



Farnham Conservation Area Appraisal

The Farnham Conservation Area Partnership



February 2005

This Appraisal was adopted by
Waverley Borough Council as a Supplementary
Planning Document
on 22nd February 2005

Farnham Conservation Area Appraisal



Acknowledgements

In compiling this document the work of the following members of the Partnership is especially acknowledged:

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SUMMARY

This Conservation Area Appraisal has been carried out in partnership with the main organisations concerned with the conservation of Farnham's historic core. Each section has been written by a local organisation. The purpose has been to identify those qualities of the conservation area that should be preserved and enhanced, and produce proposals for improvement.

Farnham is historic, and the earliest mention dates from AD 688, with the gifting of land by charter by Caedwalla to 3 monks for the foundation of a monasterium. The influence of the Bishops of Winchester and the construction of its Norman castle in the 11th century confirmed it as an important location mid way between Winchester and London. In the 12th century, the outline of the existing town plan was recognisable, but it was not until the mid 1700's that prosperity based on hop growing heralded the building of its fine Georgian brick houses, which now form the heart of its historic core.

With its long history, buildings in Farnham reflect many different eras, and its streets have developed their individual character. The establishment of its conservation area in 1970 has confirmed its position as being of special architectural and historic interest. A case is made for extending the existing boundary to include buildings on the west side of South Street and a cluster on its east side around the Methodist Church.

Farnham contains 387 listed buildings, protected by law, which are of *high* quality and in good condition with none 'at risk'. In addition there are 135 buildings on the Local List, which affords them special recognition (rather than protection). Recommendations are made for amendments to this list.

A photographic survey of shop front design concludes that the majority are acceptable and harmonised in terms of design, colour, and signage, but that vigilance is needed to maintain the standard.

Guidelines are provided. The use of existing hanging sign brackets is encouraged, as these are a characteristic of Farnham.

As the town centre streets have almost fully developed frontages, there is little opportunity for tree planting, and trees, where they exist, are prominent and protected. The few small open green spaces thus form important oases of quiet in a busy town centre with its mix of quality residential and commercial accommodation and attendant pressure for change and modernisation. Public car parks also provide incidental open space, with important views of the rear of buildings. New development in the conservation area is likely to be very limited due to the significant number of listed buildings, restraints on development (such as the Green Envelope) and the absence of open land for new building. The proposed East Street development, adjacent to the Conservation Area, needs to be blended sympathetically with it in line with Waverley Borough Council's Local Plan 2002 and the Planning Brief.

The character of the town centre is considerably enhanced by existing public art and building craft, and further work is to be encouraged, particularly through the local planning authorities 'Percent for Art' policy.

Environmental quality is adversely affected by traffic due to high reliance on car transport, the intersection of the A325 / A287, and the narrow streets of historic origin. These issues cannot be divorced from the East Street development, or the wider influences of the Western Corridor, such as the effect of potential large residential developments on nearby former MoD land.

The work on this appraisal has resulted in a programme of desired enhancement schemes, which have been considered and prioritised. The funding of these enhancements will depend on resources availability from the various Councils, landowners, and town organisations.

The way forward is through the continued collaboration of all the agencies that have been involved in producing this document, working with other organisations and landowners in the town.

1. Introduction

Waverley Borough Council



INTRODUCTION

This Appraisal was adopted by Waverley Borough Council as a Supplementary Planning Document on 22nd February 2005.

The legislation on conservation areas was introduced in 1967 with the Civic Amenities Act and in 1970 Surrey County Council designated the Farnham conservation area. The current legislation is the Planning (Listed Building and Conservation Areas) Act 1990, which states that every Local Authority shall:

“From time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas.”
(Section 69(a) and (b).)

The Act also requires local authorities to “formulate and publish proposals for the preservation and enhancement of conservation areas.....”.(Section 71).

In 1979 the then Waverley District Council published a document called “Policy and Proposals for the Farnham Conservation Area”. The enhancement schemes were carried out in the early 1980s and in 1984 the policy approach was incorporated into the 1984 Local Plan. The conservation policies have been included and developed in the 1993 and 2002 Local Plans. There has been an ongoing programme of enhancement schemes in the Borough since the mid 1970s.

English Heritage has advised that local authorities should carry out conservation area appraisals to define the special interest of the areas, and the Borough Council is carrying out a series of appraisals. The English Heritage document “Conservation Area Appraisals 1997 sets out techniques for carrying out an appraisal and these have been adopted for all the studies including the Farnham study.

In 2001, the Borough Council decided to embark on a series of conservation area appraisals for the conservation areas in Waverley. The process began with an appraisal of Wrecclesham, largely because of the traffic problems and opportunities in the village. Farnham town centre conservation area was the next on the list, together with Bramley.

The approach adopted for producing the Farnham Conservation Area Appraisal is for a number of partners to collaborate on writing the document. This would draw on the expertise of the partners, and is preferable to the Borough Council writing the whole appraisal and then consulting the partners. The document is a compendium of chapters written by different organisations, as set out in the Contents Page. This approach has been used to ensure that the expertise of the local partners is incorporated directly into the document

THE AIM OF THE APPRAISAL

To appraise the character of the Farnham town centre conservation area and to identify those qualities which should be preserved and enhanced and produce proposals for the improvement of the area.

OBJECTIVES

It is intended to meet this aim by carrying out the following objectives:-

Undertake an appraisal in accordance with the English Heritage techniques as set out in its publications “Conservation Area Appraisals 1997”.

Produce the document in partnership with local organisations concerned with heritage.

Work closely with Surrey County Council as highway authority on the movement aspects of the appraisal

Seek sources of funding for the enhancement projects

Produce an appraisal document to be used by the Borough Council and the community when considering development proposals.

PRODUCING THE APPRAISAL

The community and organisations in Farnham were consulted during in June and July 2004. Subsequently the appraisal was revised, and the appraisal endorsed by the Borough Council in the autumn of 2004. It is now a Supplementary Planning Document, forming part of the new Local Development Framework, which is to replace the Waverley Local Plan 2002.

USING THE APPRAISAL

The appraisal can be used in a number of ways. It will be referred to when planning applications are made and will establish the approach that should be taken to design and land use in the conservation area. It will also provide a list of enhancement schemes that could be carried out when funding opportunities arise. The appraisal will provide a context for schemes that may arise to deal with the traffic problems in the town centre, and will relate to development outside the conservation area.

2. The Archaeology and History of Farnham to 1500

Surrey Archaeological Society



Archaeology and History of Farnham

Setting and Archaeological background

The historic core of Farnham is sited on the linear gravel terrace that lies immediately to the north of the River Wey within the relatively steep sided southwest/north east valley carved by the river. The underlying geology consists of Gault clay and Upper Greensand while to the north the town is bounded by a chalk ridge and land rising to a height of about 160m OD. This geology and topography has had a profound effect on the development of the town throughout its existence, limiting its expansion, until recently, to the north and south, but encouraging ribbon development along the line of the valley. The town has prospered because of its position, about half way along the road between London and Winchester, and at the point where this is joined by a route from the south that crosses the Wey at what is now Longbridge.

While there is little evidence for direct occupation of what is now the centre of the town before the Saxon period, the Wey valley and surrounding countryside are extremely rich in prehistoric sites. The area is famous for the many Palaeolithic axes, dating up to 600,000 years ago, that have been found in the various gravel terraces. Other finds from the later part of this period within and close to the town centre include the remains of mammoths, woolly rhinos and evidence for permafrost cracking from the last ice age. More recently there are numerous Mesolithic sites, dating from approximately 10,000 years ago, including several known within the town itself. Evidence from the Neolithic, Bronze and Iron Ages indicate ever-intensifying occupation and exploitation of the better soils within the river valley.

Romano-British occupation took the form of small scattered settlements, many of which appear to be associated with the production of pottery, as a number of kilns have been found, particularly to the south of the town. In the latter part of the Roman period a small villa was built just under a mile north-east of what is now the town centre. There is, as yet, no evidence for direct occupation underlying the town, but a number of shards of Roman pottery have been found on various development sites. These

probably represent manuring scatter from agricultural activities perhaps centred on the villa itself. It is also probable that the Roman road from Winchester to London passes somewhere close to the town, though perhaps slightly to the north of the current centre.

Earlier History

The earliest mention of Farnham is in a charter of c AD688 when Caedwalla, King of Wessex, gave land at Farnham to two or possibly three monks to enable them to found a 'monasterium'. This would have been a 'mother' church for the area rather than a monastery as such and recent work within St Andrew's has revealed the presence of a very small single or double-celled church underlying the centre of the existing medieval building. The dating is uncertain but, from the size and construction, it is likely to belong to the mid/late Saxon period and may be a successor to the seventh century church - always assuming that one was actually built by the original monks.

The place-name of Farnham is descriptive and probably means 'the enclosure within the ferns'. However, while Saxon huts have been found to the south of the modern town, there is no direct evidence for occupation within the core of the town itself. Nevertheless the fact that Farnham was the principal site named in the charter of AD688 for an area of land that stretched down to Hindhead, must indicate that there was some form of settlement in existence at that date.

In a further charter of AD801-805 (by which time Farnham was held by the bishops of Winchester), Bishop Ealhmund exchanged land in return for a honey-render of 10 jars, but more significantly, also for two nights board and lodging. The implication is that there was a building somewhere in the area where a person of importance and his entourage could stay. Given the presence of an early church underlying St Andrew's it seems very likely that the core of any Saxon settlement lay in the area around it rather than under the existing town centre. The church and probable associated settlement would therefore occupy the nearest high ground to the

best crossing point of the Wey - that at Longbridge, always bearing in mind that in the past the river was a much more formidable obstacle than it is today. This would explain why, on crossing Longbridge from the south, the bottom part of Downing Street turns sharply west and, via Lower Church Lane, leads directly to the high ground on which the church stands. It is probable that, at this period, the area of the modern town centre was open fields and there was therefore no reason for the road to head directly northwards.

By the time of the Domesday Book the bishops of Winchester were described as having 'always held' Farnham and the town was the centre of what had become one of the wealthiest of the numerous Winchester estates, being worth £47 a year. It certainly had a church which was listed in Domesday as being held by Osberne of Eu and being worth the substantial sum of £6 a year.

Perhaps the first major work to affect Farnham shortly after the Conquest was the construction of the initial phase of Farnham castle. Farnham was becoming increasingly important as the capital of England was moved from Winchester to London. This meant that the bishop, who was frequently a member of the Royal family and a great official of state, had to travel frequently between the two cities and Farnham was a convenient overnight stopping place along this route. The castle, as it slowly developed into more or less its current form, served the functions of palace, fortress and administrative centre for the manor. It was, in fact, one of the most important of the bishop's palaces and was one of the few to remain within the bishopric holdings after the Civil War.

Farnham owes much of its early development to the bishops - but perhaps most significantly to the decision, probably by Bishop Henri de Blois in the mid/late twelfth century, to lay out a formally planned new town consisting essentially of Castle Street and The Borough. This effectively shifted the core of the settlement of Farnham from around the church to a new position - that of the existing historic town centre. This explains why, unusually, the Parish Church in Farnham lies outside the core of the town and even outside the medieval



*Seal of Bishop
Henri de Blois*

town defences, which consisted of a substantial bank and ditch earthwork which has been traced south of the Borough and along the west side of Bear Lane.

The pattern of a wide market street - Castle Street - meeting at right angles a through road - The Borough - is one repeated elsewhere in slightly later foundations such as New Arlesford and Haslemere.

The bishop's investment must have been successful because, by the early thirteenth century when the medieval account rolls commence, Farnham is in full existence and is listed as a mesne *borough*. A market is granted in 1216 together with a fair, the tolls of which were a valuable asset. The *borough* grew rapidly with further development spreading along West and East Streets and in 1249 the bishop granted the burgesses their first charter of liberties. From that date the burgesses took control of the whole *borough*, ran a *borough* court and were responsible for the collection of tolls from the market and fair. In effect this is the origin of the modern Farnham Town Council.

During the Middle Ages the prosperity of Farnham was based on wheat and wool and in tax returns of 1336 the town was the fourth richest of those listed for the county. Other activities which have left their trace are the production of pottery, tiles and bricks, as kilns for both these processes have been found within the town centre.

Estimates of population are always difficult, but assuming four to five dependants for each head of household listed in the records, then in the thirteenth century very roughly the town held about 1,400 people and the surrounding countryside a further 2-3,000.

The town went into serious decline after the Black Death in the years following 1348, when it is calculated that up to one-third of the local population died. In the short term, however, many things went on as normal - the usual number of cheeses (26) were made at the castle, the crops were harvested and at the same time the bishop, William de Edyndone, continued works to keep the castle in good repair. Nevertheless profound changes in the nature of society were being accelerated by the drop in population. The feudal lords, including the bishops, found it more difficult to exercise direct control on the lives of their tenants and within a few years wages had risen and individual landholdings had become larger, leading ultimately to

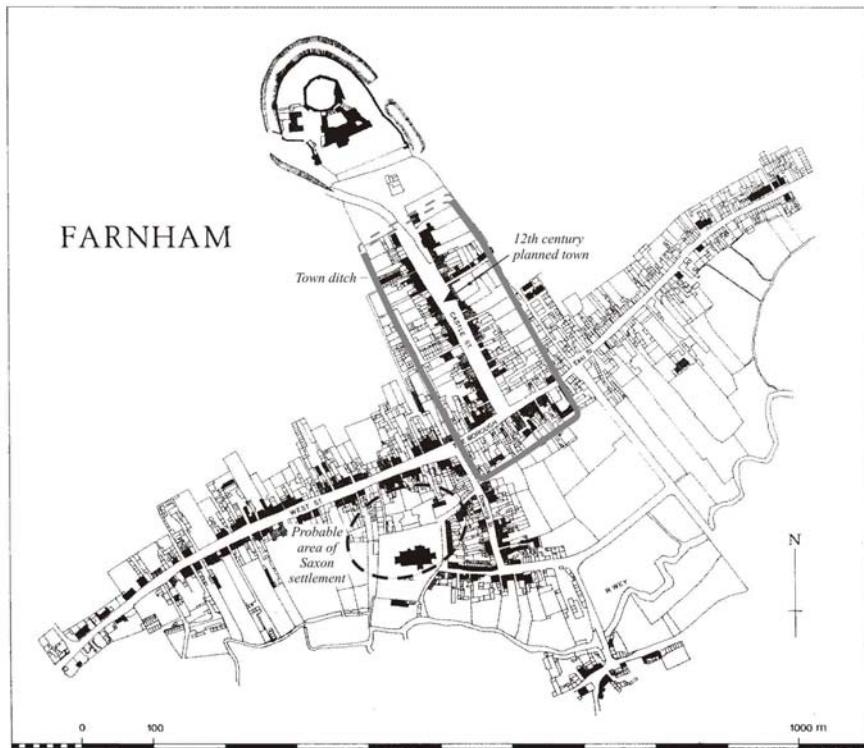
the breakdown of the feudal system and to the emergence of the well-to-do yeoman farmers of the Tudor period - the people who created some of the timber-framed buildings that we can still see in and around Farnham.

Today there is little or nothing to be seen of the medieval town itself, other than the surviving street plan and property boundaries. A number of the latter are of considerable age, particularly in Castle Street, where many still follow the lines of the burgage and half-burgage plots laid out over eight hundred years ago.



