

Springhead and River Wey Conservation Area Appraisal and Management Plan

Waverley Borough Council

Adopted 19 June 2020

Table of Contents

| | |
|---|----|
| List of Figures | 4 |
| List of Tables | 5 |
| Copyright | 6 |
| PART A – Springhead and River Wey Conservation Area Appraisal..... | 7 |
| 1. Introduction | 8 |
| 1.1. What is a Conservation Area? | 8 |
| 1.2. What is a Conservation Area Appraisal (CAA) and Management Plan? | 8 |
| 1.3. Planning Policy Framework and Sources | 8 |
| 1.4. Methodology..... | 9 |
| 1.5. Community Involvement | 9 |
| 1.6. Summary of Springhead and River Wey Conservation Area..... | 9 |
| 2. Defining the Special Interest..... | 11 |
| 2.1. Summary of the Special Interest..... | 11 |
| 3. Assessing the Special Interest..... | 13 |
| 3.1. Location and Setting..... | 13 |
| 3.1.1. Landscape Setting..... | 14 |
| 3.1.2. General Character and Plan Form..... | 14 |
| 3.1.3. Economic Profile and Potential Forces for Change..... | 14 |
| 3.1.4. Vistas | 15 |
| 3.2. Historical Development..... | 16 |
| 3.3. Architectural Quality and Built Forms..... | 19 |
| 3.3.1. ChA 1: Rose Cottage | 20 |
| 3.3.2. ChA 2: The River Wey..... | 21 |
| 3.3.3. ChA 3: Sturt Road | 21 |
| 3.4. Listed Buildings and Heritage Features | 22 |
| 3.4.1. Listed Buildings | 22 |
| 3.4.2. Buildings of Local Merit (BLMs) | 23 |
| 3.4.3. Heritage Features..... | 23 |
| 3.5. Heritage at Risk..... | 23 |
| 3.6. Positive Contributors to the CA..... | 24 |
| 3.7. Open Spaces and Streetscape..... | 24 |
| 3.7.1. Open spaces | 24 |
| 3.7.2. Streetscape | 25 |
| 3.8. Assessment of Condition..... | 25 |
| 3.9. Identifying the Boundary..... | 25 |

| | |
|---|----|
| PART B – Management Plan | 27 |
| 4. Management Plan | 28 |
| 4.1. Managing Change | 28 |
| 4.2. Designation | 28 |
| 4.2.1. Buildings of Local Merit | 28 |
| 4.3. Heritage at Risk..... | 28 |
| 4.4. Enhancement Schemes | 28 |
| 4.4.1. Utility Companies | 28 |
| 4.4.2. Standardisation of street furniture..... | 29 |
| 4.4.3. Poor Fencing..... | 30 |
| 4.4.4. Energy Resource Opportunities..... | 31 |
| 4.5. Taking the CAA Forward | 31 |
| Appendices | 33 |
| Appendix 1: Extract from Waverley BC Local Plan Part 1: Strategic Policies and Sites | 34 |
| Appendix 2: Extract from Waverley BC Local Plan 2002 | 35 |
| Appendix 3: Glossary of terms | 36 |
| Appendix 4: Historical maps | 39 |
| Appendix 5: Sources of information and further reading | 43 |

List of Figures

- Figure 1: CA boundary location plan
- Figure 2: CA boundaries
- Figure 3: Plan of key vistas through the CA
- Figure 4: Location of mills
- Figure 5: Plan of character areas (ChAs)
- Figure 6: Photograph of Rose Cottage
- Figure 7: Photograph of Sturt Road
- Figure 8: Plan of heritage assets
- Figure 9: Photograph showing heritage feature mill pond that has been filled
- Figure 10: Plan of footpaths in and around the CA
- Figure 11: Photograph of footbridge over river
- Figure 12: Plan of proposed amendments to the boundaries
- Figure 13: Photograph of identified issue: redundant signpost
- Figure 14: Photograph of identified issue: hole in pavement
- Figure 15: Photograph of identified issue: missing internally illuminated bollard on the pedestrian refuge island, which has now been replaced
- Figure 16: Photograph of broken fence along the public footpath
- Figure 17: Photograph of broken fence along the public footpath

- Vista 1: View out of the CA towards the Camelsdale and Hammer CA
- Vista 2: View along the River Wey
- Vista 3: View looking south east on Sturt Road
- Vista 4: View west from Sickle Mill towards the Surrey and West Sussex boundary

List of Tables

- Table 1: Springhead and River Wey CA at a glance
- Table 2: Summary of the Special Interest of Springhead and River Wey CA

Copyright

The following copyright applies to all maps contained within this document.

© Crown copyright and database right 2018 OS 100025451

You are granted a non-exclusive royalty-free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which Waverley Borough Council makes it available.

You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.

PART A – Springhead and River Wey 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. Designation of a CA covers all land within the CA and therefore planning control is directed at maintaining the special interest of the entire area, including the buildings, street scene, uses and the relationship of these elements with open spaces and landscape.

CA designation gives a degree of protection against demolition of buildings and walls and the removal, or works, to trees, as well as reducing householder permitted development rights. CA designation enables the planning authority to ensure that the historic character and special interest, which attracts people to live, work and visit the area, remains intact and that development is of high architectural quality and in keeping with the area's existing character.

1.2. What is a Conservation Area Appraisal (CAA) and Management Plan?

A CAA sets out to identify and assess the special interest of the CA, such as the notable buildings and open spaces, and the inter-relation of these together to form a unique character. The management plan will use the information gathered in the CAA to identify and implement enhancement and public realm enhancement schemes to preserve and enhance the CA.

The final document will inform positive management of the CA and will be adopted by the Council as a material consideration to be used in the determination of any application for planning permission and listed building consent within the CA. It will also be used to influence enhancement schemes for the long term management of the CA.

The document should be read in conjunction with Waverley's Local Plan (both adopted and emerging) and National Planning Policy Framework (NPPF).

1.3. Planning Policy Framework and Sources

The Planning (Listed Building and Conservation Area) Act 1990 Section 71 states:

"It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."

Policy HA1 of Local Plan Part 1: Strategic Policies and Sites states:

"The council will ensure that the significance of the heritage assets within the Borough are conserved or enhanced to ensure the continued protection and

enjoyment of the historic environment by undertaking further Conservation Area Appraisals and producing and implementing related Management Plans”

The NPPF, Chapter 16 (185) states:

“Plans should set out a positive strategy for the conservation and enjoyment of the historic environment”

The CAA helps to identify the significance of heritage assets, and as such enables planners to confidently determine whether an application will devalue the significance of the CA.

It is in accordance with the above legislation and local policy that this CAA has been conducted. This appraisal was compiled with the assistance of Historic England’s guidance “Conservation Area Designation, Appraisal and Management” (February 2019). Historic England has also published guidance called “Knowing Your Place” (March 2011).

1.4. Methodology

The CAs overlap each other and therefore have been assessed together with the intention to combine the two on adoption of this CAA. Going forward they will be viewed as one CA.

To assess the CAs comprehensively, a historic study of the area was undertaken, including assessment of historic maps in comparison to modern maps. In conjunction with this, site visits were conducted to establish the character and identify the architectural interest of the CA. A photographic survey was undertaken of the key views and vistas within the CA, and is used throughout this appraisal. The boundary of both CAs have also been reviewed.

