe sight lines are an issue.

Trees[1,2,3,4]

Surrey is the most wooded county in England and Waverley the most wooded borough in the county. These areas of woodland are mainly of the secondary, broad-leaved variety, with oak, ash and willow being the dominant species, although there are increasing amounts of holly, hawthorn and sycamore seedlings. This diversity provides ideal habitats for a number of birds and the more common species of small mammals.

Other species serve to characterise particular places in the villages, such as the willows on The Platt in Wonersh, and the areas around the village greens which feature horse chestnuts, may, elderflower, walnuts, American scarlet oak and flowering cherries. These are greatly appreciated by the residents as are many of the ornamental trees planted in village gardens, which include monkey puzzles, tulip trees, and redwoods. Replanting using indigenous specimens is to be encouraged, as opposed to the use of the fast-growing Leyland Cypress (leylandii) and many residents felt the protection of certain trees should be extended beyond the current conservation area under Tree Preservation Order protection. The great appreciation of existing trees is tempered with anxiety about their maintenance, particularly those privately owned, manifesting itself in concerns such as obstruction of pavements and views, both aesthetically and as a danger to pedestrians and motorists, and the inappropriate size of trees in certain areas.

Blackheath is a heavily wooded area and the surrounding trees form an essential part of the village character. However, since World War II, self-seeded species, particularly pines, have competed with the traditional broad-leafed woodland varieties and the heather. There is concern that more should be done to remove unwanted trees in order to maintain the heath in its traditional state and regain some of the historic views in the area.



Guidelines on open spaces and woodland

The Commons

- These are essential features of the Parish and therefore it must be ensured that all areas of Common retain their rural character, with the village greens continuing to be used for recreational and other informal pursuits, and the commons away from the centres of the villages remaining as thriving habitats for local flora and fauna
- All Common areas and their features, including ponds, ditches, verges, trees, etc, should be carefully maintained and sympathetically managed according to their usage
- Views of and from the Common areas should be preserved and any planting on public open spaces should be controlled, varied and well-managed and carried out in consultation with the Waverley Borough Council Ranger
- There should be a programme of planting to ensure the replacement of any trees that are dying of old age, diseased or damaged

Open land outside the Commons

- Landowners encouraging alternatives to agricultural use should ensure that they do not impinge on neighbours as regards privacy and noise, and should provide adequate car parking
- Before alternative land uses are implemented, landowners should seek professional assistance on the potential environmental and ecological impact. Any changes of land use adversely affecting the environment of endangered species should not be permitted

Side roads, verges, footpaths and bridleways

- Unmade roads should be maintained with natural materials appropriate for the level of traffic
- Verges should be maintained, particularly at road junctions to ensure sightlines are kept clear. Encroachment on verges, particularly parking, should be actively discourage
- Surrey County Council and landowners should maintain minor routes and their verges whilst retaining their rural character. Where, exceptionally, curb stones are required to avoid encroachment, these should be of traditional* or high quality material blending with the locality
- Bridleways and footpaths should be appropriately and carefully maintained and their use for purposes other than those for which they were intended should be discouraged

Woodland, trees and hedgerows

- It should be recognised that, where new development takes place, including extensions, new planting is no substitute for the loss of mature trees
- High priority should be given to the maintenance and enhancement of existing trees and hedgerows
- Landowners should be encouraged to use indigenous species when planting new hedgerows and trees outside gardens and existing planting should be carefully managed and maintained to preserve the rural landscape. There should be a planned approach to the replacement of mature trees
- Any new planting should be carried out in such a manner as to preserve views and existing woodland should be managed to prevent views being obscured

Additional guidelines for Blackheath

- As a rare area of lowland heath of ecological importance, Blackheath, although already protected under statutory laws governing the management of the AONB, and benefiting from the Surrey Heathland Project, is further protected by a Site of Special Scientific Interest designation, overseen by English Nature. All residents should be aware of its value and treat it with respect to ensure that both its beauty and character are preserved

It should be noted that encroachment or infringement on Common land, including parking, is a statutory offence.

Dog owners should be encouraged to clean up after their pets so that Common areas do not become unpleasant and to avoid the risk of Toxocara infection.