However a number of excavations have revealed direct evidence for the town's development at that period. The location of the town ditch has now been fixed at three points. Working from these a full circuit can be suggested, with some elements of uncertainty. The

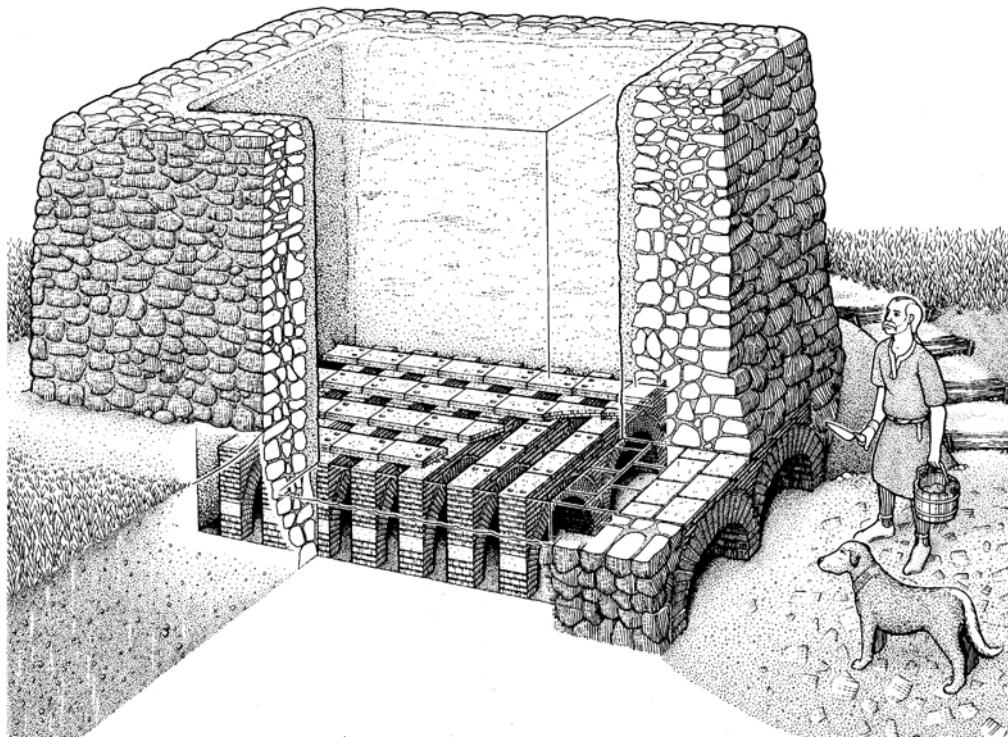
fixed points are by excavation at Bear Lane and Borelli Yard and by observation of a pipeline trench at the east end of The Borough. It seems likely that the area enclosed by the defences is co-terminus with the area covered by the *borough* rentals. The main entrances to the town were at the east end of The Borough, where the name Bear Lane commemorates the site of the 'bar' or gate and to the west of The Borough just east of Downing Street where once stood 'The Bear' an inn whose name again recalls the existence of a 'bar' or gate into the town. The existence of these defences also explains why the upper section of Downing Street follows the rather odd dog-leg course that it does. It is basically avoiding the southern line of the town defences and leading up to the nearest entrance - that at the west end of The Borough.



On present evidence these defences seem distinctly unusual for a small town and it is very difficult to find any parallels for them. While the dating is uncertain, because the ditch was cleaned out frequently, it probably belongs to the late twelfth or early thirteenth century and may relate to a period of disturbance such as the French invasion of 1216. In any event at some point the banks were levelled and the ditches infilled, though the eastern ditch remained open until Tudor times.

Other sites include thirteenth century pottery kilns which have been found on Park Row and to the rear of 74 Castle Street, both producing a distinctive type of pottery known as Surrey Whiteware. A substantial brick-built medieval tile kiln was excavated in Borelli Yard. (See below) This appeared to date from just before 1216 and was producing pegged roof tile, dragon-backed ridge tiles and a variety of 'great bricks'. It seems that in the later Middle Ages pottery production moved out of the town to East Street as the development of the Woolmead destroyed, without proper record, a number of later kilns producing 'Tudor Green' wares. Yet further kilns, again producing green-glaze ware, have been recorded under

the bowling green in Bear Lane and these probably still remain relatively intact.



Reconstruction of the 13th Century tile kiln found in Borelli Yard.

A number of other small excavations have taken place within the town centre and these are listed in volume 85 of the *Surrey Archaeological Collections*. However it is just worth mentioning one other site - that underlying the Museum of Farnham itself in West Street. The museum lies well away from the centre of the town and it was therefore a surprise when rescue excavations revealed a long sequence of intensive occupation starting in the late twelfth century and continuing on more or less continuously until the construction of the existing Georgian house.

This implies that, from an early date, ribbon development occurred both to the east and west of the town centre. This has the considerable implication in that medieval sites can be expected to extend well outside the historic core of the town.

The other main source of information about medieval Farnham comes from the very comprehensive documentary records that survive, particularly from 1208 onwards in the form of the Winchester Pipe Rolls - amongst the most extensive series medieval accounts in Britain. These and other documents allow us to name many of the occupants of the town and surrounding countryside through the centuries and to identify their individual holdings and occupations. Outside the town such holdings have been identified in East Street, West Street and south of the river along what is now Red Lion Lane.

Farnham is therefore unusual in that it is the second oldest named settlement in Surrey and has the longest single record of 'ownership' in the form of the bishops of Winchester who held the town, manor and hundred from at least 801 to 1927. Farnham is one of the earliest medieval planned towns in the region has one of the most continuously occupied castles in the country and has the largest parish church in Surrey. All this reflects the importance of the town throughout the medieval period.

3. A History of Farnham 1500 – 2004

Farnham Museum



Farnham's strategic position on a main route ensured that its prosperity was consolidated during the Tudor period. This was due largely to the cloth and wheat

This prosperity was evidenced by the construction of a Market House (*below*) at the bottom of Castle Street in the 1560s where bailiffs and burgesses could meet and from which business could be done. This attractive building was later demolished by the Victorians. Timber-framed properties, the remnants of which can still be seen in places, would have lined the main streets. The yards of these buildings, mainly in West Street and The Borough, are important features in the townscape.



The Windsor Alms Houses in Castle Street, constructed in 1619 for eight poor people, remain in use today. Of early brick construction with drip stones and bargeboards, they are little changed. The original building fronting the street now houses four residents, additional accommodation was constructed at the rear during the 1980s for a further four people so remaining within the terms of the original trust.

By the end of the Civil War in 1648, the Castle was a ruin and the fabric of the town had also suffered damage. The streets were in

bad repair and stones were taken from the Castle to repair the damage.

The Bishops had been removed by Parliament but were reinstated on the Restoration of Charles II in 1660. This meant that work was put in hand to repair the Castle and once again it became an important residence of the Bishops, a connection that benefited the town.

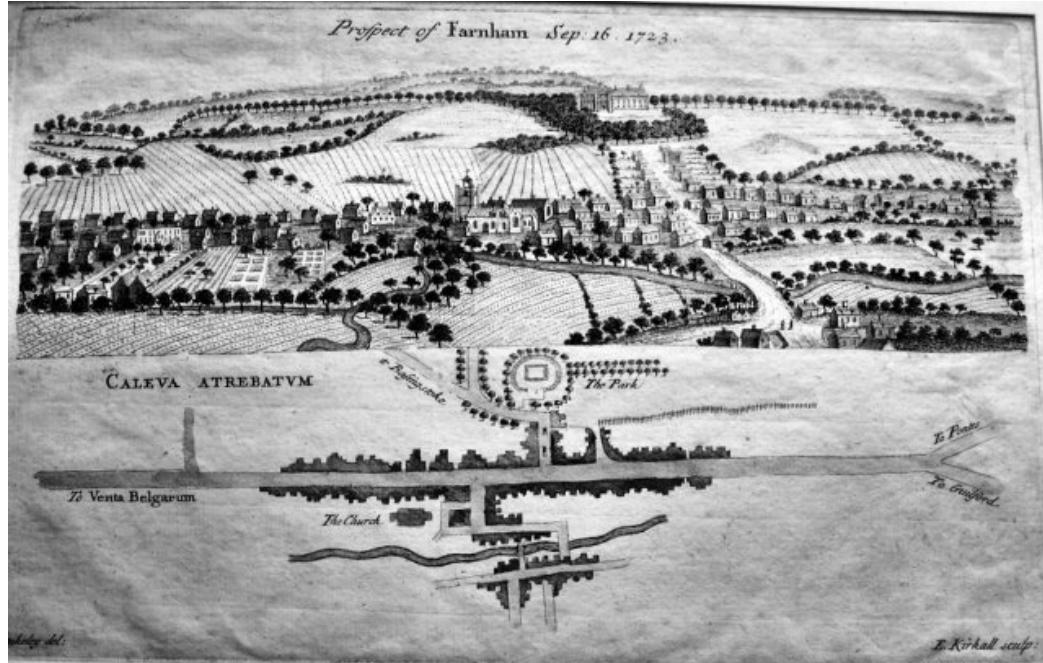
Farnham's recovery from the trauma of the Civil War was facilitated by its good trading position. The cloth and pottery industries were no longer so important, but insecurity in the Channel during the Dutch Wars resulted in a decline in coastal trade and goods were forced on to the roads. Farnham, on the route to London, became a convenient stopping place for coaches and wagons, consequently inns and trade flourished.



The ample supply of clay facilitated the development of Farnham as a brick built town and during the last quarter of the 17th century, brick began to supersede timber-framing.

The Bailiff's Hall in The Borough which dates from that period, incorporates examples of 17th century 'strap work', unique in Farnham. By the time Harold Falkner (1875-1963), a well-known local architect, came to include it in his rebuilding of the Town Hall

site in the 1930s, it had suffered considerably but he restored it sympathetically. An early brick residence of note is Ivy House (c.1700).



The wheat market declined in the eighteenth century and its place was taken by hops. Hops had been grown since the latter half of the sixteenth century but it was not until the middle 1700s that they became the mainstay of the town's prosperity. They required a substantial capital outlay before any return was seen and were a difficult crop to grow. For those who were successful, the rewards were great and Farnham began to see rebuilding taking place as successful growers and businessmen invested their money in property. Many of the old timber framed buildings disappeared and new red brick symmetrical Georgian town houses rose in their place. Often, the earlier cellars were left intact and examples can be seen in 70 Castle Street and 38 West Street.

Complete rebuilding did not always take place and in some cases only a new brick façade was added, with the overhanging jetty of the original timber framed house being cut back. Examples of this can

be seen at 30/31 Lower Church Lane and at 110 West Street. Roof lines will often indicate that an earlier property is hidden behind a Georgian brick façade.

The arrival of the railway in 1849 resulted in a wider range of mass produced goods becoming available to the inhabitants. Goods and passengers could be transported quickly and efficiently and in the long term the railway enabled people to work elsewhere whilst living in Farnham. Incoming goods included yellow bricks and slates and these begin to appear as building materials.



Although the popularity of the railway caused the demise of the stage coach routes, in common with elsewhere, individual local carriers found their business increased as there was a demand for goods to be taken to and from the station. The station soon grew in size, sidings covered the present car park and also the area on the south side of the station now developed as Southern Way. A later extension of the line westwards put Winchester and the coast within easy reach.

The decline in coach travel had some effect on the town as did the demise of the long haul horse-drawn wagon. However, in 1854 the government of the day began to construct an army camp close to the little village of Aldershot. With little infrastructure in place for 'The Camp' as it became known, Farnham tradesmen were well placed to provide much in the way of goods and services. Troops and others gravitated to Farnham to shop, seek entertainment or to catch a train. Farnham benefited considerably from this two-way traffic.

A feature of Farnham at this period was the large number of pubs, largely due to the influx of soldiery rather, than as is often thought, to the still flourishing hop trade.

One noticeable effect of the construction of Aldershot Camp was the increase in traffic to Farnham station. At that time the way to the station was from the Borough, via Downing Street, on to Abbey Street and then up to the station. This was a tortuous route and there was pressure for a more direct road to the station. After considerable delay, South Street was constructed for this purpose and opened in 1870. At the same time Union Road was laid out to link up with Downing Street. This was the first major change to the Medieval street pattern.

In 1866 Local Government changes resulted in the formation of the Farnham Local Board. The old Market House was demolished together with the Goat's Head Inn, which had a frontage on to Castle Street and the Borough. A Victorian 'gothic' style town hall was constructed on the site but it eventually became unsuitable for this purpose and in 1903, new Council Offices were constructed in South Street for what had by then become the Urban District Council. The Victorian Town Hall building survived in to the 1930s when it was demolished. The present building with arcaded shops was designed by local architect, Harold Falkner.

The 'gothic' revival did not take a great hold on Farnham. The examples include, as might be expected, ecclesiastical architecture namely the United Reformed- Church and Methodist Churches in South Street. St. Andrews School (1860) and adjoining cottages are both built in chalk stone and complement the Parish Church. The

Church tower was raised to its present height in 1865 in matching perpendicular style. The former Grammar School, in West Street (1875 and 1894), now the present Adult Education Centre has been described as 'modified gothic' with mullioned and lancet windows.

Amongst other Victorian buildings that survive are the Institute in South Street, the former Police Station in Union Road and the National Westminster Bank (1865 with additions in 1904). W. H. Smith, the Borough entrance to the Bush Hotel and Boots are all fronted in Victorian brick. A number of buildings in The Borough and West Street have Victorian refacings at first floor level similar in style to the National Westminster Bank and 8 Castle Street.

Castle Street at one time boasted a Norman Shaw building - Knight's Bank. Constructed in the 1860s it was demolished and replaced by the present Lloyds Bank in 1932. The chimneys were re-erected by Harold Falkner on the Bush Hotel and the Bailiff's Hall.

Notable domestic buildings from the second half of the nineteenth century include 79 West Street and 8 Castle Street. These are both c.1870 and have connections with hop growers of the period. The stuccoed terrace at the top of Castle Street on the western side also points to Victorian wealth.

Another influential trend was for shopkeepers, who had formerly lived over their business premises, to move outside the town into more prestigious houses. Accommodation over the shop was then let out to staff or used for storage.

In 1894 an aspiring architect, Edwin Lutyens, designed The Liberal Club in South Street.

The fact that Farnham, to all intents and purposes, remained reasonably intact for much of the 20th century was mainly due to the influence of Charles Borelli (1873 –1950), a wealthy local businessman. An early conservationist, he made it his life's work to preserve what he identified as the character of the town. To this end he acquired a large property portfolio. If these properties needed restoration, Harold Falkner (1875-1963), his friend and contemporary, was employed to renovate them. Their first project

together was no. 40 The Borough, (Bowleys). This structure was hidden behind a Victorian façade but with care and judicious reuse of materials it was returned to something like its original 17th century appearance.

Generally, Falkner would opt for a classical neo-Georgian style which would blend in satisfactorily. His principal town centre work was the rebuilding of the town hall buildings. Both Borelli and Falkner had been influenced by W. H. Allen, Head of the Art School from 1889 – 1928, who opened their eyes to Farnham's heritage. Falkner also completed other imaginative conversions. Borelli was a councillor for many years and it was said that he and Falkner were in effect a two man planning committee and able to bring pressure to bear to ensure proposals for development were broadly in sympathy with the townscape.

Other builders and architects were also at work. The Lion and Lamb was sensitively returned to a galleried inn yard in the 1920s by John Kingham. Arthur and Leonard Steadman and Guy Maxwell Aylwin were also making important contributions.

Farnham was fortunate in having a succession of local family building firms employing skilled craftsmen. The Birch family, their successor Thompsett and also Goddard and Sons produced the craftsmen of Victorian times. Mills and Sons, Mardon and Ball, German and Son, Crosby, Wilkinsons and Caesar Brothers of the 20th century all had substantial input into buildings in the town.

After Charles Borelli's death, the family ensured that his philosophy continued to prevail in respect of his substantial property holdings. When these eventually came on to the market, the centre of Farnham had become a conservation area.

From the 1870s onwards, hop growing was in slow decline. Some kilns were demolished but others survived to become office accommodation. There were kilns in Downing Street, Mead Lane, Bear Lane and the Maltings, making an important contribution to the character of the town. Surplus hop grounds began to become available for housing development adding to the prosperity of the town. As the population increased and thrived in the post-war years,

car owning increased and consequently so did the amount of traffic. This led in 1949 to the decision to build the Central Car Park, which over the years has been expanded. A large range of hop kilns in Wagon Yard were demolished in 1966 to make way for the present car park. Later developers have been influenced by hop kiln design and have incorporated elements of style into their buildings using for example false 'airs' in roof lines as in Borelli Yard and Falkner Court in South Street.

The pressure for development, particularly from the early 1960s, was never absent. In 1962, attractive idiosyncratic properties in Union Road, were replaced at the south east end by Expedia House, a five-storey office block which was eventually demolished in 1987. The neo-Georgian Wey Court now covers this area and balances the 1885 commercial property opposite.

Union Road also contains Church House, the only town centre example of Arts and Crafts architecture. By the year 2000, the Church wished to realise this asset and it was then at risk. Fortunately it was acquired by Sir Ray Tindle, proprietor of the Farnham Herald, who felt it should continue to play a part in the life of the town. Sir Ray also acquired the adjoining property, the former Police Station, now known as The Old Court House, an important Victorian building dating from 1888. At the end of Union Road, Gostrey House, constructed in 1991, includes Art Deco elements with a varied roofscape.

Gostrey Meadow was acquired by the Farnham Urban District Council and opened in 1910 as a recreation ground. Gostrey Meadow was opened as a recreation ground in 1911. For some years the Council had been looking for a suitable site and in December 1908 the decision was made to purchase two acres of land fronting Union Road from Rev. M.O. Stevens and a further acre fronting South Street from Sam Bide. They did this with the help of a loan of £1400 sanctioned by the Local Government Board. Various local people donated flowers, trees and plants and it was ready for use by October 1910 in advance of the official opening. It provides an important open space on the south side of Union Road.