1.5. Community Involvement

A site visit was held on 22 October 2019 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 Historic England, Haslemere Town Council, and Chichester District Council) were also included. Responses to the consultation were reviewed and where necessary the document has been updated.

1.6. Summary of Springhead and River Wey Conservation Area

Table 1: Springhead and River Wey CA at a glance

| | |
|---------------------|--|
| Date of designation | Springhead, 14 November 1984. River Wey, 2 July 1985 |
|---------------------|--|

| | |
|---------------------|---|
| Location | Easting (x) 488,634.37; Northing (y) 132,483.19 |
| Current size | 4.54 ha |
| Changes to boundary | 2020 – Two conservation areas combined and part of the curtilage of Sturt Meadow House excluded. |
| General Condition | Good |
| Heritage Assets | 3 Listed Buildings, 2 Heritage Features |
| Positive Factors | Industrial heritage can clearly be seen through the remaining buildings and features. |
| Negative Factors | Street scene is often cluttered with signage and haphazard parking which does not reflect the character of the conservation area. |

2. Defining the Special Interest

Historic England defines special interest as the “special architectural or historic interest” of the area that warrants designation and the “character or appearance of which it is desirable to preserve or enhance”.

2.1. Summary of the Special Interest

Table 2: Summary of special interest of Springhead and River Wey CA

| | |
|-----------------|--|
| Overview | <p>The CA developed as an area of small water-powered industries, taking advantage of the infant Wey whose moderately consistent flow was ideal. In the 1700s the network of mills were owned and developed by the Simmons family predominantly for papermaking.</p> <p>These links to its industrial heritage can still clearly be seen throughout the CA and its surrounding area, through the type of buildings, mill ponds and natural and artificial channels alongside the river.</p> |
| Heritage | <p>All the heritage assets within and surrounding the CA relate to the industrial heritage in the area which was linked to the River Wey.</p> <p>Rose Cottage, the oldest building, is a three bay medieval hall house which was most likely used as a Skinners at one point, it would have been located close to a tannery. Sickle Mill and Shotover Mill (just over the border in West Sussex but close to Rose Cottage) are easily recognisable as water mills with their water management works.</p> |
| Form | <p>Two compact groupings of buildings connected by the River Wey (one group is mainly located within the Camelsdale and Hammer CA which lies within West Sussex).</p> |
| Character Areas | <p>There are three character areas:</p> <ol style="list-style-type: none">1. Liphook Road2. River Wey3. Sturt Road |

| | |
|--------|---|
| Vistas | The key vistas are the open areas around the river, views of Sickle Mill and the view towards Camelsdale and Hammer CA. |
|--------|---|

3. Assessing the Special Interest

3.1. Location and Setting

Springhead and River Wey CA is located on the Surrey and Sussex border between Shottermill and Camelsdale. Two roads run through at either end, Liphook Road to the west and Sturt Road to east. Both roads are important through routes connecting Haslemere with areas of West Sussex and therefore receive a moderate volume of traffic. However, they do not significantly detract from the CAs.

Just over the county border and adjoining the CA lies the Camelsdale and Hammer CA. This is connected with the CA not just through location but also through its industrial background associated with the River Wey.

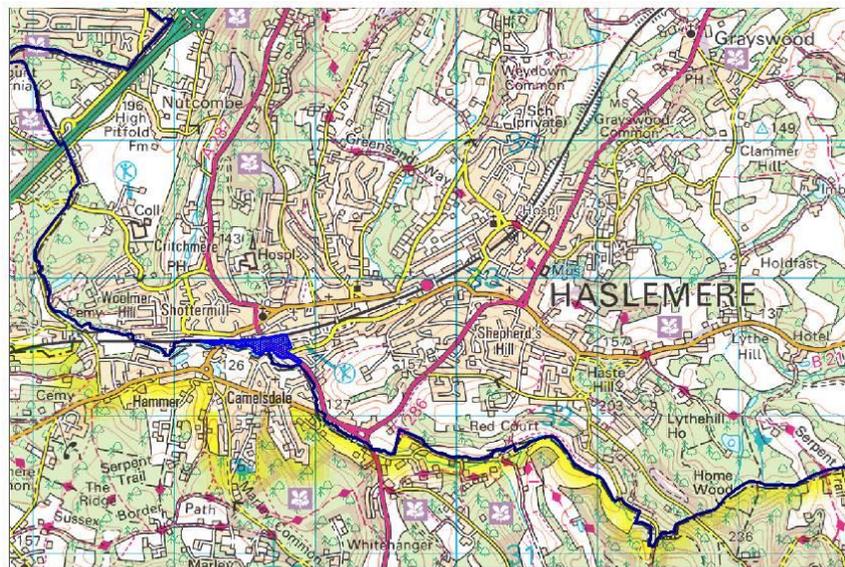


Figure 1: CA boundary location plan

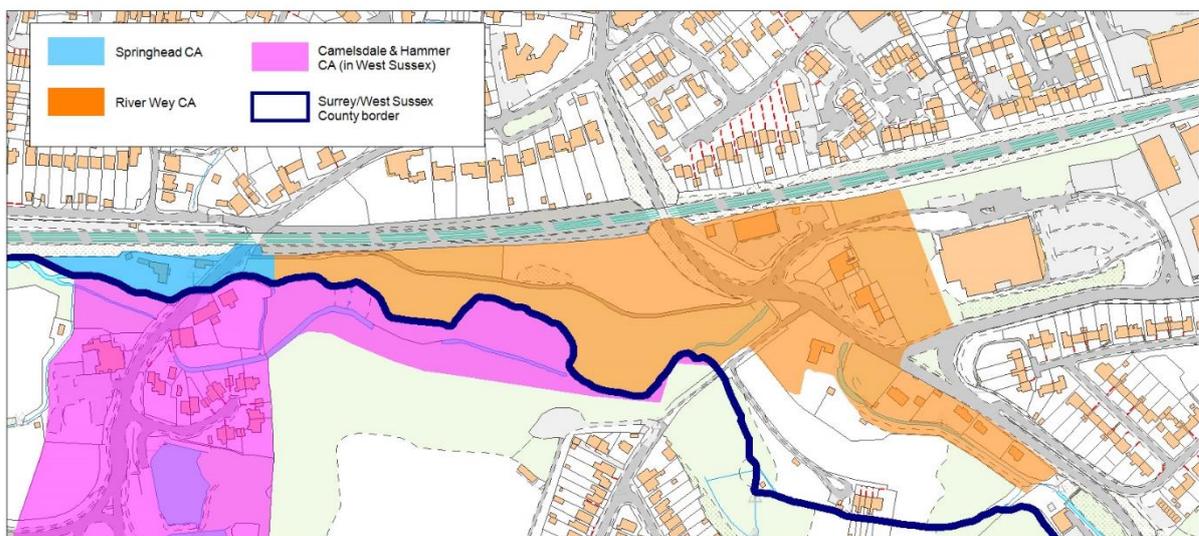


Figure 1: CA boundaries

3.1.1. Landscape Setting

The area lies in the Wey Valley, with the land rising in the northwest almost 900ft at Hindhead and in the south to Linchmere Ridge at about 600ft. The area is predominantly greensand but on the valley floor in places the Wealden clay obtrudes. The River Wey, at this point, is less than 1 metre wide in most places due to its location just north of its source at Black Down. The presence of the infant Wey to which the greensand released water in a moderately consistent flow made the area ideal for small water-powered industries.