[1, 2, 3, 4] *See "Sources" and "Bibliography"*

* *Traditional style and material: style or material that has been widely used in south west Surrey for many generations, eg. locally made red bricks and tiles, timber, cast iron, lead, bargate stone and flint*

Listed buildings[2]

Date of Listing	Grade & Ref. No.	Name, description (dates)
Blackheath		
Blackheath Lane		
-	II*1/332	Barnett Hill (early C20)
-	II 1/333	Garden walls, Pavilion and Entrance gates to car park at Barnett Hill (early C20)
-	II 1/334	Stable Block at Barnett Hill (early C20)
-	II 1/335	Barnett Hill Lodge (early C20)
-	II 1/336	Church of St. Martin (late C19)
Littleford Lane		
3/5/73	II 1/366	The Hallams (late C19)
Sample Oak Lane		
-	II 1/389	Greyfriars Monastery (late C19)
Shamley Green		
Green Lane		
-	II 5/343	Haldish Farm House (C16, extended C17, C19)
-	II 5/344	Granary at Haldish Farm (C19)
Lords Hill		
13/3/86	II 5/368	Oriel Cottage (C16, extended C17 and C18)
-	II 5/369	Lordshill Cottage (early C17)
-	II 5/370	Cherry Tree Cottage (late C17, early C18)
-	II 5/371	Little Tew (C17, extended C21)
9/3/60	II 5/372	Barnett Farm House (late C16)
Norley Lane		
12/9/72	II 5/376	Yieldhouse (late C16, extended C17)
-	II 5/377	Norley House (C17, extended C20)
-	II 5/378	Norley Farm House (C17)
Northcote Lane		
-	II 5/379	Old House (C16, extended C17)
9/3/60	II 5/380	Northcote Farm House (C16, extended C20)
-	II 5/381	Barn south of Northcote Farm House (C16)
Long Common		
-	II 5/367	Hull Hatch (C16, extended C17, C19 and C20)
Guildford Road		
9/3/60	II 5/345	Timbers (late C16)
9/3/60	II 5/356	Hyde Farm House (C18, extended C20)
9/3/60	II 5/357	Lake Cottage (late C16)
12/9/72	II 5/358	Watts Cottage (late C16, altered C19)
-	II 5/359	Lavender Cottage and Old Well Cottage (early C17, extended C19 and C20)
-	II 5/360	Dods (late C17)
9/3/60	II 5/361	Lee Crouch (early C16)
9/3/60	II 5/362	Pound Land (late C17)
The Green		
-	II 5/346	Arthurs (C17, extended C19 and C20)
-	II 5/347	Arthur's Cottage (C18)
-	II 5/348	Easteds and Wedgewood Cottages (C17, refaced and extended C18 and C19)
-	II 5/349	Potters (C16, extended C20)
9/3/60	II 5/350	The Malthouse & Mellow House (C16, ext C17, C20)
9/3/60	II 5/351	The Court House (early C16, refronted C19)
9/3/60	II 5/352	Barn adjacent to The Court House (C18)
-	II 5/353	The Forge (C19)
-	II 5/354	Red Lion Cottage (C17)
-	II 5/355	Shamley House (late C16, refaced C19, ext C21)
Church Hill		
9/3/60	II 5/339	The Old Manor and Old Hall (early C16, ext C17)
-	II 5/340	Plonks Farmhouse (C17, extended C19)
-	II 5/341	Christ Church (C18)
Upper House Lane		
-	II 5/415	Upper House, Stoke Allbrooke, Waverley Cottage and Magnolia Cottage (C16, extended C19, C20)
16/5/86	II 5/416	Upper House Farm Cottage (C17)
16/5/86	II 5/417	Barn to south of Upper House Farm Cottage (C18)
Stroud Lane		
-	II 5/414	Wintersgrace (late C16, early C17, extended C20)
Palmers Cross		
2/7/71	II 5/382	Whipley Manor (C17 and C18, extended C19)
2/7/71	II 5/383	Granary at Whipley Manor (late C18)
2/7/71	II 5/384	Haybarn at Whipley Manor (C18)
Horsham Road		