In 1963, a new police station was built in Longbridge on the site of Mills and Sons' builders yard. There was much relief that it was sensitive in size and design and the murals on the north elevation depicting scenes from Farnham's history are an attractive addition.

Elsewhere, other sites were being developed. Less satisfactory was the replacement in 1963 of Spencer's premises at the junction with The Borough and Downing Street (Elegance). An attractive inn yard now the west bay of the present Argos premises was lost in 1964. At the corner of the Hart, in 1967, Guy Maxwell Aylwin's imposing neo-Georgian building (Sequel House) replaced a Victorian butcher's shop and a small building of possible Tudor origin. In South Street, by the river, the Bridge House development of shops and offices took place in 1969 resulting in the demolition of what Falkner had considered to be one of his best buildings.

In 1969, The Maltings, an important complex of buildings in Bridge Square, which were at risk, were purchased by the community and now fulfil an important role in the town's social life.

The Post Office (1973) in West Street replaced an older property and incorporates an abstract mural representing the town's features and location. The final design of this building was the result of negotiations by the Local Authority and heritage groups who were appalled at the original design put forward.

Although outside the present Conservation Area, the 'warning from history' is the Woolmead. Approximately forty Medieval, Georgian and Tudor and Victorian buildings were swept away in 1964 to be replaced by a flat roofed monolithic brick and concrete structure.

This development drew much criticism at the time from townspeople and architects, including Falkner and Aylwin who saw it as a complete negation of every thing they had tried to achieve in scale and design. At a distance of 40 years it can be seen that they were right. The surroundings of a conservation area can be crucial and a view from the conservation area outwards can be just as important as a view inwards.

In South Street, the positioning of the boundary line of the Conservation Area allowed the demolition of a number of good Victorian properties which added character to the street to be replaced by the present Sainsbury store in 1981.

By the 1980s, attitudes to planning and development were changing both nationally and locally. Farnham UDC had disappeared in 1974 and Farnham came under Waverley Borough Council with a Town Council created subsequently. Development was geared to retaining historic features and new properties were to be sensitive to their surroundings. This was just as well as large swathes of town centre properties released by Borelli Estates and the Farnham Market House and Town Hall Company came on the market in the early 1980s. The Lion and Lamb Yard development, completed in 1986, was a good example of this new philosophy. Borelli Yard and St George's Yard followed the same criteria with a mix of businesses and shops retaining existing buildings and using local materials.

It is self evident, that a conservation area cannot work in isolation and is inextricably linked to its surroundings. For many years, the town grew organically, and no doubt Borelli and Falkner would find it strange that good quality properties outside the area receive less protection than those inside it, although the practice of 'local listing' of individual properties can be a solution.

There is a danger that a conservation area, though essential to protect the town from predatory developers, may result in the area outside being seen as expendable almost as an apology for not allowing development within the area. The land to the north of the Hart and to the east of Crondall Lane is not within the conservation area yet the loss of this horizon would be as catastrophic as losing Farnham Park.

No one expects properties within the conservation area to remain completely unchanged, but it is more than just facades. Side alleys, gardens, rooflines, vistas are all interdependent and need to be seen as a whole.

Summary

Between 1500 and 2004, the only major change to Farnham's street plan was the construction of South Street and Union Road.

During these 500 years, the area covered by the present Conservation Area, changed as medieval timber framed buildings gave way to red brick Georgian town houses built with money made from corn and hops. The Victorians also left their mark whilst 20th century developments owed much to the restraining and sensitive influence of Charles Borelli and Harold Falkner, two local men who were in a position to shape the architectural future of the town. Borelli had acquired considerable town centre property and after his death, the family continued his philosophy of conservation. This kept development at bay until after the establishment of the official Conservation Area in 1970 to which heightened planning criteria would apply.

All pictures in this section from the Farnham Museum Collection

4. The Character of Farnham Town Centre Conservation Area

The Farnham Society



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1) OVERVIEW

Farnham, built in a river basin, is surrounded by green spaces which give a coherent setting to the town. To the south is the River Wey with its associated water meadows whilst to the north is Farnham Park. In spite of outer suburban development, there is still the impression from higher viewpoints that Farnham is surrounded by open country with its identity clearly marked from a distance by two dominating buildings, St Andrew's Church and The Castle.

St Andrew's Church plays an important role in the character of Farnham. It serves as a central point of orientation, visible from numerous locations, including the entry point from the west and here establishing at a glance the expectation of a small-scale market town of some antiquity.

The basic layout and character of the conservation area is determined by the fact that it was built around crossroads, albeit staggered, taking west-east and north-south traffic and this has not allowed for any quiet pedestrian area to serve as a central focus.

The continuous urban frontages visually seem to indicate a high density, but in fact, many properties have large rear gardens with high brick walls and ironstone, often associated with a network of passages and yards providing gaps which give intriguing views from the main roads, the passages serving the useful function of allowing pedestrian access across the town away from the traffic. Another refuge from traffic is found in the quiet oases, for example, Victoria Garden, the Library garden, St Andrew's churchyard and Gostrey Meadow where people can relax.

It is a truth universally acknowledged that Farnham is a Georgian town, but Farnham is more complex.

The Georgian style was established in the 18th Century when there was a classical culture in which buildings in Farnham were the product of an unquestioned aesthetic. Many of the buildings seen today were not produced by “architects” as now understood, but by a builder who followed the many pattern books available to the trade with the result that their buildings in local red brickwork have a stylistic unity compatible with earlier more modest vernacular cottages.

The situation started to change in the 19th Century and more so in the 20th, when architects produced their individual design concepts and after the earlier Georgian period adopted a more fullblooded version, now known as Italianate. A prime example is the NatWest bank in The Borough and there are other examples in Castle Street. Such buildings were still within the classical canon and give variety without disturbing the overall ambience.

Farnham has always grown in an ad hoc manner and consequently has a charm engendered by different materials and styles. Over the past 150 years, these have proliferated, including Victorian, Arts and Crafts, half timbered mock Tudor, bland modernism, post modernism, revised classicism and other cross-bred manifestations, but so far, Farnham has been able to assimilate many of them, familiarity over time having made these acceptable, even some of dubious quality.

One further style, neo-Georgian, is still prevalent (N. Pevsner, the authoritative author of “Buildings of England” says “a depressing amount”) and often favoured as a safe option, but it could be argued that it represents a debased version of the subtly crafted originals. The best that it can be said of these buildings is that they are harmless and, if not, scrutinised too closely, fade into the streetscene, but they could be seen as a failure of nerve. However, there are other buildings from the post-War period unsympathetic to Farnham in the long term. Prime examples are The Woolmead, Bridge House in South Street, flats overlooking Gostrey Meadow and the rear of the Post Office. Some caution may be advisable when making instant judgements since it is difficult to forecast

whether some of these may be accepted in the future as being good examples of their own period, as has so often happened in the past.

There are no golden rules about building in a historic context and sometimes the solution from a good designer can be both unexpected and convincing. It may help to consider, apart from style, the basic characteristic of Georgian architecture. It has a simple and disciplined elegance, a quality that can be reinterpreted, without resorting to pastiche, in contemporary work, an approach implied by Pevsner who warns that “today preservation has become stultification”.

The best of every age has contributed to the enhancement of Farnham and the 21st century should be no exception.

2) CASTLE STREET

The reputation of Farnham as a Georgian town rests largely on Castle Street. The buildings, Georgian and later Italianate, built over a long period have a consistency of style with variety arising from the differing heights, facing materials and roof profiles. But apart from this, the street, itself is a fine example of urban space, although with problems of parking and through traffic. It has a generous width of about 25 metres between frontages and its vista is closed by two imposing buildings; Farnham Castle (once the seat of the Bishop of Winchester and reminding Farnham of its important historic past) to the north and the NatWest bank to the south. Over time, the growth of trees has partly obscured the Castle and periodic sensitive planning is required to maintain the view. Castle Street is the nearest that Farnham has to a town centre space, used as a market and, when closed to traffic, for celebratory public parties.

Most of the buildings are anonymous Georgian with a mixture of red brick and rendering. Mainly two or three storeys, there are some very small cottage type houses (e.g. Nos. 25, 26, 29) and it is this great variation that gives the street its charm. Monotony is avoided by a few outstanding buildings; for

example the Old Town Hall (Falkner 1932) a scholarly classified design with its “Golden Hind weather vane” setting a finale at the north, No. 10 an impressive classical house set back with a front garden and gated entrance giving a welcome break in the otherwise continuous frontages and the pedimented office of Lloyds Bank. Contrasting, but not disturbing the classical ambience, are the Andrew Window Almshouses (1619) and the adjoining Nelson Public House.

Passages and yards are a characteristic feature in the town and there are several in Castle Street giving access to small scale cottage style developments which provide a pleasing contrast to the main street. Typical are Long Garden Walk and Lowndes Buildings. Another is St George’s Yard leading to a new development of two and three storey offices in the form of small squares which is an example of how to build in an historic centre. Within the layout is a modern extension to Pizza Express, a minimalist design in steel and glass showing how such an uncompromising approach can sit happily in a traditional setting.

A short distance along is a yard which now houses Pizza Piazza in a 16th Century timber building which was once occupied by the Castle Theatre until the opening of the Redgrave Theatre.

All these elements combine to make Castle Street the most interesting and impressive in Farnham, both architecturally and historically and it is rightly regarded as the heart of the town.

3) BEAR LANE

Bear Lane links up with Castle Street via St George’s Yard and is on the periphery of the Conservation Area and suffers from facing the chaotic rear of The Woolmead. However, it has St George’s Mews, a tight development of small houses using some traditional materials such as knapped flints and a charming 19th Century chapel converted to a residence by the side of a row of white rendered cottages. The lane ends at the bowling green, a welcome open space in a town centre.

4) THE BOROUGH

A street with varying architectural styles, some of great quality and some indifferent. At the junction with Castle Street, with the NatWest building and flanking half timbered buildings, it provides the finale to the grand vista looking south from the Castle. At this point, it shares Falkner's Old Town Hall and Bailiff's Hall in his typical idiosyncratic style which so effectively marks and turns the corner. On The Borough frontage, this building has an arcaded pavement. It is one of the few examples in Farnham which should be featured more widely since they can provide shelter and visually dominate a wide variety of shop fronts.

From here, going east to the junction with South Street, the character changes with narrow pavements and heavy traffic and there seems a general consensus that this stretch of road is a prime candidate for pedestrianisation in some form if this was possible in the context of a strategic traffic plan for Farnham. The disparate mixture of buildings does not result in a coherent character, but in any case, the overcrowded environment ensures that leisurely visual appreciation is not an option.

In these circumstances, the Bush Hotel provides a welcome escape with its opening into an inviting courtyard and opposite the Old Town Hall, there is further relief with the passageway to Borelli Yard which is described in the section on the Central Car Park.

5) WEST STREET

West Street is the main shopping street in Farnham and is very mixed architecturally. There are some fine Georgian houses, for example, a group at the western junction with The Hart and the Grade I Listed Willmer House (now the Museum) and next door, at No. 39 and almost its equal, Sandford House. Vernon House (now the Library) is a much altered historic building and its main contribution to the streetscene is

to provide a welcome break in the urban frontages with its set back courtyard and entry into the large rear garden with a view of its mature trees.

West Street demonstrates how different styles have become assimilated over the years, for instance, the modern Post Office (C 1970), the Old Grammar School (1872) in “Oxford Gothic” and Vernon Court, a small block of flats in an insipid 1950’s style. Neo-Georgian is not always the answer, as illustrated by “Sequel House” at the eastern junction with The Hart. Such a dominating building could benefit from some articulation to breakdown the scale in conformity with its neighbours.

The vista towards the east is spoilt by the building at the corner of Downing Street and The Borough (see Downing Street section). Towards the west, buildings gradually reduce to a cottage scale giving the charming feel of a village street.

West Street cannot compete with Castle Street in grandeur, but relies on a pleasant variegation, although with heavy traffic at times and crowded pavements. A refuge from both is the “Lion and Lamb” pedestrianised yard. Although it is historical pastiche, it is well done and popular with the public. There are a number of other yards in West Street which are part of the commercial listing.

The robust architectural character of West Street can only be accepted as it stands, but a careful watch on signs and shop fronts may be prudent to ensure high standards but without inhibiting the vibrancy arising from a successful commercial use.

6) THE HART

The Hart, off West Street, is a route to a number of destinations; the Surrey Institute of Art and Design, supermarket, two car parks and the Post Office service yard. It is a mainly residential street with a terrace of historic cottages on Timber Close and two modern mews

developments at reasonably high densities, Cobbets Mews and Westmead. This type of housing is becoming increasingly common in Farnham because of the shortage of land and the attraction for the more elderly, sometimes without cars, to move into the town close to all the facilities. There are many other examples sympathetic to the tight urban grain of the centre and their number is likely to grow.

The street is greatly enhanced by four mature trees which give a rural flavour and focus to the surrounding area.

7) DOWNING STREET

Downing Street has the character of a village street, small in scale, with mainly two storey buildings of a cottage-like Georgian, mostly small shops and there is some half timbering, which do not seem out of place. The street can boast Farnham's only fully classical building (Nos. 37 and 38), with five ionic columns and a rendered façade, making a considerable impact. The street is enhanced by its slight slope and subtle curve up to The Borough. At the southern end is an imposing Georgian house (No. 4) successfully closing the vista and defining the urban space.

Clayton Court, on the west side, gives an intriguing glimpse into an attractive tiny yard and on the east is Ivy Lane, not very inviting at first glance, but having a surprise in store at the end when a splendid Georgian house (now the Conservative Club) is suddenly revealed. This unexpected discovery is very typical of Farnham.

At the junction with The Borough is a two storey building, including a light brown brick alien to Farnham. Its importance lies not so much in the context of Downing Street as in the fact that it disfigures the closing view along West Street which requires a vigorous architectural statement to mark this important corner. If the site is ever redeveloped, the opportunity should be taken to rectify this, certainly with three

storeys. A lesser option would be to render the brickwork and paint it white to merge with its neighbours.

Upper Church Lane on the west side has a full view of St Andrew's Church and leads to another unsuspected urban space, a group of 17th to 19th Century terraced cottages in Middle and Lower Church Lanes, an area whose character derives largely from the extensive use of ironstone paving. Historically, these would have been associated with the church and together with the churchyard, form an important enclave in the middle of the town. Attention should be drawn to a small infill of flats (No. 13 Middle Church Lane) as an example of how to fit into a historic setting while at the same time being unmistakably of its time. Built in the 1980's, the scheme gained three national awards.

8) UNION ROAD

The buildings in Union Road face the open space of Gostrey Meadow which leads down to the River Wey. It is a general recreation space and used in the Summer for fêtes etc.

These buildings forming a backcloth to this green space are of various styles. Church House is a fine example of the arts and crafts period and adjoining is the Old Court House in Surrey vernacular. Next is Gostrey House, an example of post-modernism incorporating some classical features. Generally unpopular and regarded as brash, it certainly has a strong character and may be a building that will be appreciated in due time for its rather quirky design.

At the junction of Union Street and Longbridge is the Police Station in a typical 1950's style, modern for its time, but paying deference in a well mannered way to the Georgian tradition. As with Gostrey House, it too was not well received by the public when first exhibited but is now uncontroversial.

The Maltings, adjoining the Police Station is a robust 19th Century industrial building, converted from a brewery into a

community and arts centre. Together with St Andrew's Church and the Castle, it is an important element in the social network of Farnham apart from its strong physical presence.

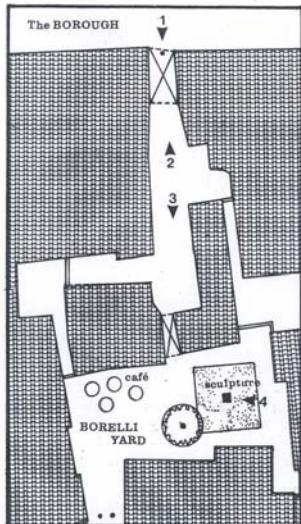
9) RED LION LANE AND WEYDON MILL LANE, ABBEY STREET, BRIDGE SQUARE

These locations, taken together and separated from the town centre by the river and water meadows, could almost be regarded as a separate village in their own right, both from the viewpoint of character and facilities.

Once major routes, Red Lion Lane, terminating in Weydon Mill Lane and Abbey Street are quiet cul-de-sacs both with the appearance of village streets. Red Lion Lane has an informal mix of houses of various periods from the 18th Century onwards.

Abbey Street is also mixed, but of special note is the terrace of cottages on the south side, colour washed with front doors on the back of the pavement, a typical village characteristic. Bridge Square, linking the two, is really only a road junction but bounded by historic cottages of exceptional quality.