3.1.2. General Character and Plan Form

The CA is unusual in that there is no core but rather two compact groupings which are connected by the river. The majority of one of these groupings is within another CA (Camelsdale and Hammer) due to the county border following the River Wey.

Historic assessment and site visits identify that there are three main character areas with the CAs:

1. Rose Cottage – this area is identified by Rose Cottage, a timber framed cottage which is separated from the rest of the CA by Liphook Road. It is part of a compact group of buildings which lie in West Sussex.
2. The River Wey – this area is dominated by the river and its surrounding landscape. There are no buildings within this area.
3. Sturt Road- This character area is of mixed use and is identified by Sickle Mill which dominates the street scene as a result of the dense boundary treatment on the south west side of the road obscuring the dwellings behind.

3.1.3. Economic Profile and Potential Forces for Change

Census data show that, within the CA and its wider environs, 95% of the economically active population are employed and self-employed and 59% of the population own their own properties.

The Springhead and River Wey CA is predominantly residential and thus it is likely the majority of the economically active population work either outside the CA or are self-employed.

It is important that all development is sympathetic with the character of the CA and preserves and enhances the special architectural and historic interest of the CA.

3.1.4. Vistas

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



Figure 3: Plan of key vistas through the CAs



Vista 1: View out of the CA towards the Camelsdale



Vista 2: View along the River Wey



Vista 3: View looking south east on Sturt Road



Vista 4: View west from Sickle Mill towards the Surrey and West Sussex boundary

3.2. Historical Development

Although the conservation area is small, its historic development is closely linked to the areas surrounding it particularly the Camelsdale and Hammer conservation area, within West Sussex. Therefore this section will draw upon the history of the surrounding area in order to gain a fuller understanding of how the area developed thus please note that only Sickle Mill and Rose Cottage lie within the conservation area (please see figure 4 and historic maps in Appendix 3 for clarity). In addition, the area known as Shottermill is today a large area of suburban housing at the southwest end of Haslemere from Lion Green, however historically it had a separate identity and was centred along the River Wey straddled between the border of Surrey and Sussex.

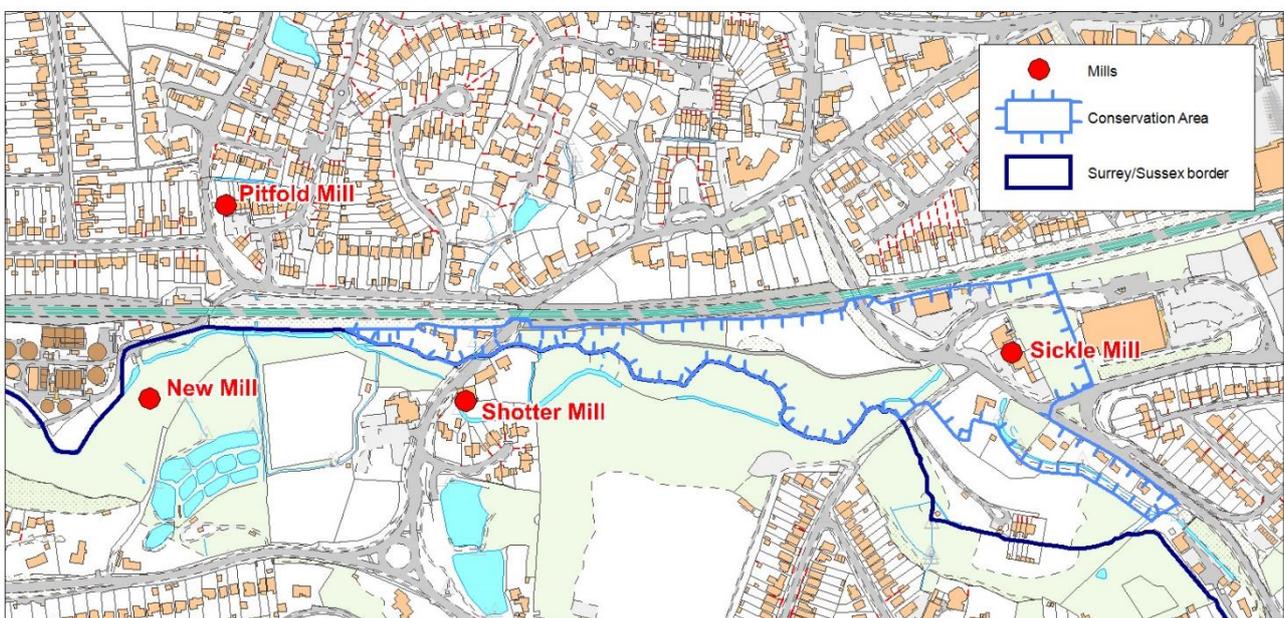


Figure 2: Location of mills

The river is key to much of the history of Shottermill, its moderately consistent flow made the area ideal for small water-powered industries. The name Shottermill itself most likely originates from the presence of Shotter Mill (previously known as Shotover Mill) and, on the Surrey side, part of the historical parish of Frensham in the Manor of Farnham (the Pitfold Manor after 1285).

The Domesday Book of 1086 refers to 6 mills within Farnham, this may have included a mill along the Wey. The first traceable evidence to one of the known mills in the area was in the 1500s however it is likely that both Shotter Mill, Pitfold Mill and other mills in the surrounding areas in operation before then. This is also the first time that Rose Cottage appears (as Tanyard Cottages) in the records and was associated with the tanning industry, another industry where the river was a key ingredient.

The pond associated with Sickle Mill appears to have been dug as a hammer pond in the early 1600s by a Richard Wheeler. The records for this are unclear, it was either known as Wheeler's Hammer or Sturt's Hammer and by 1649 it was in the ownership of John Hoad. In 1710 the parish registers refer to John Hoad the Younger as a sickle maker, giving the mill its name. It is most likely that the family were producing sickles and other edge tools from when they originally took the mill over.

It is also during the time of the Hoads that a legal agreement stems (1655) relating to a leat which took water from the stream running along the back of Sturt Road and directed it into the hammer pond at its west end. It is not known whether this was constructed when the pond was originally dug or in 1655 but it can still be seen in the curtilages of the properties on the south west side of Sturt Road, within the CA.

In 1736 Sickle Mill was bought by James Simmons, this was the beginning of the Simmons family acquiring several mills and farms in the area. In 1736 Sickle Mill was in use as a corn mill following the death of John Hoad the Younger in 1712, it appears to operate as a corn mill for about another 50 years whilst the paper mill was erected alongside.

The use of the water courses was crucial for paper making by powering the water mills and the use of pure water to prepare the pulp from which paper was produced. The area therefore has a series of natural and artificial channels to provide the correct quality and quantity of water at the correct locations.