-	II 5/365	Milestone and adjoining Cottage (C17, ext C20)
9/3/60	II 5/387	Nos. 1 and 2 Palmers Cross Cottages (late C14, C16 and C17)
Run Common		
9/3/60	II 5/388	Friendly Cottage (C16 and C17)
Willinghurst		
9/3/60	II 5/418	Willinghurst Farm House (early C16, ext C20)
-	II 5/419	Barn to south-west of Willinghurst Farm House (C17)
-	II 6/420	Willinghurst House (late C19)
-	II 6/421	Coach House, Little Willinghurst (late C19, altered C18)
-	II 6/422	Willinghurst Cottage (C17)
-	II 6/423	Smithwood Common Lodge (late C19)
-	II 6/430	Stroud Lodge (late C19, extended C20)
Woodhill Lane		
9/3/60	II 5/424	Barn Cottage (C16, altered C19)
-	II 5/425	Reelhall (C17, restored C20)
9/3/60	II 5/426	Woodhill Farm House and Woodhill Cottage (C17, reclad C18, extended C18 and C20)
-	II 5/427	Barn to rear of Woodhill Farm House (C16, C18)
Madgehole Lane		
-	II 5/373	Smarkham (C17, extended C20)
9/3/60	II 6/374	Madgehole Farm House (late C16/C17, extended C18 and C20)
-	II 6/375	Barn to left of Madgehole Farm House (late C17/C18)
Wonersh		
Barnett Lane		
9/3/60	II* 1/330	The Dower House (early C18 with C19 and C20 extensions)
9/3/60	II 1/331	Woodyers Farmhouse (late C16 and C17)
Shalford Road		
9/3/60	I 1/390	Great Tangley Manor and Great Tangley Manor West (C15 and C16, restored and extended in C19 and C20)
9/3/60	II	Garden wall to south-east of Manor
Wonersh Common		
3/5/73	II 1/423	The Cottage (C17, extended C19)
7/9/94	II 1/10004	Barhatch Cottage (C17, refronted C19, extended C20)
Chinthurst Lane		
3/5/73	II 1/337	Chinthurst Hill, Close House and the Gatehouse (late C19)
	II 1/338	Chinthurst Hill Tower (late C19)
The Street		
9/3/60	II 1/392	Woodyers (C17)
9/3/60	II 1/393	Timbrells (C18, extended C19)
9/3/60	II 1/394	Weavers (C17)
9/3/60	II 1/395	Fern Cottage and The Cottage (C17 and C18)
9/3/60	II 1/396	Hamshere (C17)
9/3/60	II 1/397	Tankards (C17)
9/3/60	II 1/398	Beeleigh House (C17, extended C18)
9/3/60	II 1/399	Primrose and Phlox Cottages (C16 and C18)
9/3/60	II 1/400	Peony Cottage (late C18)
The Street continued		
9/3/60	II 1/400a	Park Studio (late C18)
9/3/60	II 1/401	Green Place (C15, extended C16 and late C18)
9/3/60	II* 1/402	Church of St. John the Baptist
9/3/60	II 1/403	Wall to east of Church of St. John the Baptist (C18 and C19)
9/3/60	II 1/404	Gateway to The Green (C18)
9/3/60	II 1/405	Nos. 1-8 Wonersh Court (C18)
9/3/60	II 1/406	Archway to Wonersh Court (C18)
9/3/60	II 1/407	Court House (C18)
9/3/60	II 1/408	Medd House and Medd (late C16, extended C17, restored C19 and C20)
9/3/60	II 1/409	The Old House and Throwsters (C16, restored and extended C20)
9/3/60	II 1/410	The Little House and Nos. 2 and 3 adjoining cottages (C20)
9/3/60	II 1/411	The Shieling (C17, refaced C18)
9/3/60	II 1/412	Grantley Cottage (C16, extended C19)
9/3/60	II 1/413	The Grantley Arms Public House (C15, extended C20)
28/1/88	II 1/424	K6 Telephone Kiosk (designed 1935)
The Drive		
9/3/60	II 5/342	Markstone Moss (C17)
Guildford Road		
-	II 1/364	St. John's Seminary (late C19)
9/3/60	II 5/363	The Mill House (C15, ext C17 and C19, restored C20)
17/10/01	II	Wonersh Mill (C18, additions C19)