Taken as a whole, the area has two public houses ("William Cobbett", Grade II Listed and "The Lamb") some elderly persons' flats, a small office block ("Providine Place") and a Pentecostal Church. It would only require a corner shop to make the "village" complete (interestingly, there was once a shop at No. 7 Bridge Square) and although divorced from the town centre, it is near enough to take advantage of its facilities.



10) CENTRAL CAR PARK

The best example of the many passageways in the town centre is Borelli Yard, (left) leading from The Borough to the Central Car Park. Wider than most, it is more like a narrow pedestrian lane flanked

by a mixture of small scale shops and paved with brickwork, cobbles and ironstone. This type of floorscape is an important characteristic of Farnham.



The passage ends in a square, an excellent example of new development with very simple Georgian style doors and windows and the scale of this tiny urban square has immediate appeal, with its mature tree, sculpture and a wine bar at one corner which has outdoor tables in fine weather.

This is exactly the way to build towns and shows the importance of manipulating urban space with a sequence of varying volumes which gives that feeling of anticipation in the sense of wondering what is round the next corner.



Borelli Yard, Farnham

Borelli Yard also demonstrates another typical Farnham feature, i.e. the archways at either end of the passageway, which effectively enclose the space while affording glimpses from the Borough into the Square.

The Central Car Park is the largest public space in Farnham and were it not for the cars, could be a town square. It is loosely defined in a somewhat random manner by a variety of buildings. The entrance from Borelli Yard is strongly marked by Borelli Mews, residential around a private square; to the east is the Bush Hotel and the United Reformed Church with a notable spire; to the south in Victoria Road, the small cottages and Gostrey House; to the west, the rear of Downing Street shops and a view of St Andrew's Church.

In fact, the car park has had one example of “town square” use as part is given over to a monthly Farmers’ Market. Other such community functions could be accommodated in the future.

The character of the area could be transformed by a grid of trees, similar to that by the supermarket off the Hart, which need incur no loss of parking spaces.

11) WAGON YARD CAR PARK

Heading off the bottom of Downing Street is the Wagon Yard Car Park surrounded by the backs of properties, informal but pleasant and marked at the entrance by the New Ashgate Gallery, converted from an old property in Lower Church Lane. From the car park is the best long distance view of St Andrew’s Church and to the south and immediately adjoining are the water meadows. A pathway on this side links with the riverside walk and by a bridge over the river to The Maltings.

Here, as in the Central Car Park, substantial tree planting would create a pleasant environment.

12) SOUTH STREET

This section is pending, being the subject of an ongoing reassessment by Waverley Borough Council on possible boundary changes to the Conservation Area.

13) CONCLUSION

Farnham is a town with a long history, reflected in buildings from many different eras and it is this perception that engenders affection since it brings a comforting feeling of continuity. Each area has its own individual character which requires a sympathetic response by any new development, but the best of its own age, thereby contributing to Farnham’s diverse heritage for the benefit of future generations.

5. The Boundary of the Conservation Area

Waverley Borough Council



Introduction

On 15th February 2005, the Borough Council approved the designation of an amended boundary of the Farnham Conservation Area. This section explains how the decision was reached.

The Extension of the South Street Area.

The Street Scene

South Street is one of the busiest streets in Farnham. It is a wide, flat, straight street, with Edwardian and 20th century buildings on either side. Most of the street is one-way, in a southerly direction. Traffic enters it from the Borough and East Street at its northern end, and is controlled by a pedestrian crossing opposite the Farnham United reform Church. Traffic also enters the street from Sainsbury's car park on the eastern side of the street , and from Victoria Road to the west. Further to the south, is the junction with Union Road, and thereon, South Street becomes two-way.



The majority of properties have commercial occupiers, with Falkner Court, and Homepark House for elderly people being set well back from the road at its southern end. There are other residences above the shops at Bush House.



There are only two Grade II listed buildings in South Street, and both of these are within this part of the Conservation Area. They are the 19th century United Reform Church, together with its stone boundary wall, and the Liberal Club, which is one of Lutyens earliest buildings. Three others are locally listed.

The Central part of South Street differs drastically in character on each side of the street. Much of the north eastern side is taken up by Sainsbury's town centre store, and its decked car park.

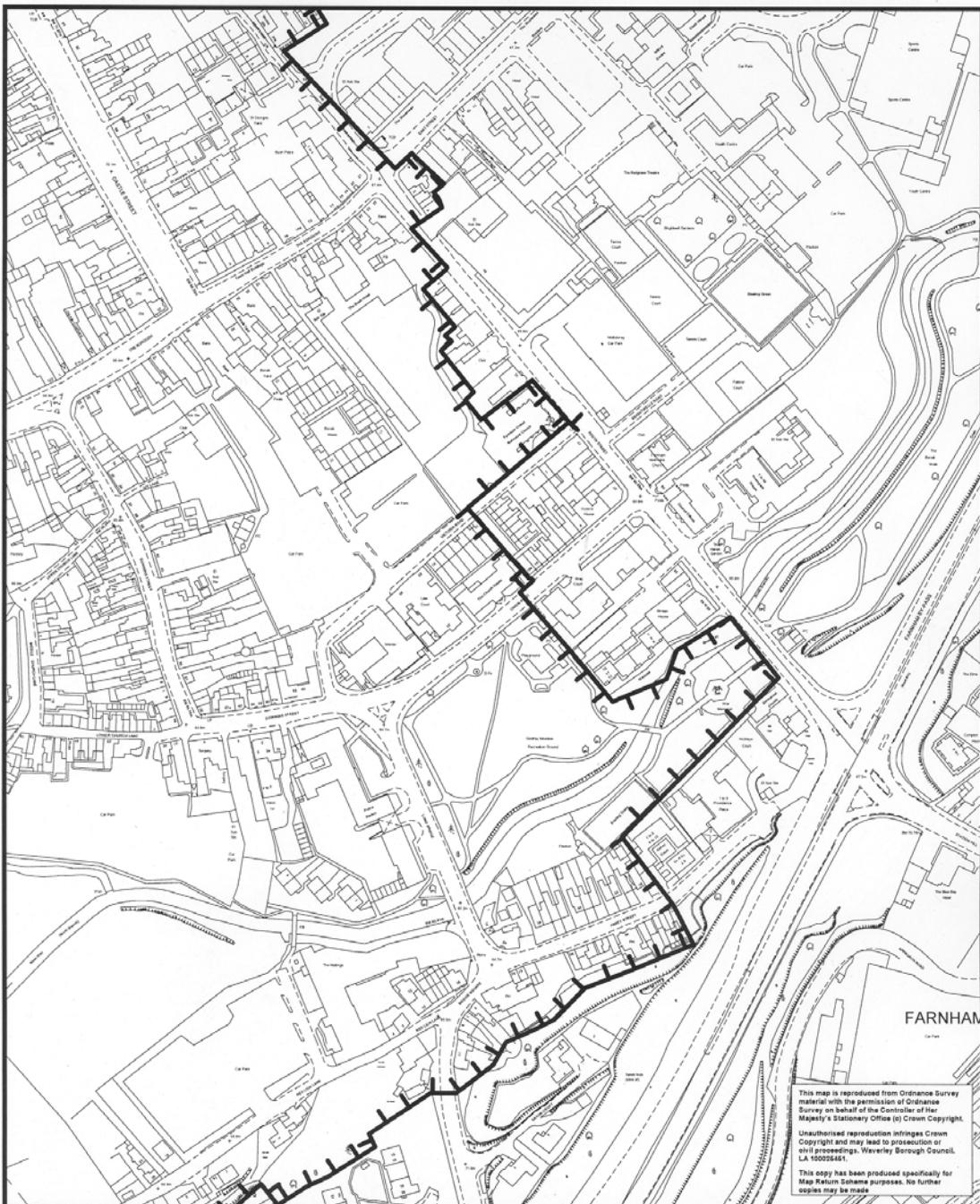
As pedestrians and drivers contend with navigating their way through the traffic, they probably miss the qualities of many of the buildings and the views out from the Street. There is, for example, a fine view of the castle, framed by trees, which is visible for the whole length of South Street, and from as far away as Station Hill.

The Previous Boundary

The next plan shows the previous boundary in this area, prior to the approved new extension. It includes the building on the corner of South Street and East Street. Built in the late 19th century and reconstructed and refaced in the 1930s, this was once the Royal Deer public house, and is now offices. Built at the same time, and adjoining this building is a row of four shops in South Street(right). Known as the Royal Deer shops, they were designed by Farnham architects A.J and L.R Stedman in 1929.



The boundary crossed South Street to include the whole curtilage of the Bush Hotel. It then excluded other buildings fronting South Street until it reached the curtilage of the United Reform church and its listed boundary wall, which were included in the conservation area. The boundary then excluded the other commercial buildings that front South Street, together with the block of residential properties to the rear, which lie between Union Road and Victoria Road.



Planning and Development
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The South Street area of the previous Conservation Area

NORTH
1:2680
04/05/2005
MAP SHEET: SU8446NW

Agreed Amendments to the Conservation Area Boundary

To take each area in turn.

Buildings to the West of South Street.

To the south east of the Bush Hotel car park, is a group of four shops, known as Bush House.

Built in 1937, and probably little changed above the ground floor, the shop fronts respect the style of the building, all having the same depth of fascia and brick stall risers. The pavement in front of the block is wider, as Bush House is set back from the road, giving pedestrians some relief from the traffic. There is residential accommodation above the shops.



No 11 South Street is a substantial building used by solicitors, Bells Potter Kempson. Its façade is symmetrical, and the building looks unaltered. Permission was given to include three windows into the north eastern elevation.



The Central Club is locally listed. It is one of two buildings in South Street designed by Paxton Watson, and there is a terracotta tablet above the door, showing ' the Farnham Institute'. Originally, it was

the Working Men's Institute and was partly erected with proceeds from Queen Victoria's Jubilee Memorial Fund in 1887. The windows to the property have all been changed in an unsympathetic manner, which does detract from its appearance. However, there are some decorative plasterwork murals in blue and white on both projecting

gables to the front, and also on the southern gable, (above) which is another good feature way above ground level. The skyline in parts of South Street is quite interesting, in that there are two churches, the Farnham Methodist church with a tower, the United reform church having a prominent steeple, and the cupola of the Council Office.(shown below).



17 South Street, 1 and 3 Victoria Road

The rear of 17 South Street was originally the School of Art and Science, established in 1874. From here, the School of Art moved to West Street in 1939. A studio was retained here. Falkner designed the 'extension' to the front of this building in 1913 (below right). It is completely different to the original building being in the Georgian 'box-style', but could be said to make a statement on this corner.

17 South Street and its neighbours stand along the eastern boundary of what was the town's cricket ground.
(*Temple – Farnham Buildings and People*)



No 1 Victoria Road (left) is clearly an extension to 17, while no.3 is not a building of any merit.

21 to 27 South Street

Between 17 and 25 is a two storey infill. The building is a little scruffy, probably due to the effects of the traffic, but the shop fronts match each other, and there is quite an ornate doorway between them.



Nos. 25 to 27 form one large and quite ornate building, which is seen to its best effect approaching from the south. It forms a prominent landmark on the corner, and the newer buildings opposite have probably been designed with the scale of this one in mind. The elevation to South Street has been the subject of some alteration, and at one stage, some unsympathetic windows were installed at first floor level. However, the LPA were successful in getting these replaced with those that match the existing.

There is a traffic island at the junction with South Street and Union Road, which has a collection of direction signs at various angles, a street light, a cctv installation, a telephone cabinet and two rather dilapidated illuminated bollards.



In Union Road, Victoria House, at the rear of no.27 was built in 1986. The extension does endeavour to reproduce the features on the front elevation.

Approved extension to the Conservation Area boundary on the Eastern side of South Street

Here is an unusual collection of buildings of varying styles and ages, all of which contribute to the street scene, both on their own and as a group.

The Liberal Club is Grade II listed. Designed by Lutyens in 1894, it is the first-known example of his using a 'Queen Anne effect'. Pevsner states that it has a 'skittish front, however, the side elevation fronting Brightwells Road is less impressive'.(right)



The Falkner Arch and Victoria Garden



The entrance to what was the swimming baths was Falkner's first architectural commission, to celebrate Queen Victoria's Jubilee in 1897. It was then an important part of the town centre, and the town was the only

one to have its own swimming pool for miles around. It is, as Pevsner describes, a 'big round arch in a wall of hand-made mottled brick.'



Through the Falkner Arch lies the delightful Victoria Garden, created by the Farnham Swimming Bath Trust. The garden won a Waverley Design Award in 1997.

The judges described the gardens as an oasis in the centre of a busy town. This is certainly a good description, as the various buildings shielding it from South Street help to muffle the noise of the traffic, making it a pleasant place in which to wander or sit.



A gateway leads from the southeastern side of the garden to an alleyway through to South Street again. From this, there is a view through to the green area by the river. Looking in the opposite direction, it is possible to see as far as the police station at Longbridge.

Around to the front of the buildings on South Street is the locally listed Council Locality Office. Built in 1901, also by Paxton Watson, this once included the Fire Station, and has a pillared and louvred turret. Pevsner comments on the building's lively brick chimneys and stone carving.



This building is prominent in the street scene, particularly when viewed from Union Road, and its clock, carving and entrance porch make it the most attractive building in this part of the street. It also has a backdrop of mature trees.

Although it has been extended to the rear, this has been well designed, and in no way detracts from the original design of the building.



There is a modern extension to the rear of Montrose House, which are used as offices. Montrose House (below left) itself is quite an attractive, probably late Victorian building. Its front is built from stone, and the rear elevation of brick.



Farnham Methodist Church (above right) is another building that is prominent in this part of the street, and when viewed from Union Road. Its tower can be seen from quite a distance, adding interest to the skyline. It is possible that it was built at the same time as Montrose, during Victorian times. To the rear is a church hall.

Additional Extensions to the Conservation Area Proposed by the Farnham Society and now designated as part of the Conservation Area

The Haren Garden

The garden commemorates the friendship link set up in the 1950s between Haren in Holland to the north of Groningen and Farnham. It is an attractive space with a carved stone plaque beside the river. It represents an interesting piece of social history, and merits inclusion in the conservation area. The next plan shows the approved extensions to this part of the Conservation Area.

Nos. 5-13 East Street



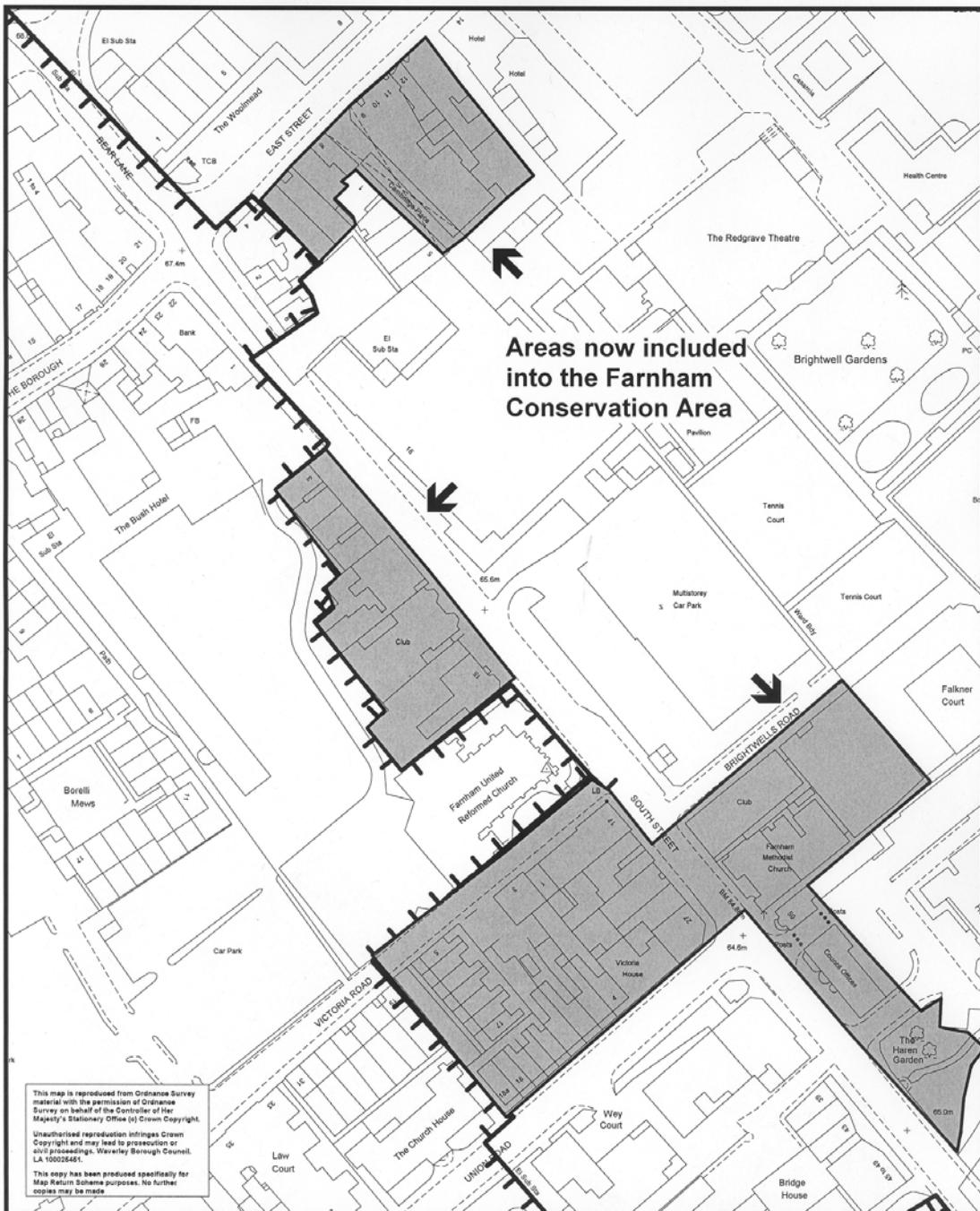
The block of buildings Nos. 5-13 includes a number of historic buildings. No 8 is a listed building, which has an early 18th century front, altered in the early 19th century. There are also two locally listed buildings, Nos. 12 (left) and 13, both 19th century. The buildings hold together as a group and are a remnant of the original East Street before the advent of the Woolmead. Nos. 5/6 are modern and separate the group from No 4, which is also a locally listed building and is the existing conservation area, but the overall effect of the group is sufficiently cohesive to merit a proposal to extend the conservation area to include these buildings.