In 1781 following the death of their father in 1777 and the success of Sickle Mill, James II bought Pitfold Mill and William built New Mill for paper making, in addition they took over the lease of Shotters Mill transferring their corn production so Sickle Mill could concentrate solely on paper. The later 1700s were a period of expansion for papermaking with an ever-increasing demand for paper. However by the early 1800s their fortunes began to change.

Until the early 1800s almost all paper mills were dependant on water power, although by 1806 steam engines had been installed in several mills. There were other technical improvements around this time in particular the invention of a paper-making machine which produced a continuous belt of paper on an endless web. Up to this time all paper had been made by hand by the 'vat process' where sheets of paper were produced singly, chiefly from rags of varying quality. The number of mills reached its peak in the 1820s but from then on, for the first time despite the ever increasing need for paper, more paper mills ceased to work than begun as larger industrial mills took over.

In Shottermill, James III took over the estate and as the largest employer in the area aged 17 following the death of his father William in 1801. Due to his age and lack of experience the

three paper mills, Sickle, Mew and Pitfold were leased for 10 years to a John Howard. There is no sign of the family beginning to struggle until 1815 (4 years after James II took back control of the paper mills) following the Napoleonic Wars (which meant there was competition from abroad). By the 1830s he was struggling to pay off his debts so sold off most of the family's estate, which it had acquired over the years. In 1836 James was left the three paper mills and some small sections of land.

However, James continued to struggle. Using some of the proceeds of the sale he managed to carry out improvements works at the mills, and in 1840 purchased a second-hand paper making machine. But by then the writing was on the wall, sales were down and wages and the cost of rags were increasing and by 1847 (when his son James IV took over) not only were the rags expensive but difficult to obtain.

In 1852 James IV made last ditch attempt to make a living at Sickle Mill through the production of tissue paper but it was to no avail and in 1854 the decision was made to sell both Sickle and New Mills. The former to the Appletons in 1854, who continued to make tissue paper there until 1870 when they concentrated fully on the manufacture of military braid and the latter to the Portsmouth Railway Company in 1858. The building of the line passed very close to the mill and involved diverting the Wey and making some alterations to the millpond although the mill building was not touched. The mill remained empty until 1865, which was now back in the hand of James IV following the Portsmouth Railway Company selling it back to him in 1860. In the early 1870s maps it is shown as a flour mill.

Pitfold Mill continued, in the ownership of the Simmons, as a leather dressing mill. The industry lasted for about 20 years, making buckskin and chamois leather (with the possible support of New Mill and the tanhouse at Rose Cottage), until it folded around the turn of the century as a result of foreign competition.

By the 1870s the character of the area began to change, local industries which had underpinned Shottermill's economy were either gone or in decline and housing numbers had doubled by the 1880s. In 1895, after 1,000 years with Farnham and Frensham Civil Parish, Shottermill successfully petitioned to become a civil parish in its own right and remained so until 1933 when it became part of Haslemere.

In the early 1900s the surrounding area experienced a boom in housing and the vast majority of trade was related to the building industry. The Simmons dynasty ended in 1903 when the remaining two mills and other land and buildings were sold at auction following the death of James IV. By this point New Mill was in a state of disuse and did not sell at auction therefore became increasingly derelict. Eventually, in 1978 the sewage plant was constructed opposite,

resulting in its demolition and the filling of the pond. Pitfold Mill was later used for chestnut fencing. The mill was then demolished and overbuilt in the 1980s.

For Shotter Mill 19th century maps show that a leat had been constructed to take additional water off the Wey from a point about halfway between Sickle Mill and Shotter Mill to take advantage of the head of water from the Sickle Millpond (evidence for which is still visible within the Camelsdale & Hammer CA). However, this did not prevent its decline and the property and ponds were sold at auction in 1938. The mill was converted to residential and the wooden lean to which housed the wheel was removed. The ponds were bought by the Haslemere Preservation Society and transferred to the National Trust.

From its sale in the 1920s Sickle Mill's history is one of decline. It was leased to the Haslemere Urban District Council in 1925 who then bought it in 1930 and used it for a variety of local authority purposes which involved the erection of a number of ugly structures on its forecourt.

Throughout the 1980s and early 1990s local residents were concerned about the future of the increasingly derelict mill, and the pond had been used for tipping. In 1997 the mill was converted into dwellings without too much of its original external character being lost. The millpond, already partly gone under the industrial estate, disappeared entirely under the Haslemere Leisure Centre.

3.3. Architectural Quality and Built Forms

The CA can be divided into 3 Character Areas (ChAs).

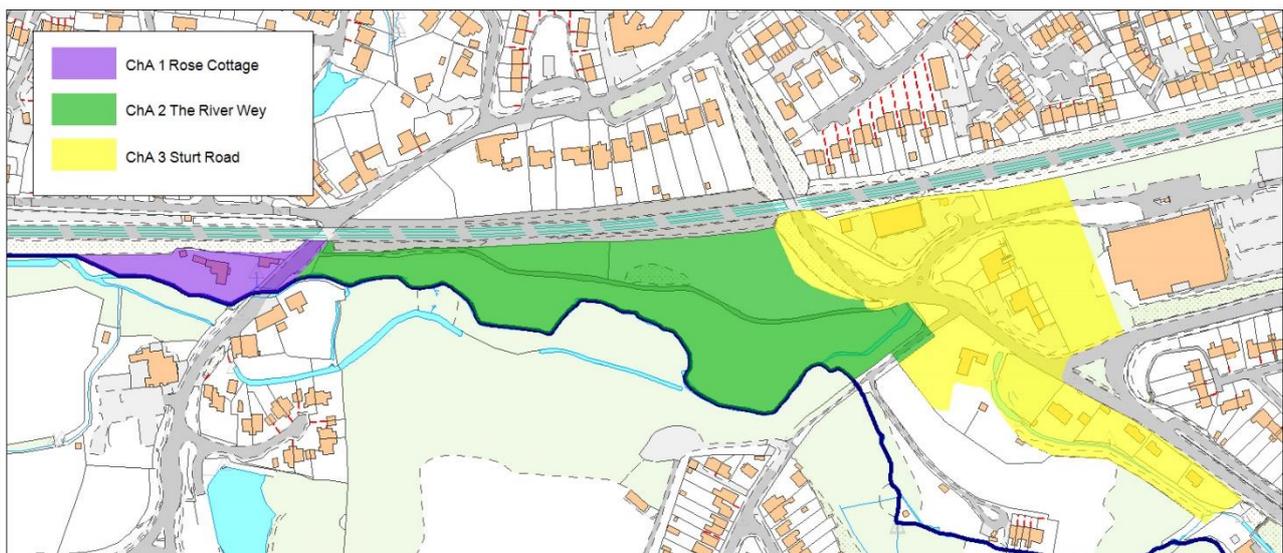


Figure 5: Plan of character areas (ChAs)

3.3.1. ChA 1: Rose Cottage

Period and style

This character area is centred on the only building in the area, Rose Cottage. Rose Cottage is the oldest building within the CA. It is isolated from the rest of the buildings within the CAs however it does not sit alone. To the south lies a group of buildings within the Camelsdale and Hammer CA and to the north, beyond the railway line is the outer edge of Haslemere's urban area.