[2] *See "Sources" and "Bibliography"*

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The Strutt & Parker Guildford office is proud to support the Blackheath, Shamley Green and Wonersh Village Design Statement.

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"Blackheath, Shamley Green and Wonersh are living, breathing communities which are evolving all the time, and a flexible approach is to be commended to reflect this continuity. This requires a balance between the past, present and future with respect for the past, understanding for present needs and remembering that future generations should be able to benefit from and enjoy this heritage."

RON HILL, LOCAL RESIDENT

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Statement of process

12/00 – Parish Council discussed and confirmed the need to prepare Village Design Statements (VDS) for the three villages in the Parish.

01/01 – Notices placed in Parish magazines requesting volunteers for preparing VDS

03/01 – Waverley Borough Council (WBC) Planning informed of decision and funding enquiries made by Parish Council.

04/01 – Talk explaining VDS at Wonersh Parish Annual Assembly public meeting.

05/01 – WBC informed Countryside Agency of commitment by Wonersh Parish to prepare VDS.

07/01 – Mrs G Moloney of WBC talked to volunteers from each village about funding and preparing the VDS.

09/01 – Parish Council applied to WBC for funding of £1000 to match funding agreed by Parish Council.

10/01 - First meetings of individual village committees comprising small groups of local residents. The Committees familiarised themselves with documentation on VDS and earlier village appraisal summaries.

11/01 – Committees set an informal list of topics to be included in the VDS and began consultations with local interested individuals and village groups.
[Village societies; History societies; Architectural advice (Mr Willimott); Surveyor advice (Mr Venning); WBC Historic Buildings officer; WBC Ranger]

02/02 – Blackheath, Shamley Green and Wonersh VDS committees joined to form one committee.

03/02 – WBC Planning department Mr Peter Hartley met and spoke to the committee concerning the content of the VDS required by planners.

05/02 – Committee prepared consultation questionnaire for all residents. Article about VDS and consultation questionnaire put in parish magazines circulated to all residents.

07/02 – Posters placed on village notice boards encouraging all residents to fill in consultation questionnaire.

11/02 – Collation and analysis of returned consultation questionnaires completed. Article on progress put in parish magazines circulated to all residents. Funding of £1000 granted by WBC.
Committee members undertook site visits around the Parish. Map of Parish showing Parish boundaries, relief features, drainage and geological features prepared.

12/02 – First draft of text for VDS written by committee and other volunteer residents based on information obtained from the analysis of the consultation questionnaires and based on the Dunsfold parish VDS format.

01/03 – S. Henderson (WBC Ranger) consulted on 'Open Spaces' section. G. Moloney (WBC) consulted on conservation areas and listed buildings records. P. Hartley (WBC Planning) consulted on current progress and guidance on the next stage of public consultation.

02/03 – First draft of VDS completed.
Date set for public consultation on first draft of VDS.

03/03 – Committee prepare first draft of Guidelines for VDS.
Committee comment on and edit first draft of the VDS.
Notices placed on village notice boards and in parish magazines circulated to all residents advertising public consultation day.
Public consultation day held. Feedback forms on the draft VDS handed to all attendees.
Copies of draft VDS sent for comments to Village societies, History societies, Parish Council, Age Concern Wonersh and Blackheath, WBC Planning (P. Hartley), Environment (J. Boden) and G. Moloney, AONB office and volunteer residents involved in drafting VDS. Copies of draft VDS placed in Wonersh Parish office and Bramley library and notices placed on village notice boards to encourage residents to comment on draft VDS.

05/03 – Public meeting feed back forms deadline for return.
All feedback and comments on draft VDS incorporated into final draft document.
Final draft document sent to WBC Planning (P. Hartley) for approval and adoption.

05/05 – Committee meeting with P. Hartley (WBC Planning) following new Planning Regulations to consider additional work required to enable the VDS to be adopted by WBC as a Supplementary Planning Document under the new legislation.

07/05 – Notices placed on all village notice boards announcing a public consultation to reconfirm the commitment to the final draft VDS.
Public consultation held and draft VDS reconfirmed.

08/05 – Statement of process prepared including a file of committee minutes, the consultation questionnaire and responses.
Draft VDS annotated to source all statements contained in the document.

09/05 – Draft VDS and all relevant documentation submitted to WBC Planning department for examination and assistance with sustainability audit.

01/06 – Committee meeting with WBC Planning to discuss the scope of Sustainability Approasal (SA).

05/06 – SA Template provided by WBC Planning, first draft of SA prepared and sent to WBC Planning for comment.

09/06 – Comments from WBC Planning received.

10/06 – Final draft VDS and SA sent to WBC Planning for comment.

11/06 – All documents sent to SEERA for consultation and approval.