4 – 18a Union Road; 5- 17 Victoria Road

The Farnham Trust proposed that these cottages be included. Although they have been altered, they retain interest and contribute to the character of this part of the Conservation Area. Therefore they have been included in the boundary.

Conclusion

It is proposed that the existing boundary be amended as shown on the next plan, to include a number of buildings on the western side of South Street, the group formed by the Victoria Garden and the Council's Locality Office, Methodist Church and Montrose House to the east, together with the Haren Garden and the group of buildings in East Street, as proposed by the Farnham Society. Their historical interest, character and in the case of the Victoria Garden; its setting, justifies inclusion into the conservation area.



Planning and Development

Waverley Borough Council
The Bury, Godalming, Surrey, GU7 1HR
Telephone: (01483) 623333
Fax No: (01483) 523191 DX No: 58303



**Extensions to the
Farnham Conservation Area**

NORTH
1:1250
04/05/2005
MAP SHEET: SU8446NW



Farnham Conservation Area Appraisal

The Farnham Conservation Area Partnership



February 2005

6. Protecting Historic Buildings

Waverley Borough Council



Protecting Historic Buildings

The sections in this appraisal on character and on the history and archaeology of the town centre provide much information about the appearance and importance of the historic buildings in the conservation area. This section concentrates on the processes involved in preserving the buildings.

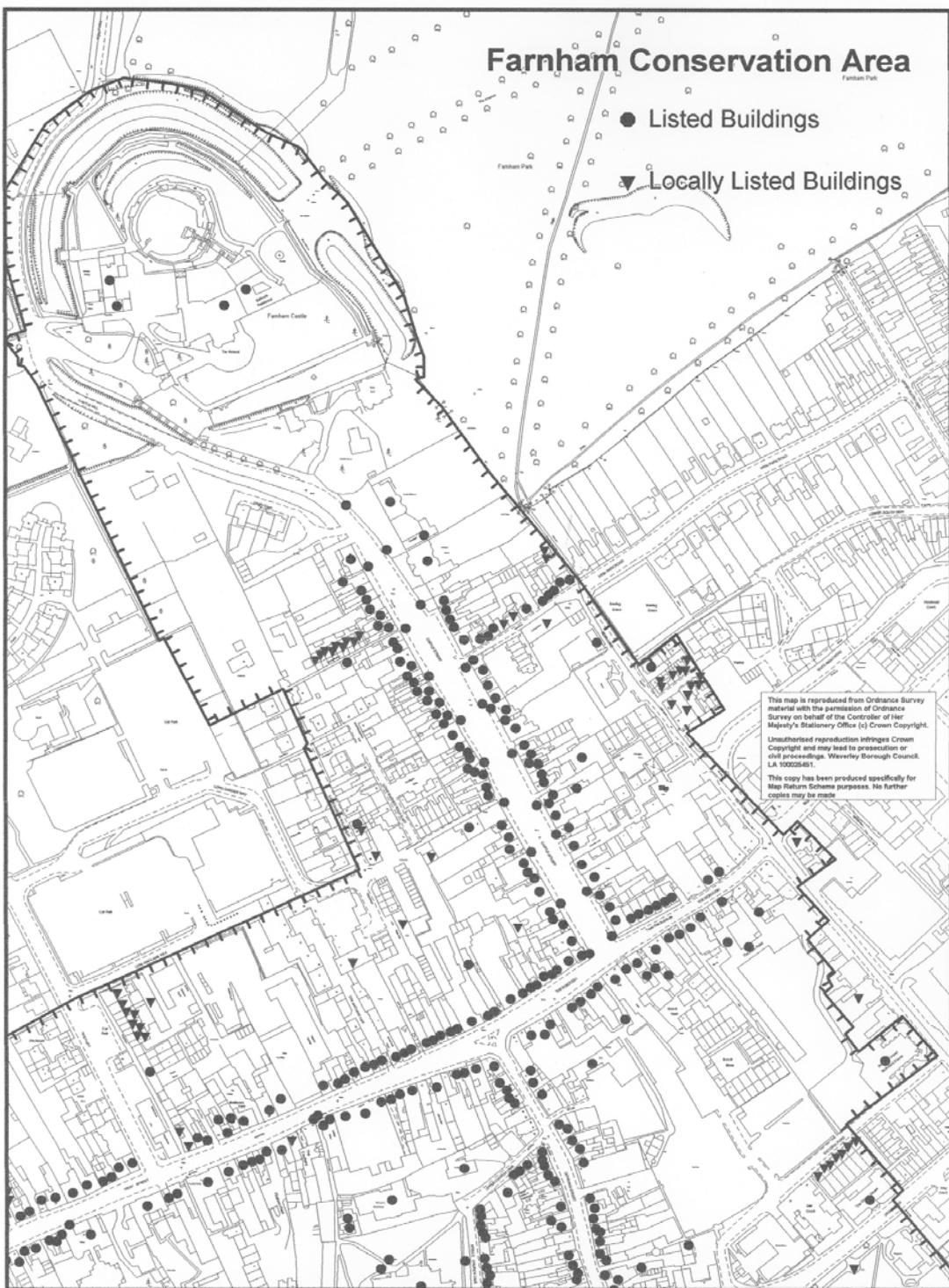
Protection of listed buildings

Appendix 1 sets out the policies in the Waverley Borough Local Plan, which have been incorporated into the Local Development Framework as “saved policies” (See the Introduction for an explanation of the Local Development Framework.)

These policies are used to protect historic buildings. There is complex law on the protection of Buildings of Special Architectural or Historic Interest (“listed buildings”), and it is not the purpose of the appraisal to review it here. However, listed building consent is required for most work to the exterior or interior of a listed building that would materially alter its appearance. Waverley Borough has a Historic Buildings Officer who focuses on applications for listed building consent. An abbreviated version of the Buildings of Special Architectural or Historic Buildings List is included in *Appendix 2*. There are 387 listed buildings in the conservation area. The next two plans show the listed and locally listed buildings.

The condition of the stock of listed buildings

The quality of the historic buildings in the conservation area is high, and there are some especially important groups of Georgian buildings. Another factor is that the property is very valuable. The condition of the buildings overall is very good and there are no buildings on the Buildings at Risk Register in the conservation area.





The Local List of Historic Buildings

A Local List of Historic Buildings for Farnham was devised in 1995 by the Borough Council.(see *Appendix 3*) The list identifies those buildings which are of local importance but do not qualify for the English Heritage Buildings or Architectural or Historic Interest list, as listed buildings. There is no special protection for these buildings but their identification affords them recognition as being of sufficient interest to require that they be safeguarded wherever possible. There are 135 locally listed buildings in the conservation area.

A survey has been carried out of the conservation area to see if there are any buildings which should be added to the local list. *Appendix 4* is a schedule of the buildings which are regarded as being of sufficient quality to become locally listed buildings, and be put on the list. As part of this appraisal work any further suggestions for additions to the list, based on architectural research would be considered.

A number of the proposed locally listed buildings are in South Street and they will be included in the proposed conservation area extension (see Section 5).

Buildings that contribute to the character of the conservation area

The survey of locally listed buildings, to be added to the list, showed that there are a number of other buildings that are not of particular architectural or historic interest that nonetheless contribute to the character of the conservation area. These buildings are mainly 20th century but good quality and attractive in their own right. They are listed in *Appendix 5*.

Article 4 of the General Permitted Development Order (GPDO) 1995

There are a number of locally listed terraced buildings in the conservation area that merit protection, which is not afforded by local listing. An Article 4 Direction of the GPDO can be made which

will require permission to be sought for minor changes to their external appearance, for example window openings and doors. The reason for this protection is that the terraces are not much altered at present and their existing harmony gives them a very attractive appearance.

Heritage Features

Appendix 6 lists the heritage features in the conservation area, which are protected by a policy in the Local Development Framework. The Heritage Feature list for the Borough was first drawn up in 1984, and covers historic structures such as guide posts and milestones and natural features such as ponds and special trees. These items do not have any statutory protection but are of value as part of the general scene.

Suggested additions to the list would be welcome, based on historical research.

Conclusion

The Farnham town centre conservation area has an especially high quality historic urban environment because of the large number of listed buildings, and it merits special consideration.

Additions to the Local List and the implementation of an Article 4 Direction will help to further safeguard the character of the conservation area, and this is recommended action.

7. Shopfronts in the Conservation Area

Waverley Borough Council



Shopfronts in the Farnham Conservation Area

Introduction

A detailed photographic survey has been carried out of the shopfronts within the conservation area, and this has included not only the shopfront itself, but the whole of the building in which it is situated. This is because the shopfront must be considered as an integral part of the whole building, and in sympathy with neighbouring buildings.

The results of this will be used in several ways. Initially, it will be used to produce guidelines for new shopfronts in Farnham, as part of this Conservation Area study. It will also identify the best examples and indicate what should be avoided.

The new Local Development Framework, which will eventually replace the current Local Plan, will contain conservation policies that have been saved from the Local Plan. This will include policy HE 8 relating to conservation areas, which specifically mentions shopfront design.

It will also be used to amend, update, and strengthen the existing 'Shopfronts in Waverley' document. Planning permission is needed for any material change in the outside appearance of a shop, including installing blinds or shutters, enlarging the size of the fascia and if the building is listed, permission is required to change the colour of a shopfront.

The opportunity to change a shopfront usually arises when there is a change of use or ownership. The survey will be used to indicate where such improvements will be beneficial and give early guidance to planning officers and owners.



The majority of shops in the town centre are within listed buildings, and it is probably fair to say that the majority are acceptable in terms of design, colours used and signage. This is due to the controls on shopfronts in the town centre and conservation area and the initiative of owners. However, there are exceptions to this, where it is noticeable that cheaper materials and design options have been used to the overall detriment of the shopfront and the street scene.

It is also clear, that in some cases, some shopfronts may be acceptable in design terms, but there is an overall deterioration of the building in which they are situated.

Traffic

This may be due in some instances, to the effects of traffic in close proximity to the buildings, and this is certainly the case in Downing Street and the Borough where the road and pavements are narrow. This is particularly noticeable on properties which are rendered. This becomes discoloured or flakes. Paintwork on windows and sills is also affected and can add to the poor appearance of the building. The effect of a well-designed shopfront is considerably diminished if it is set into a dilapidated building.

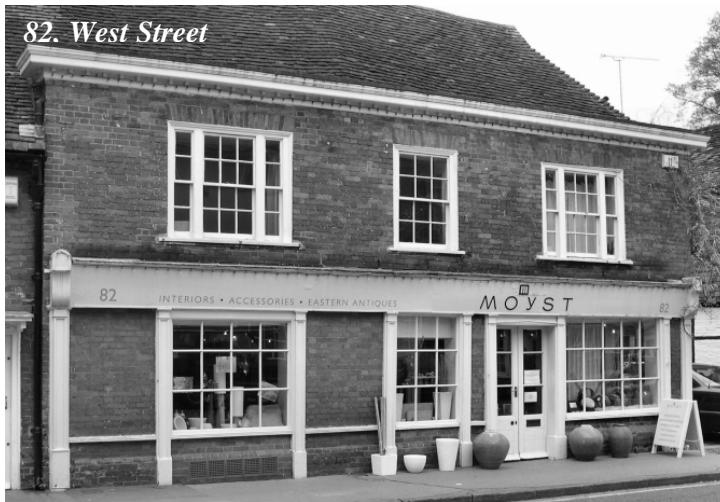
Birds

Problems can also be due to bird damage, Special types of spiking, (*below*) could be used above fascias and signs to avoid this kind of damage, which as well as being detrimental to the fabric of the building, is also a health risk. Such damage often occurs where there are hanging signs.



Shopfront Design

There are many examples of well- designed shopfronts in Farnham Conservation Area. A study of their elements and details is an essential preparation for the design of new shopfronts in the town.



Shopfront design has always been strongly influenced by both fashion and the prevailing architectural trends of the time. Many of the older buildings in the conservation area have a later shopfront in a different architectural style,

some of which are of such quality that they justify repair and retention in their own right. This approach should always be considered first in the case of a Listed Building or in a conservation area.

Where change is to be made, or in the case of a new building, experience shows, generally, that the basic rule in good shopfront design is to respect the architecture above and around in terms of scale, proportion and materials. Pilasters, a fascia, cornice and stallriser should be used to enclose the shop window and entrance - rather like a picture frame which sets off a painting.

Pilasters identify the vertical division between the shop fronts; the fascia provides the space for advertising; the cornice gives a strong line at the top of the shop front and protection from the weather; the stallriser gives protection at ground level and provides a solid base; and all of these elements form a frame



which suggests, visually, a method of support for the building facade above. These principles are as valid for new shops as for traditional ones.

Materials

The choice of materials to be used for a shopfront should normally reflect the materials of the building in which it is situated. Use of local materials is preferred, including brick, tiles and plaster, with stained or painted wood. More generally, materials which have good weathering characteristics are preferred. In some cases it may be appropriate to use some sort of decorative cast iron work in a new design.

Windows and Doors

Shopfront window and door patterns should reflect the traditional design of the area. The method of window sub-division should suit the character of the shop front and building. Smaller-paned designs are appropriate to 18th and early 19th Century buildings, such as those in Castle Street, and larger plate glass areas are more appropriate to late Victorian and Edwardian styles.

Large undivided areas of glass should be avoided and windows should be framed and sub-divided vertically. The main upright posts (mullions) which sub-divide the glass can be supplemented by horizontal members (transoms) or other slim glazing bars, and these should always be retained. It is a common feature of the windows in Castle Street, as shown on the right. Windows should normally be set in the same plane as the front of the building.

Where the door is recessed it provides depth and relief to the



shop front and invites the customers into the premises. Window and door frames, mullions and transoms should be painted wood. Doors should open inwards and not open outwards on to the highway/footway. Doors should have a solid lower panel detailed to match the stallriser. A 'swing' door, or push-pull door is often suitable. Door furniture should be easy to manipulate by people with poor manual dexterity.

Stallrisers

Stallrisers improve the proportions of a shop front by providing a solid visual base. They also serve a practical purpose by providing protection from kicks and knocks, and also by allowing the floor inside the shop window to be raised and any window display made more visible.

Permission will not be granted for shop front schemes on Listed Buildings or in Conservation Areas which do not contain an appropriate stallriser.

Stallrisers faced with timber, stone, brickwork or painted cement render should be incorporated in new shop fronts. Plastic panelling and textured paints are not appropriate while brick, if used, must match existing brickwork. Timber stallrisers should be recessed panelled, with mouldings or panels. Skimpy nailed-on mouldings are not acceptable.



Colours

Mid 18th century shopfronts were painted in a relatively restricted range of colours, using the pigments then available. They were derived from natural materials. Natural colours are less likely to look garish or out of key than synthetic colours.

Brown, grey, cream, dark green, dark blue and dark red paint will be suitable in most situations, while garish colours such as orange, yellow, pink and purple, should be avoided. A single colour is

usually most appropriate colour scheme, but details might be picked out in gold.