Figure 6: Photograph of Rose Cottage

However Rose Cottage stands out from the rest of the buildings in its immediate setting in terms of period and style. These buildings are mainly of a later origin from C18 onwards and therefore do not just use traditional local materials. Rose Cottage, however, is at its core a three bay medieval hall house which typifies the traditional Surrey vernacular with its timber frame and clay tile hanging.

Scale and height of buildings

Rose cottage is two storey in height and the majority of the buildings within its vicinity are either one or two storey with the exception of two buildings which are two and a half and three storey.

Materials

- Clay tile hanging
- Plain clay tile roof
- Timber framed

Details

- Rat trap bond
- Clay tile hanging in a diapered pattern
- Large chimney stack
- First floor jetty

Street form and frontages

Rose Cottage is set back from the road with a low wall and mature hedges as boundary treatments. In contrast the majority of buildings close by are set much closer to the road, some with no form of boundary treatment. Where there is boundary treatment, the south group it is low walls. Whereas in the north group, beyond the railway line, as a result of the hill the walls are slightly taller and often used for retaining purposes as well. The majority of walls in the north group have mature hedges or close boarded fencing above.

3.3.2. ChA 2: The River Wey

This character area has no buildings within it therefore an assessment of the architectural quality and built form is not required. An assessment of the open space and streetscape is in section 3.7.

3.3.3. ChA 3: Sturt Road

Period and style

This character area has a more mixed style, the most prominent buildings are Sickle Mill and Sickle Mill House these date back to around C17 for the house and C18 for the former paper mill. The house had has an altered front with cement architraves set in pebble dash. The rear of the dwelling is more traditional with a half hipped roof and tile hanging. The former paper mill is timber framed with white weatherboarding.



Figure 7: Photograph of Sturt Road

The rest of the buildings are of no special architectural style or merit. A few are Edwardian and feature the typical details used in speculative housing by builders at the time, this includes crested ridge tiles and external white painted porches.

Scale and height of buildings

The buildings are generally domestic in form and consequently not large in scale, mainly two storey in height and primarily of a detached or semi-detached form. Despite being an industrial building Sickle Mill is still very domestic in its form however the modern commercial unit at the north-eastern end is not domestic in scale.

Materials

- White painted weatherboarding

Details

- Tall square chimney (part of the former mill boiler house)

Street form and frontages

The dwellings on the south west side of Sturt Road are set back from the road and obscured from the road by strong boundary treatment such as medium height walls with trees and other vegetation. On the other side of the road the properties are also set back, however in contrast the boundary treatment, although still consisting of walls and mature trees and hedges, is much more open. The commercial property would be unduly prominent within the street scene if it weren't for the fact that it is on higher ground

3.4. Listed Buildings and Heritage Features

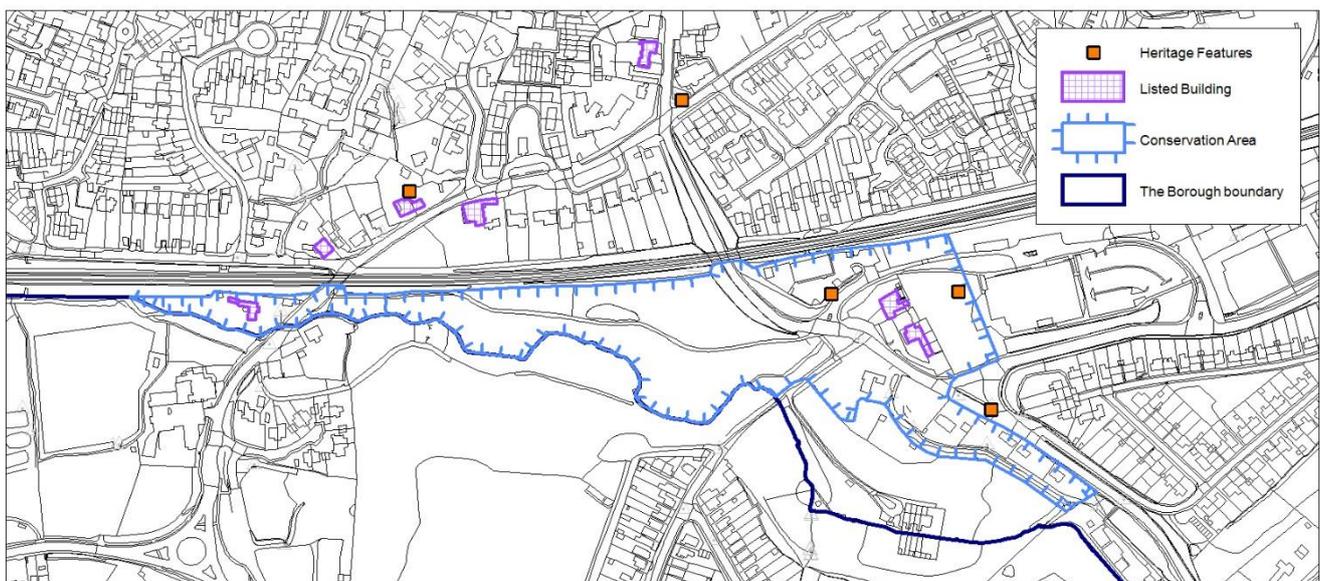


Figure 8: Plan of heritage assets (please note listed buildings and conservation areas outside the borough are not identified)

3.4.1. Listed Buildings

There are three statutory listed buildings within the CA:

Grade II:

- Rose Cottage
- Sickle Mill House
- Sickle Mill Court

3.4.2. Buildings of Local Merit (BLMs)

Buildings of Local Merit (BLMs) are buildings identified by Waverley as of local historic, architectural or townscape merit. Many local authorities have lists of such buildings, sometimes called the local list and sometimes Buildings of Townscape Merit (BTM).

There are presently no BLMs within the CA.

3.4.3. Heritage Features

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



Figure 9: Photograph showing heritage feature mill pond that has been filled

The intention was that by recording them there would be more awareness of the value of preserving them.

Unfortunately, the heritage features identified on figure 5 have either been replaced, removed or are no longer readily visible. In regards to the large mill pond, which served Sickle Mill, this has been filled in and built over. It is now Haslemere Leisure Centre (outside the CA) however a small section still remains to the rear of the building (within the CA). It is therefore proposed to remove these from the list.

3.5. Heritage at Risk

Many heritage assets are at risk of being lost to future generations because of neglect, decay or inappropriate development.

Historic England maintains a national Heritage at Risk register which identifies Grade I and Grade II* listed buildings at risk. The list for Grade II buildings at risk is held by Waverley Borough Council.

At time of print, there are no identified listed buildings 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. Positive Contributors to the CA

Positive Contributors are buildings which are not listed, or locally listed, but positively contribute to the special interest of the CA.

As a result of the character and size of the conservation areas, there are a limited number buildings. Therefore all the buildings which help shape their character and positively contribute to the special interest of the CA have already been identified through listing.

3.7. Open Spaces and Streetscape

3.7.1. Open spaces

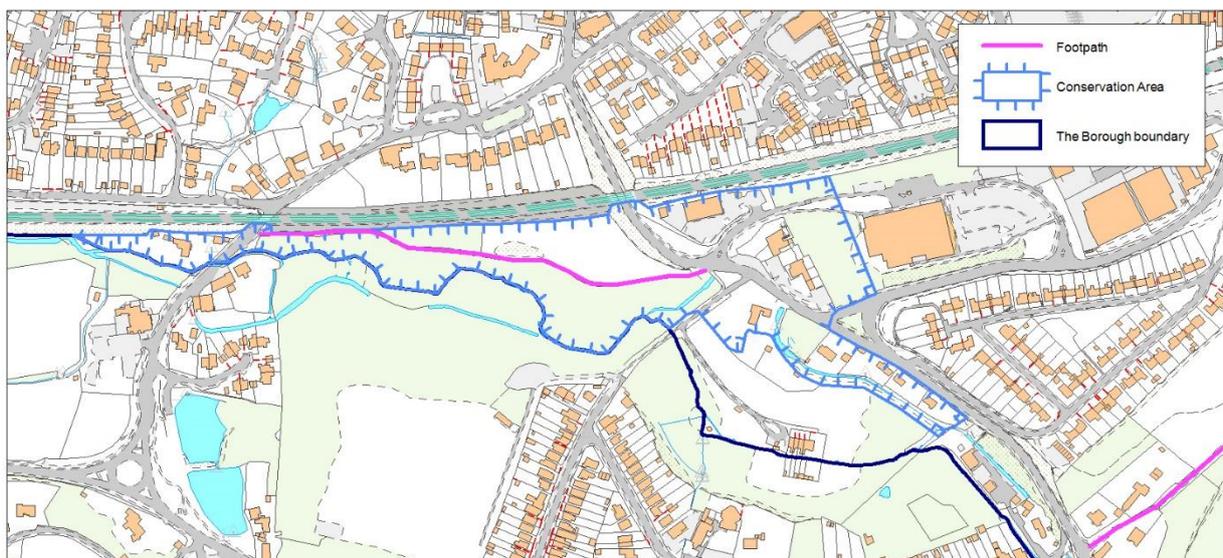


Figure 10: Plan of footpaths in and around the CAs

As a result of its unusual form the centre of the CA is a large area of public space running alongside the river. It is mainly made up of mature vegetation so does not have many 'open' sections but it is connected to the other side of the river and thus a recreation ground by several bridges. However, during the winter and spring the area is incredibly boggy and virtually unusable. There is a



Figure 11: Photograph of footbridge over river

public footpath that runs through, adjacent to the railway that connects the two areas; this is tarmacked and well used by pedestrians.

There is also an area of allotment gardens which is mainly used by residents of Haslemere from outside of the CA.

3.7.2. Streetscape

The area has a general feel of suburban to rural transition due to the mature vegetation along the street scene. Although there is a large area public space this is mainly hidden from view to visitors travelling through the CA by car due to the narrow entrances at either end.

3.8. Assessment of Condition

Overall: Good condition

The listed buildings, buildings of local merit and other buildings within the CA are all in good condition and appear to be well maintained, which reflects on the character of the CA.

Although Portfield, Sturt Road (commercial building hosting three units) is unsympathetic to the special interest of the CA it is the only commercial use within the CAs and therefore is of value to the community. However, if the use was to change and the site redeveloped particular attention should be paid to ensure that any development reflects the character of the area.

3.9. Identifying the Boundary

The two Conservation Areas were designated over 30 years ago, therefore areas within the boundary may no longer have special interest. Physical boundaries/curtilages may have changed or areas that were previously omitted may now be considered to be of special interest.

As part of the appraisal, the boundary of both CAs has been reviewed using Historic England's guidance (Conservation Area Designation, Appraisal and Management, 2019). The following changes to the boundary have been identified on figure 12 and the reasons for these amendments are discussed below.

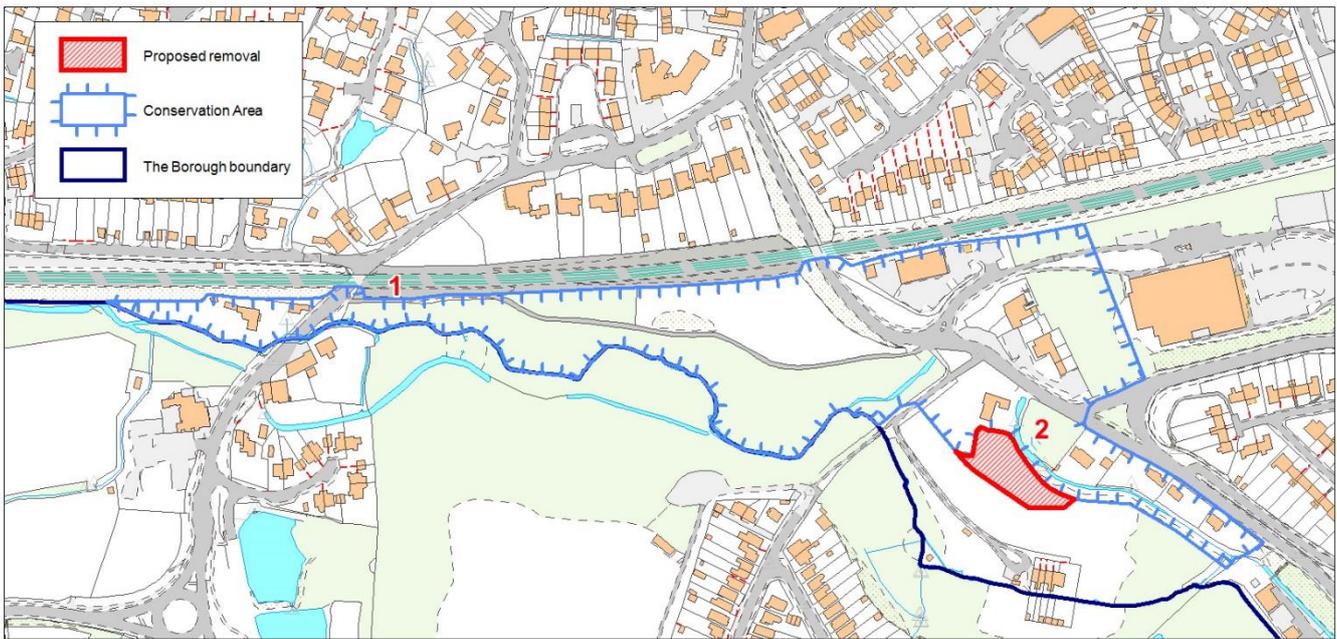


Figure 12: Plan of proposed amendments to the boundaries

1. **Joining: Springhead CA and River Wey CA**

The two Conservation Areas overlap and a study of the original reports suggest that the original intention was for the one conservation area, together with the Camelsdale & Hammer CA. Therefore officers see no reason why they should not be combined into one Conservation Area.

2. **Removal: Garden of Sturt Meadow House**

The land associated with Sturt Meadow House is large and not all of it forms part of the garden. Although the current line makes sense on the map it does not on the ground. To rationalise the boundary it is proposed to follow mature treelines, the river and a wall, this will exclude the vegetable garden.