A shop front colour scheme should always be selected to harmonise with the upper floors of the building and the general street scene. Permission for new or altered shop fronts will be subject to conditions requiring approval of the colour. A change of colour on listed shop fronts may need consent.

Signage

There are a lots of independent shops in the conservation area, and many of these have individual, attractive, well -designed shop fronts with lettering and other signage that is appropriate in terms of colour, materials and scale. Some have not been treated as well, and plastic fascias with plastic letters have been used.

In general, larger companies are aware of the special concerns in conservation areas and can be persuaded to adapt their corporate images to conform to the guidelines for conservation areas. Good examples of this in Farnham include Next, Kallkwik and Accessorize.



Fascias

Traditional fascias are not more than 450mm high. Fascias should be kept below first floor windowsills and topped by a cornice projecting out from the face of the building to provide a clear visual break between the shop and the upper floors. The trend towards bigger and brighter fascias has a harmful effect on the historic character of shopping streets in Conservation Areas.



Traditional fascias and cornices must be retained and refurbished where they exist and introduced where they are absent. The removal of these features from Listed Buildings and in most buildings in the Conservation Areas will not be permitted. Fascia boards should be in proportion to the shop front and height of the building. The Council will require fascias and corbels in the new shop fronts to be of scale and design which is traditional in the area. Bulky, internally illuminated fascia boxes or glossy acrylic and plastic fascia boards are not acceptable. Matt finish fascia boards, particularly in wood, are preferred.

Consent will not be granted for the replacement of unacceptably deep fascias by new ones of similar size. The opportunity must be taken to remove the existing and reinstate the original or more appropriate (usually smaller) size. Fascia boards which project forward of, or are fixed to the face of the original, will not be permitted. Fascias and cornices should be well detailed and include a top cornice/string or dentil course with lead flashing and moulding below.

There are several fascias in Farnham Conservation area which do not follow these principles, such as the one shown (*right*). This is clearly much too large for its location, and in addition, the fascia is too deep and made from shiny plastic materials. In addition, the hanging sign is completely out of proportion with the fascia, and indeed the whole shopfront.



When designing a new fascia, it is always helpful if the number of the shop can also be included. This should be in the style of the fascia lettering, or in another easily visible position.
(Examples above)

Lettering

The design and style of lettering should always be historically credible, and correct in design and detail for the style of the shopfront. The lettering should be well – proportioned in relation to the length and depth of the fascia. Wording should be as simple and direct as possible. Serif letters are to be preferred.

Hand painted lettering on timber fascias is the preferred form. Bulky individual plastic letter or logos are not acceptable. In some cases individual cast metal lettering may be fixed direct onto the facade of the building, but care is necessary to ensure that the scale and type face of such lettering is appropriate for the building and street scene.

The content of signs should be limited to the name of the business and, if necessary, the nature of the trade.

In some instances in Farnham, the name of the shop, has been applied to the display window itself. Providing that this lettering is of the right style, scale and colour, this can work very well, as shown in this picture of Kaighin and Son, The delicatessen in Lion and Lamb Yard. This company has the space able to use the old delivery bicycle as an unusual but attractive aid to advertising.

Illumination



Subtle, well – designed lighting can add interest to the night time street scene. However, it can be inappropriate in some locations.

Internally illuminated signs above shopfronts are not considered to be acceptable in the conservation area, or if attached to listed buildings. However, in some cases it may be considered appropriate to illuminate a sign with a small spotlight or some other subtle method of illumination.

The type of illumination chosen must be appropriate to the shop front, the building and the location.

Hanging Signs



One of the attractive characteristics of Farnham town centre and conservation area is the proliferation of brackets for hanging signs. Some of these are in use; many are not, but luckily they remain. Some have been recorded as Heritage Features. In the 19th century they took the form of realistic trade symbols to identify the trade within, such as hats, sheep, scissors etc, and lettering was not often

needed. Some examples of this can be seen here.

Using these existing brackets is encouraged. Hanging signs need to be carefully designed, to be correct in scale, with appropriate colours and lettering used, while still being easy to read. They must be safely positioned above the fascia of the shopfront. There are many very good examples using both old and new brackets, and some are shown here.



Advertising

It is acknowledged that advertising to encourage customers is an important activity to shopkeepers. However, advertising with posters can seriously get out of hand to the detriment of the shopfront and the streetscene.

Unfortunately, there are several examples of this kind of advertising in the Farnham conservation area. In one



such instance, the design of the shopfront is good, using an appropriate colour (dark green) and the signage on the fascia and hanging sign are acceptable. However, its windows are frequently covered in large, 'sale' and 'special offer' type posters, to the extent that there is no window display to be seen!

Goods are also put out on to the pavement, in lieu of a window display. In a street which has narrow pavements and in which the traffic is constant and relatively fast moving, this is completely unacceptable.

The local authority does have the power to require the removal of such posters, but in most cases, they are displayed for a short 'sale' period only. In prolonged cases, action will be taken.



Guidance states that if posters are to be displayed, they should be set back from the windows themselves. Even then, the whole window should not be taken up by such displays. Building Societies frequently use this type of advertising, and further guidance is necessary on advertising in the conservation area.

Conclusion

Shopfronts are probably the most important features of any shopping street. A well-designed shopfront gives a favourable first impression of a business, and if all the premises in a street are attractive, that impression can extend to the area as a whole, to the mutual benefit of all traders.

The Farnham Conservation area contains many fine traditional and modern shop fronts that are an important element in the townscape. However, there are still opportunities to improve some of the shops

so that they make a positive contribution to the appearance, vitality and viability of the town centre. Standards need to be maintained through the planning system.

8. Trees

Waverley Borough Council



Trees in the Farnham Conservation Area

The trees are an important part of the character of the Farnham town centre conservation area. The heart of the town centre is a very urban place and the trees provide a green contrast. They are significant in the street scene and are features in their own right. They need to be preserved unless they are dangerous or diseased. If the latter is the case, it is important that replacement trees that will grow to similar mature significance are secured where possible.

Not every single tree has been surveyed for the appraisal because of the extent of the conservation area and because it is not feasible to reproduce a detailed map. However the next plan shows the main groups. These are divided into 5 categories of trees:

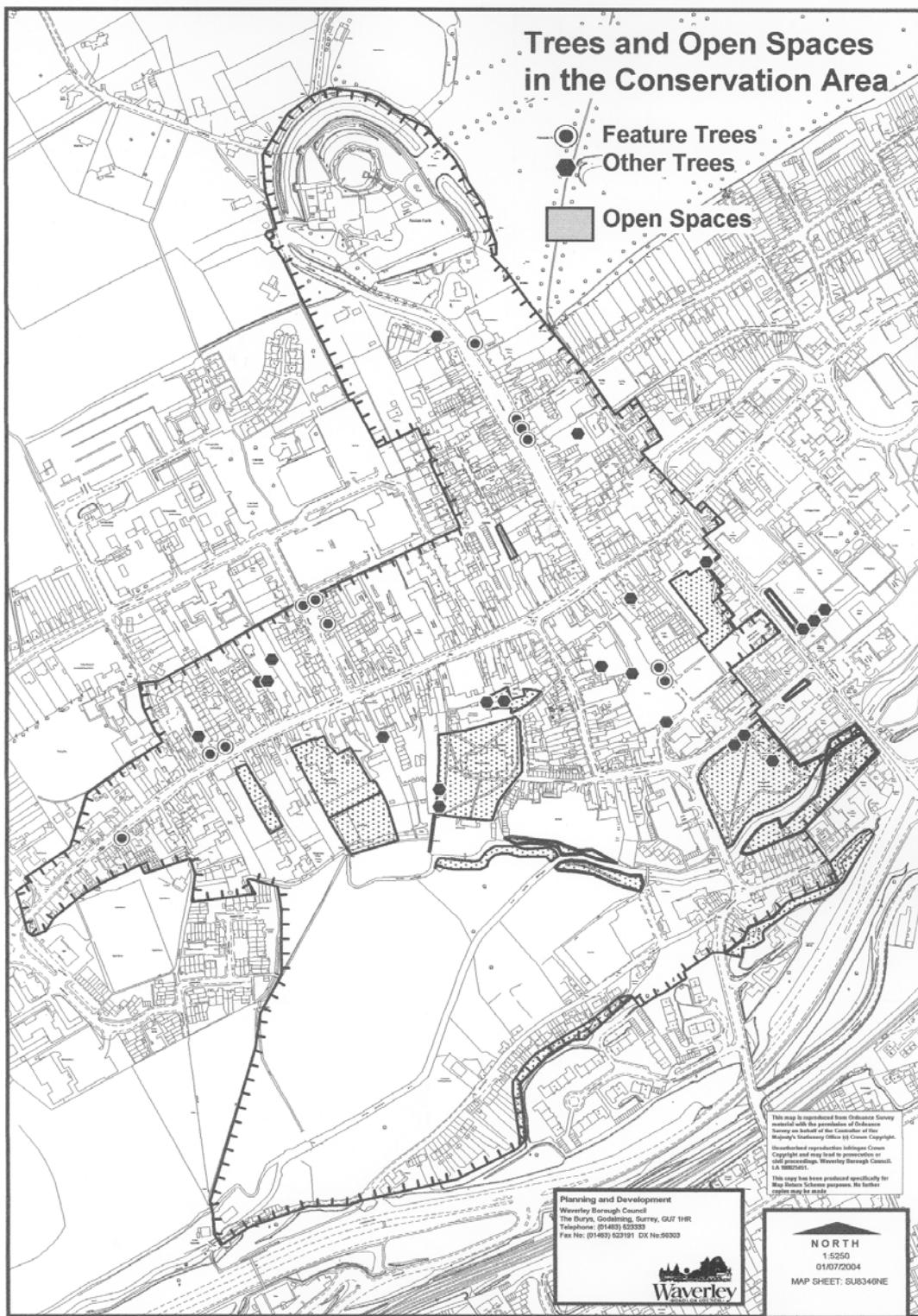
- Street trees
- Open space
- Garden trees
- Feature trees
- Meadow trees.

The trees are shown on the next plan, 'Trees and Open Spaces in the Conservation Area'.

Street Trees

Street trees are trees either planted in the highway or making an impact on the street scene but planted on private land. These trees make a very important contribution to the street scene and to the conservation area. Significant trees include:

- The limes at the bottom of South Street
- The mixed deciduous and coniferous trees around Castle Hill
- The mountain ash, sycamores and limes adjoining the Sainsbury's car park
- The sycamores opposite the Museum of Farnham in West Street.



Feature trees

Feature trees are mature individual trees that stand out in the street scene and are a special asset in the conservation area.

Significant trees include:

- The horse chestnut at the top of Castle Street.
- The three planes outside the Windsor Almshouses in Castle Street.
- The three planes in the Hart adjacent to the top of Timber Close.
- The mature ash and sycamore in Central Car park.
- The weeping beech at the west end of West Street.

Garden trees

There are a number of trees in the backs of gardens that form a backdrop to the historic buildings to and the street scene. These trees are very important to the appearance of the conservation area.

Significant back garden trees include:

- Trees in the back gardens on both sides of West Street.
- Trees in the back gardens of properties in Abbey Street and Red Lion Lane.
- Trees in the garden of the Bush Hotel.
- Trees in St Andrew's Rectory garden
- The acacia and other trees in the St Andrew's Rectory Garden. It is said that acacias were William Cobbett's

favourite tree, which may account for a number of specimens in the town centre.

Green space

There are a number of open spaces in the conservation area which are like small parks. The substantial groups of trees in these locations are very important to the character of the town centre.

The green spaces include:

- Gostrey Meadow
- Library Gardens
- Museum Garden
- St Andrew's Churchyard

Meadow trees

Almost a third of the conservation area is comprised of the water meadows beside the River Wey. Part of the river is tree lined and there are other groups of trees extending across the area. (See the Green Envelope plan). This area is protected by the Borough Council's Green Envelope policy, which has been established since 1979.

The trees on the water meadows form part of the view of the historic town from the Farnham Bypass and from the public footpaths that cross the meadows. The rural setting with the trees is a very important part of the character of the conservation area and complements the rural setting of Farnham Park on the north side of the town centre.

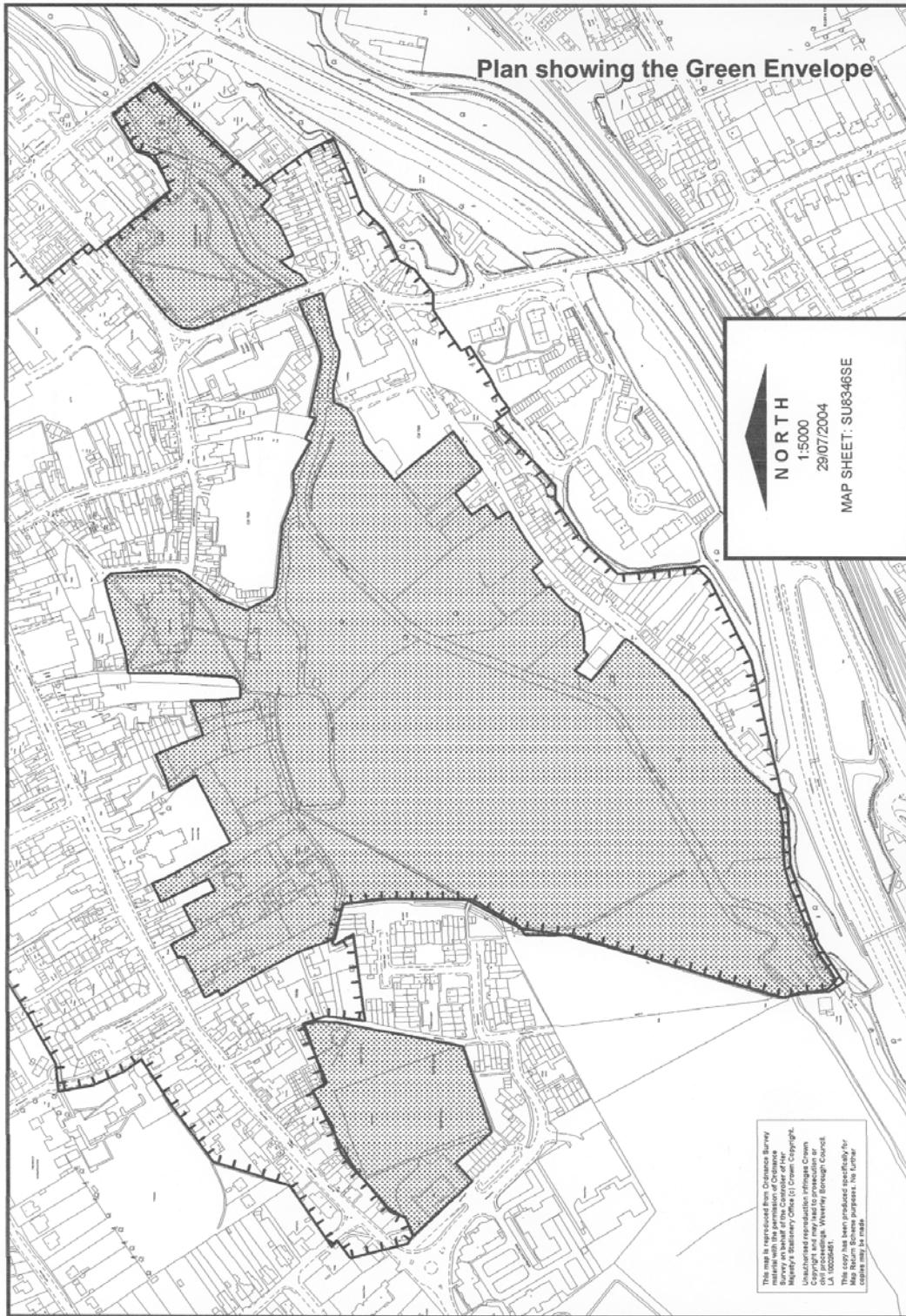
CONCLUSIONS

The town centre streets in Farnham have an almost fully developed frontage, so there has been little space for tree planting. There is no

town square and there are no avenues. Therefore there are not many trees in the centre. This means that the trees that do exist really stand out in the street scene. This is demonstrated well by the planes in Castle Street, which have a considerable impact on the appearance of the street.