PART B – Management Plan

4. 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 setting and relatively close knit development pattern of the CA, there are few (if any) opportunities for new development (beyond smaller extensions or alterations to existing buildings). It is expected that where consent or planning permission is necessary, the appraisal section of this document should be taken into account when making the decision.

Various small scale enhancement opportunities within the CA have also been identified and form part of this management plan.

4.2. Designation

4.2.1. Buildings of Local Merit

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

Recommendation:

Haslemere 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 Springhead and River Wey 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. Enhancement Schemes

4.4.1. Utility Companies

Utility companies often carry out works on the highway within the CA (road or pavement). Utility companies (and their contractors) are required to ensure that the surface is made good, to the same standard that was originally there. In addition, it is understood that they can

implement a temporary surface for a period of six months before making the area good. Within a CA unsatisfactory works by utility companies can undermine the character of the area and have a detrimental impact on the appearance of the street.

A Task Group at Surrey County Council (SCC) has produced a report: "Improving the Co-ordination and Quality of Work of Utilities Companies in Surrey", 10 January 2013 which considered the views of residents, Councillors, utilities companies and officers. The conclusions were that SCC could undertake a number of actions to work more effectively with utilities companies to improve the quality of street works in Surrey, minimising the disruption caused to residents and road users by:

- Communication
- Monitoring and Reporting
- Utility companies must apply for a permit from the Streetworks team at SCC.
- Improved working in areas with special conditions (including Conservation Areas).

Recommendation:

Utility Companies should be made aware of the CAA document, and in particular be encouraged to ensure that their work is completed and 'made-good' as soon as practically possible. Where this has not happened (and within the existing guidance) the Streetworks team at SCC should be informed so that they can take appropriate action.

4.4.2. *Standardisation of street furniture*

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

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

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

The CA is relatively well maintained, for example an internally illuminated bollard was noted as missing in an initial site visit which had been replaced by the time of the last site visit in 2019. However site visits with ward members and town councillors have identified several issues including redundant signposts which are yet to be rectified.

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
- Maintenance of vegetation around signs so they are not obscured.

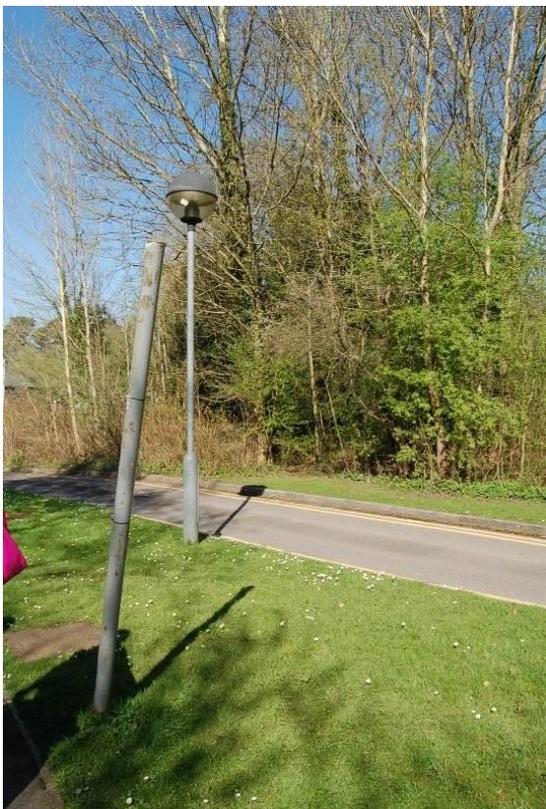


Figure 13: Photograph of identified issue: redundant signpost



Figure 14: Photograph of identified issue: hole in pavement



Figure 15: Photograph of identified issue: missing internally illuminated bollard on the pedestrian refuge island, which has now been replaced

4.4.3. Poor Fencing

Some of the fencing along the public footpath is in poor condition and not very attractive, this is detrimental to the conservation area.

Recommendation:

Any broken or unnecessary fencing is removed or replaced to enhance the conservation area.



Figure 16: Photograph of broken fence along the public footpath



Figure 17: Photograph of broken fence along the public footpath

4.4.4. Energy Resource Opportunities

The council recently declared a climate emergency with an aim to be carbon-neutral by 2030. Due to its moderate, consistent flow the river has the potential to be used as an energy resource and could provide greener energy to properties in the surrounding area. This would also reflect the historic use of the area.

Recommendation:

It is recommended that a feasibility study, assessing the environmental and visual impact any such works would have, is undertaken.

4.5. 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 Haslemere Town Council. Without these partners involvement, many of the projects will neither be viable or achievable.

Appendices

Appendix 1: Extract from Waverley BC Local Plan Part 1: Strategic Policies and Sites

Local Plan Policy HA1 – Protection of Heritage Assets

The Council will ensure that the significance of the heritage assets within the Borough are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment by:

1. Safeguarding and managing Waverley's rich and diverse heritage. This includes all heritage assets, archaeological sites and historic landscapes, designated and non-designated assets, and their setting in accordance with legislation and national policy.
2. Understanding and respecting the significance of the assets.
3. Undertaking further Conservation Area Appraisals and producing and implementing related Management Plans.
4. Facilitating and supporting the identification and review of heritage assets of local historic, architectural and archaeological significance in accordance with the Council's agreed procedures.
5. Supporting appropriate interpretation and promotion of the heritage assets throughout the Borough.

Appendix 2: Extract 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 3: Glossary of terms

IMPORTANT NOTE: This glossary does not provide legal definitions, but acts as a guide to key planning terms.

| Term | Definition |
|-------------------------|--|
| 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.” |
| 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. |
| Nation Planning Policy Framework | Issued by central government setting out its planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. |
| Strategic Housing Land Availability Assessment (SHLAA) | The SHLAA identifies a future supply of land which is suitable, available and achievable for housing uses over the plan period covered by the Local Plan. The SHLAA only identifies sites. It does not allocate sites to be developed (this is the role of the Local |

Plan). The identification of sites within the SHLAA does not imply that the Council would necessarily grant planning permission for residential (or other) development.

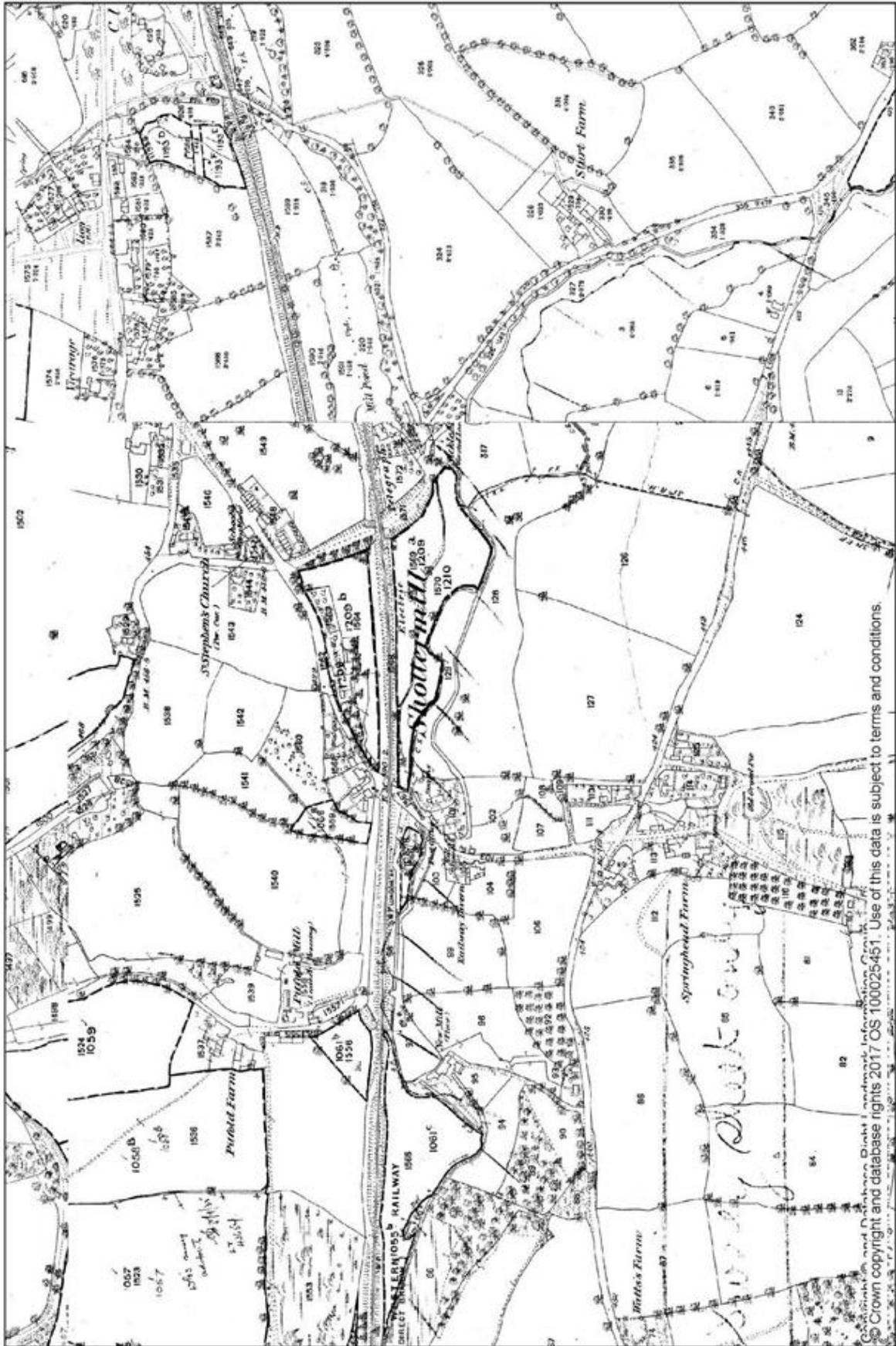
Vernacular

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

Appendix 4: Historical maps



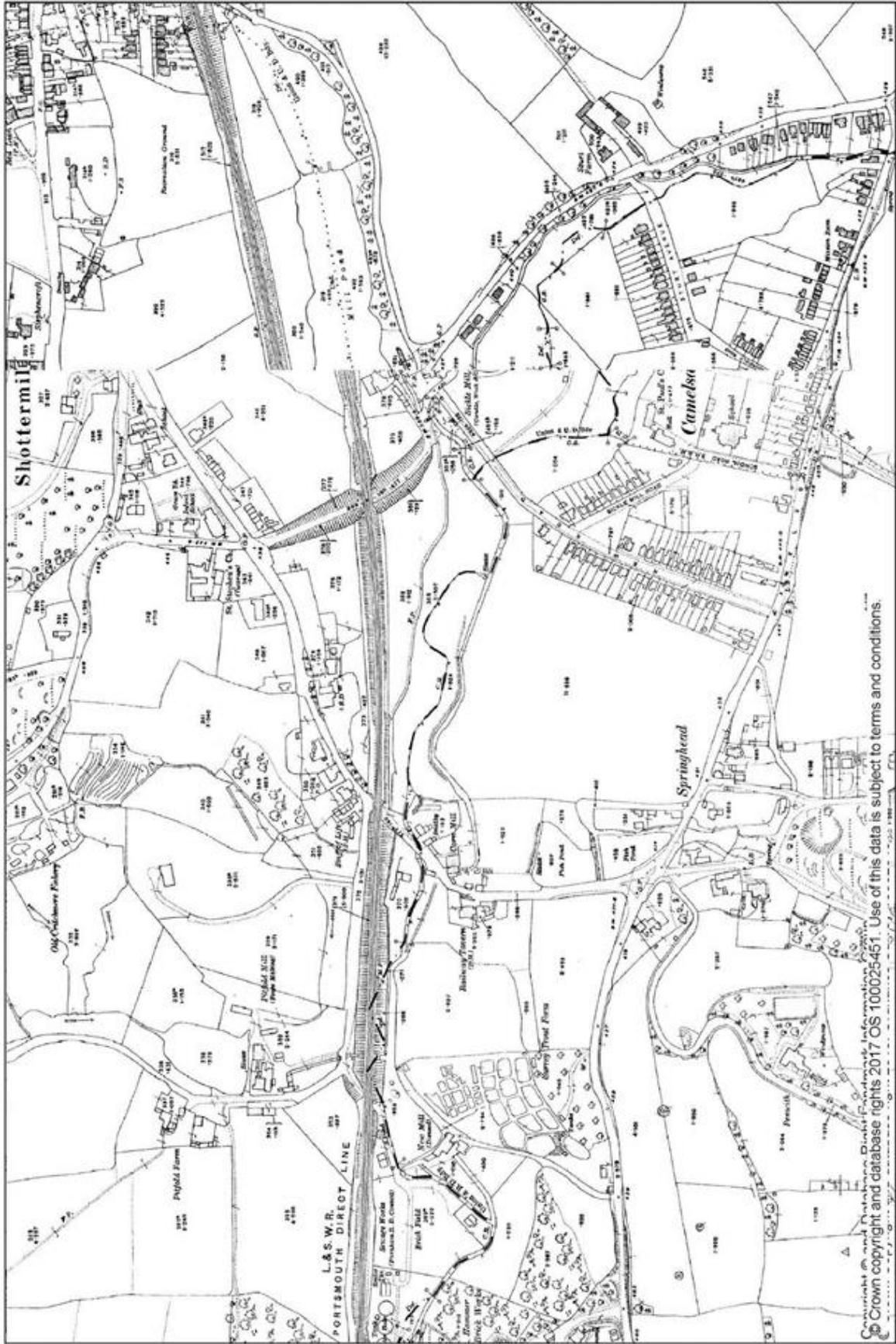
1767 John Rocque map of Shottermill



1871 OS map of Shotton mill



1898 OS map of Shottermill



1914 OS map of Shottermill

Appendix 5: Sources of information and further reading

- Turner, G.A (2004) Shottermill, its Farms, Families and Mills – Part 1 Early Times to the 1700s. John Owen Smith, Hampshire
- Turner, G.A (2004) Shottermill, its Farms, Families and Mills – Part 2 1730 to the Early 20th Century. John Owen Smith, Hampshire