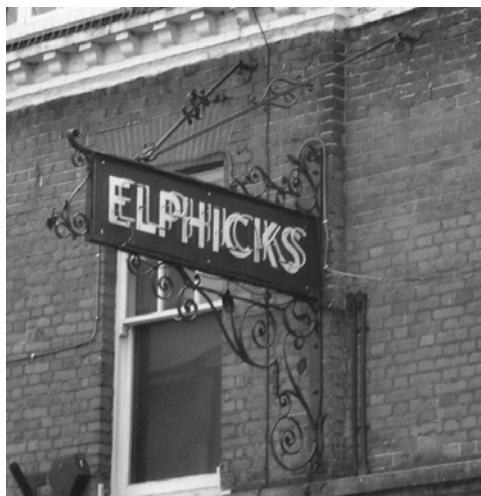
The small green open spaces in the town centre compensate for the lack of street trees to some extent. These spaces form oases of quiet in a busy town centre and the trees are part of the attractiveness of the spaces.

All the trees in the conservation area are very important and are protected. Prior written notification, giving the Borough Council six weeks notice is required before any work to lop top or fell a tree is carried out. (For information contact the Borough Council's Tree Section on 01483 523307.)



9. Land Uses

Waverley Borough Council



Land Uses in the Conservation Area

The main land uses in the conservation area are:

- Residential
- Offices
- Shops and restaurants
- Public car parks
- Public buildings
- Open space

These uses are shown on the plans within each section.

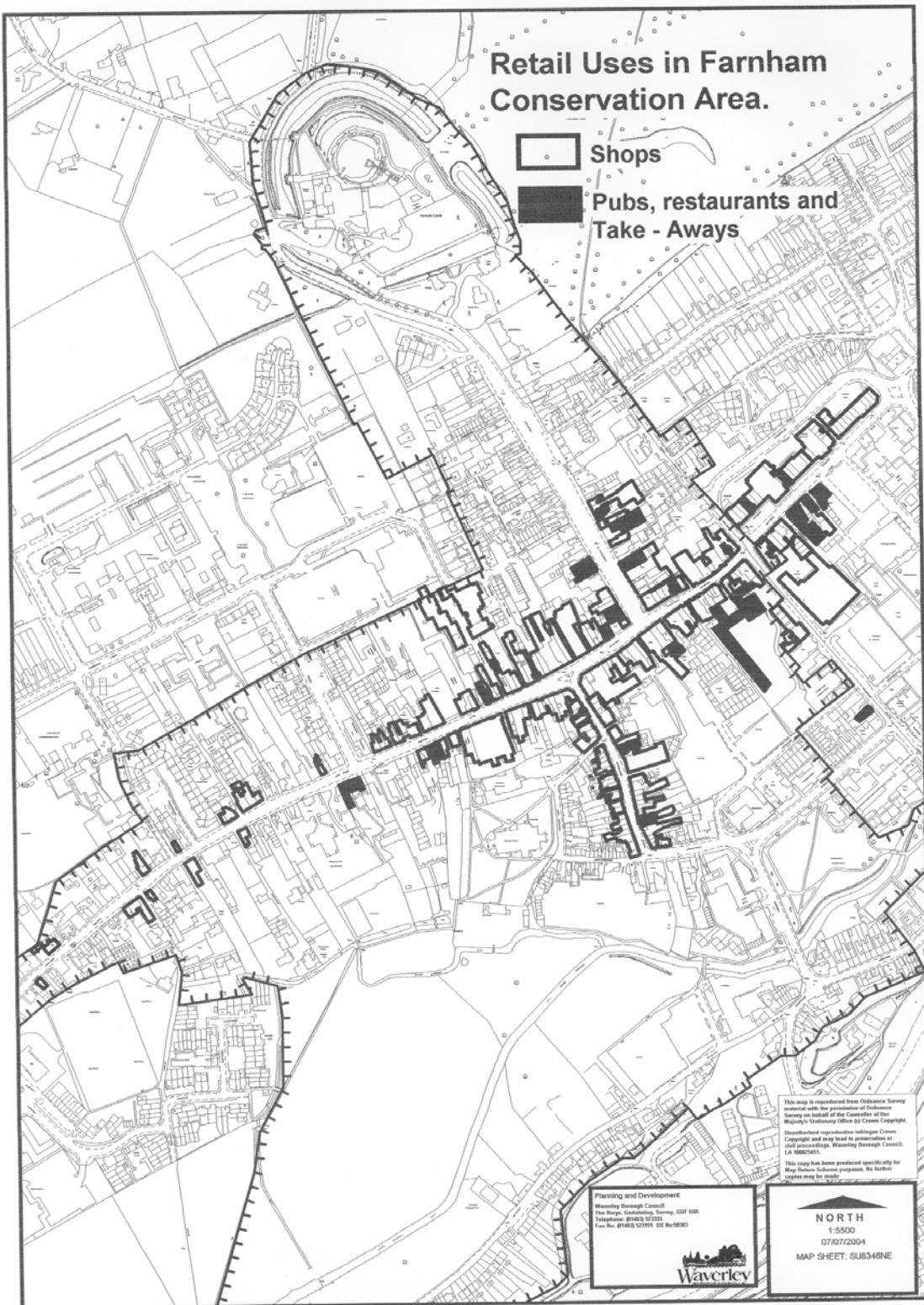
The main factor about land uses in the conservation area is that Farnham has a busy commercial centre, which is also at the same time the historic core of the town. This means that there is continual pressure for change and modernisation, especially of shop and restaurant premises. Urban conservation areas tend to be more subject to this kind of momentum because of the intensity of uses.

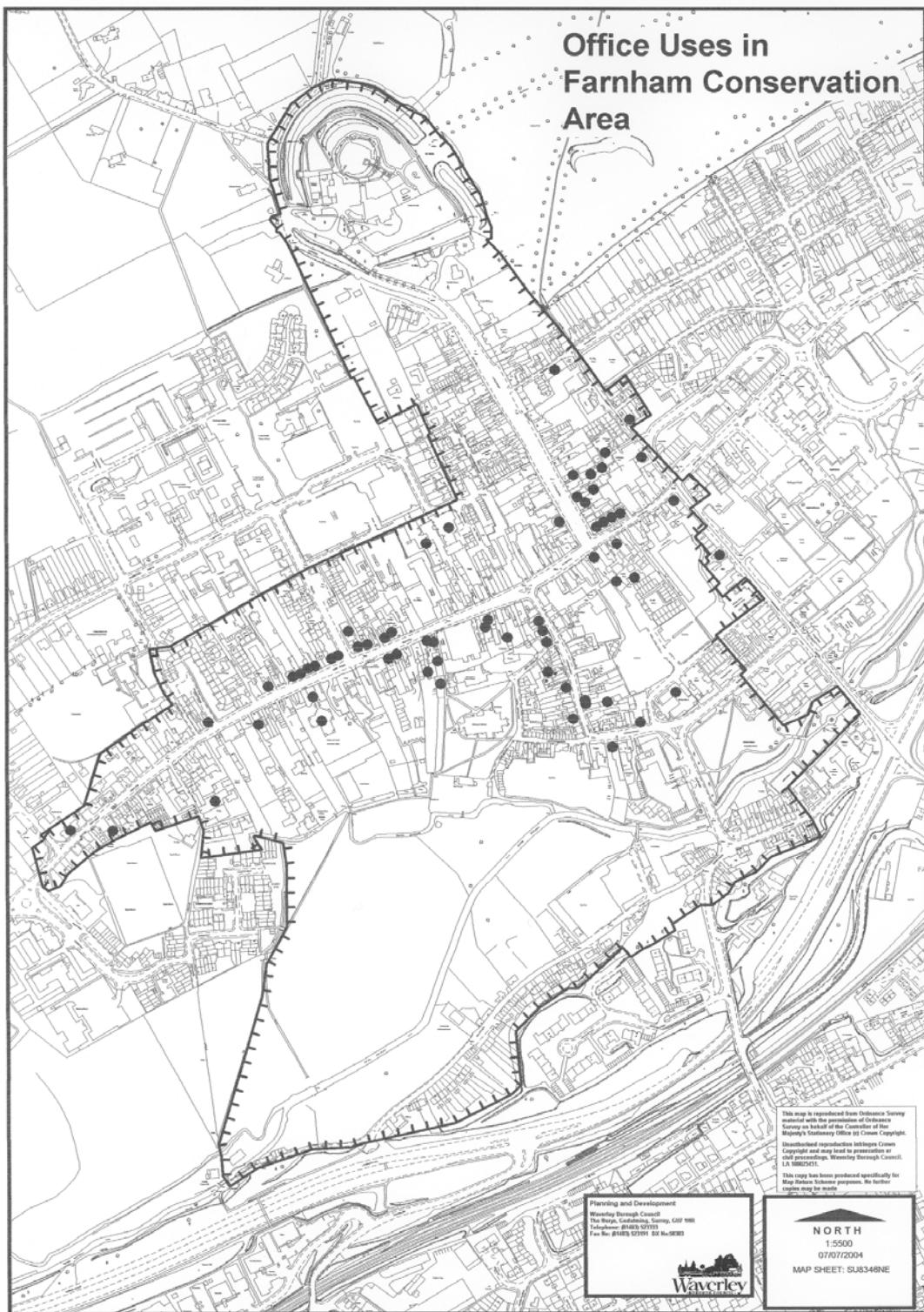
Consideration is given below to the different uses in the town centre and the significance they have for the character of the conservation area.

Shops and restaurants

The shops and restaurants are mainly located in The Borough, the south end of Castle Street, Downing Street, South Street and the east end of West Street.

It is an obvious fact that the historic core of Farnham is also a busy shopping centre. It is third tier in the categories of shopping centres as defined by Surrey County Council, and it has a large annual turnover. The usual chain stores are present but Farnham also has its own department store and a number of local retail businesses and restaurants, which add interest, vitality and distinctiveness to the centre, especially nowadays when so many shopping centres have all the same chains, and are little different





from each other. This distinctiveness adds to the character of the conservation area.

However, the presence of the shops means there is pressure for change, as the shops seek to upgrade the shopfronts or new firms move into the premises. There is also continual pressure for illuminated fascias and projecting signs. To date there has been strict control in the town centre and there are no illuminated signs, except the Elphick's neon sign, which is a special design. It has been regarded as a very important restraint, which safeguards the character of the historic core and prevents it taking on the modern appearance of an ordinary shopping centre. The projecting signs are mainly attractive specially made hanging signs on brackets and have a traditional appearance, which add interest to the street scene.

An extensive survey of the shopfronts in the town centre has been carried out and guidelines have been produced. (See Section 7 Shopfronts in Farnham Conservation Area)

Offices

As the Office Use plan shows, the offices are distributed throughout the commercial streets in the centre.

The offices in the conservation area are not in modern office blocks for the most part, but are mainly in historic buildings, either occupying the whole of what was a historic house, or in premises above the shops. The only purpose made recent blocks in the conservation area are Gostrey House on Union Road, Clarendon House in Downing Street and Sequel House on the corner of the Hart and West Street. However there are a number of small office units such as in Borelli Yard and St George's Yard and premises over Lion and Lamb Yard, which fit into the town centre in a very unobtrusive way.

The offices are an essential part of the commercial activity in the centre, but are not intrusive in any way. Because they occupy what used to be houses in many cases, the office use is instrumental in

retaining the domestic appearance of the buildings they occupy, as opposed to a shop use. Generally the advertising is very low key and may be only a nameplate.

Residential

The residential use in Farnham town centre is very important, because it means that the historic core is lived in.

The plan of Residential Uses shows a high amount of residential properties in the centre.

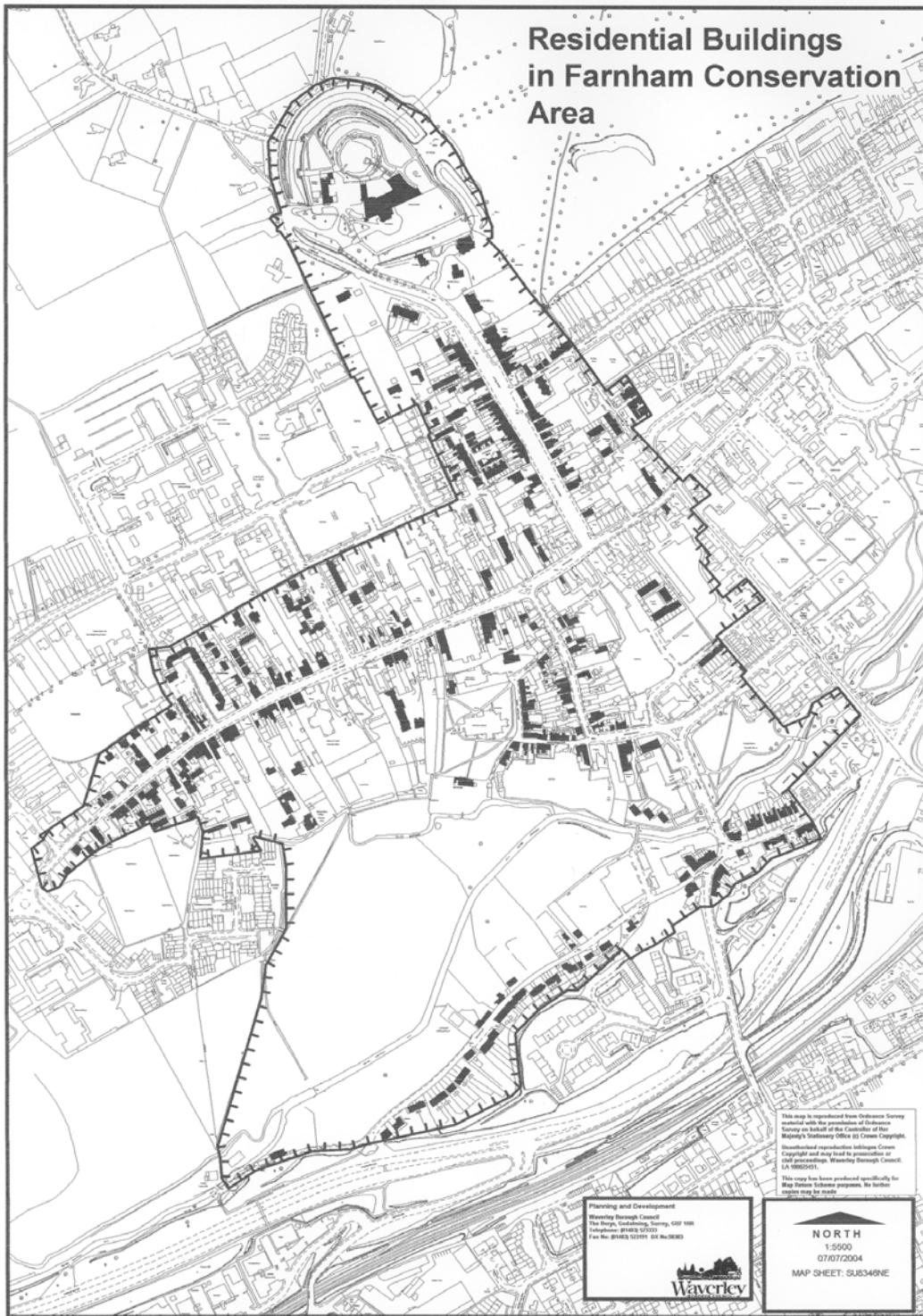
This is a special characteristic of the conservation area. The quality of the buildings attracts people to live in them. The architectural importance and the high value of the dwellings means that many of the historic houses have remained. They have not been changed to shops but have stayed dwellings. This is especially true in Castle Street, much of which is residential. To have a street almost all inhabited right in the centre of the town is quite unusual, and gives Farnham a very special character.

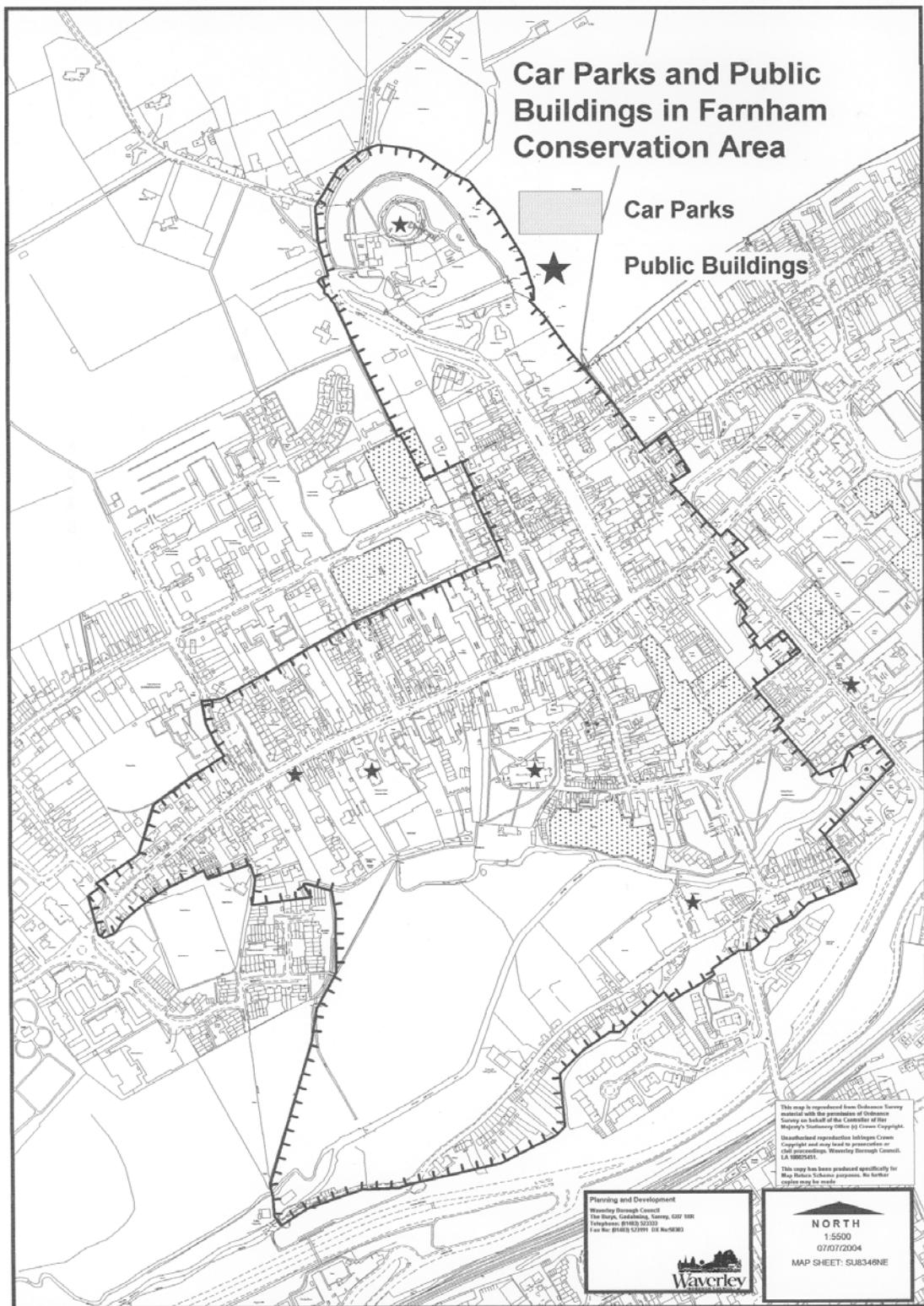
Public car parks

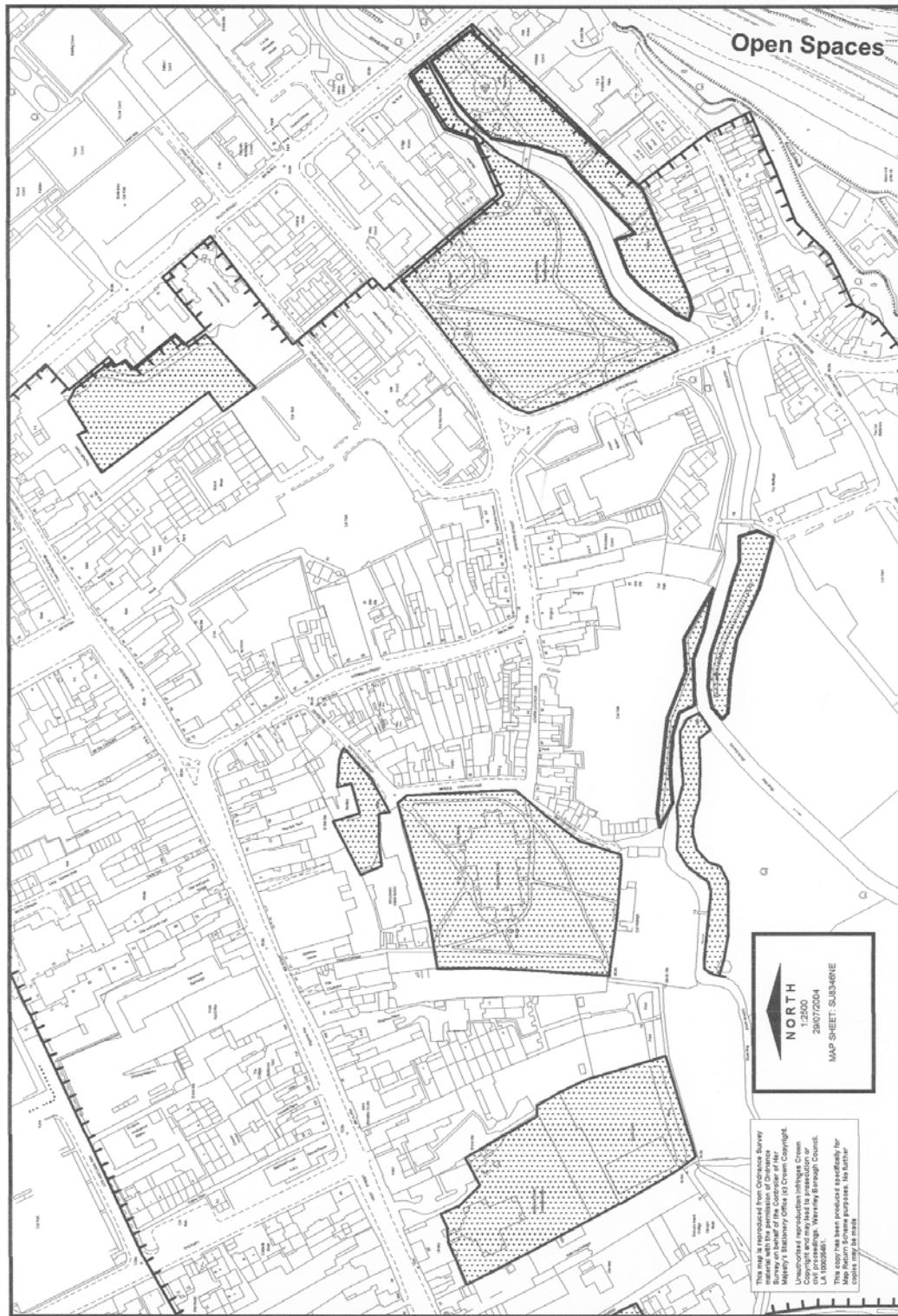
There are two public car parks: Wagon yard and Central Car Park, and a private car park at the Maltings (contract and for the use of the Maltings).

All three car parks have the unusual characteristic of being scenic, with special views: Wagon Yard has a fine view of the St Andrews church tower, Central car park gives rear views of the historic buildings on the Borough and Downing Street; the Maltings gives a view of the Maltings building and of the river area. In effect the car parks are open spaces in the historic core and offer important views of the conservation area. They could be enhanced through tree planting and this will be investigated.

The Car Parks are shown on the next plan, together with the Public Buildings in the Conservation Area.







Public Buildings

There is no central town square in Farnham unlike Horsham or Petersfield. This may be the reason why there is no historic concentration of civic buildings in the centre. The original town hall was on the corner of Castle Street and the Borough. The previous Plan shows that the public buildings are scattered across the middle of the town.

The most prominent historic public buildings are the Castle, the Maltings and St Andrew's, all of which make a very important contribution to the character of the conservation area. Their location relates to the history of the town (See Section 3 History Post 1500).

Parks, gardens and yards

The next plan shows that Farnham has some very attractive open spaces in the conservation area and a number of these are linked to the town by interesting alleyways or passages, as they are called in the town. (See Section 4: *Character*). The open spaces offer quiet oases in the busy centre, and have some important trees (See Section 8: *Trees*).

The town is also characterised by the many yards, such as Lion and Lamb Yard, Borelli Yard and St George's Yard, and especially off West Street. These spaces add considerably to the charm of the conservation area and are a very distinctive element of the town centre.

CONCLUSION

The land uses have an important bearing on the character of the conservation area. Farnham has a busy commercial centre in the historic core, with attendant pressures for change and modernisation, particularly of shop fronts and signs, but many of the offices are in historic buildings and are not intrusive. Residential accommodation is of high quality and is a significant land use element, especially in Castle Street. The public car parks also provide incidental open space, with some important views and the

yards, parks and gardens enhance the conservation area considerably.

10. Development in the Farnham Conservation Area

Waverley Borough Council



DEVELOPMENT IN THE FARNHAM CONSERVATION AREA

The context

Legislation to protect historic buildings was introduced in the 1940s and since that time, the local authority has sought to safeguard the “listed buildings” in the town centre from demolition or detrimental alteration. There are 387 listed buildings in the conservation area, a very high number for a town centre of this size. Virtually all the buildings in West Street and Castle Street are listed and most of the buildings in Downing Street, Upper Middle and Lower Church Lane. (See *Plans in Section 6*). This means that for the last 50 years there has been a general constraint on major redevelopment in the town centre. The conservation area was designated in 1970 and this has also protected the core from redevelopment.

However, when the first Waverley Borough Local Plan was published in 1984, it included 6 key sites for development within the Farnham conservation area. These sites comprised vacant land for the most part and were at the rear of the frontage. No demolition of historic buildings was involved. The Lion and Lamb scheme and the Borelli Yard scheme both included the restoration of a number of historic buildings.

The key sites in 1984 were:-

- Lion and Lamb Yard
- St George’s Yard
- The old Swimming pool site (now Victoria Gardens)
- Borelli Yard
- Land at the rear of 49/52 Downing Street
- Land to the rear of 20-25 West Street

During the last 20 years, all these sites have been developed except the land to the rear of 49/52 Downing Street. The development of the yards has been to a very high standard and the traditional architectural styles adopted have blended in to existing fabric of the town in a very sympathetic way. The development of Lion and Lamb Yard created a new street, which has been a considerable asset to the town centre. The open-air cafés are very popular, and the passage through Lion and Lamb Yard forms a convenient link between West Street, the Hart car park and Long Garden Walk.

The Green Envelope

A further protection for the setting of the conservation area has been the Green Envelope. This policy was first devised in 1979 as part of the document : Policies and Proposals for the Farnham Conservation Area (Waverley Borough Council). The policy has been included in the 1984, 1993, 2002 Waverley Borough Local Plans. The boundary is shown on the next Plan, 'Development Sites' and it covers the water meadows, St Andrew's churchyard, land to the south of West Street and the football ground. The Waverley Borough Local Plan 2002 Policy TC10 Farnham Green Envelope states:

"New development will be resisted within the areas shown as Green Envelope on the Proposals Map and, where inappropriate buildings already exist, the Council will seek to restore the land to open space."

This policy has protected the water meadows and the south side of West Street for over 20 years and has been used to good effect in the control of development, thereby safeguarding the open areas which are part of the special character of the conservation area.

21st Century development

There are only a few small sites in the conservation area that could be developed without detriment to the historic centre. There does not appear to be any scope for major redevelopment. The only sizeable areas of land that could be developed are the public car parks, and this would require the replacement of the parking by

decked or multi storey car parks. It would be difficult to design a multi-storey car park for a small historic town like Farnham without having an adverse impact.

The only site with planning permission for development is at the rear of 49/52 Downing Street. The consent is for 7 units of accommodation.

The East Street development site is outside the conservation area but is adjacent to it along South Street. The proposals to alter the conservation area boundary along South Street will draw the conservation area and the development site even closer. (See Section 5 the Boundary of the Conservation Area). The size of the East Street development is considerable in proportion to the historic core and it immediately adjoins the town centre. The need to create a sympathetic new development was recognised in the document "Planning Brief for the East Street Area of Opportunity, Farnham"

Section 6 of the Brief sets out the relationship between the new development and the historic town (See *extract Appendix 7*). The key concept is integration of the historic core and the new development by a sympathetic blending of the new build with the existing fabric.

Guidelines on development to preserve and enhance the Farnham conservation area

The Waverley Borough Local Plan 2002 includes a general policy on conservation areas. (Policy HE8). The elements of this policy which relate to development have been extracted here to form specific guidelines on new building.

The Council will seek to preserve and enhance the character of conservation areas by:

The retention of those buildings and other features, including trees, which make a significant contribution to the character of the conservation area;

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 areas and surrounding buildings, in terms of scale, height, layout, design, building style and materials;

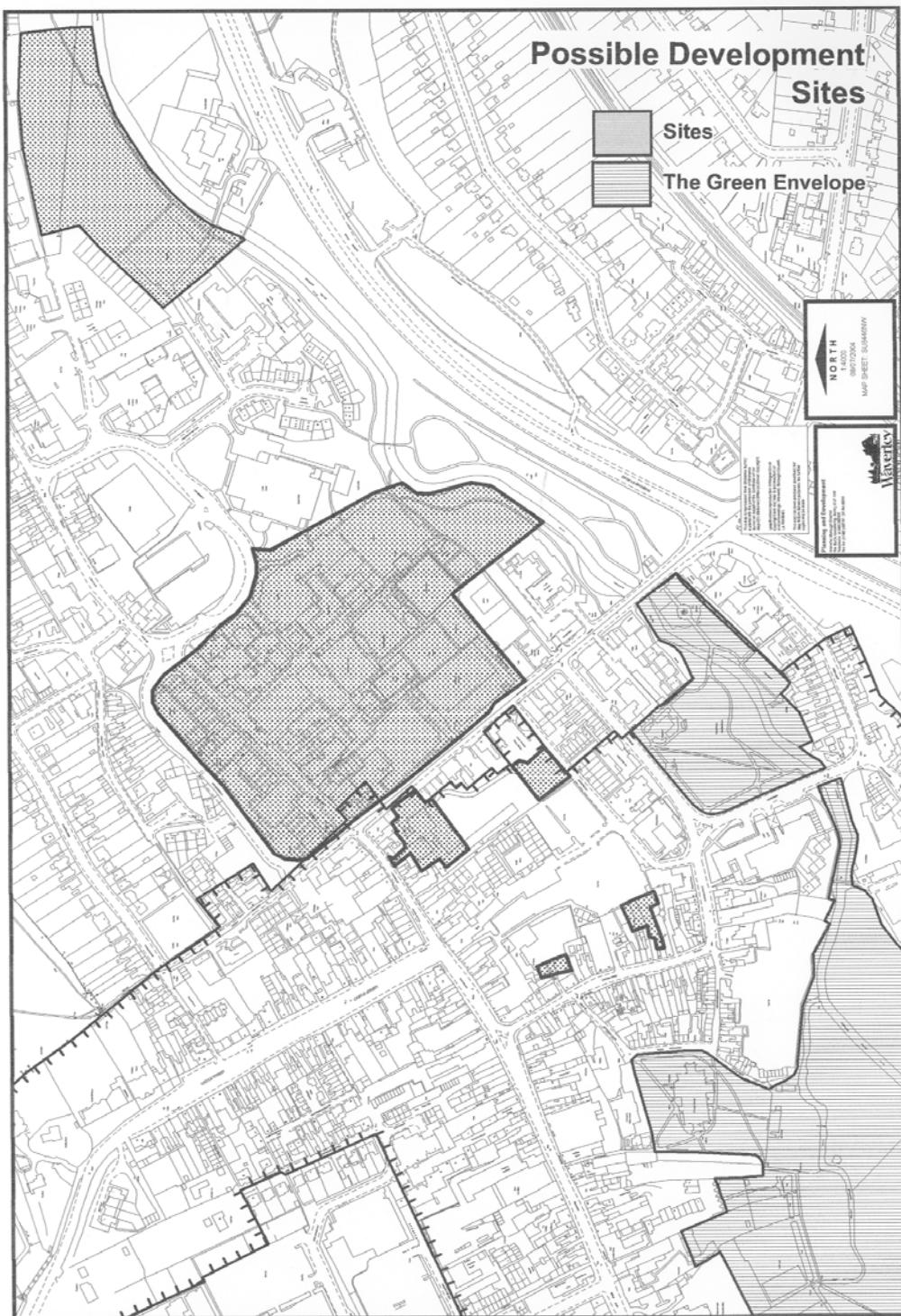
In exceptional circumstances allowing the relaxation of planning policies and building regulations to secure the retention of a significant unlisted building.

Protecting open spaces and views important to the character and setting of the area;

For guidelines on advertisements and shopfronts see *Section 7 Shopfronts*. For highway aspects see *Section 12 Traffic*.

CONCLUSION

There are 387 listed buildings in the town centre conservation area. Therefore the amount of new development is likely to be very limited because of the restraints on redevelopment. Furthermore the Green Envelop policy safeguards the open space around the centre, and there is little land suitable for development within the boundary. The East Street scheme will need to blend sympathetically with the conservation area.



11. Public Art

The Farnham Public Art Trust



"Why is it that contemporary artists play such a small part in the creation of our surroundings? Architects and artists used to work together naturally; today they are worlds apart. Imagine London's Banqueting House in Whitehall without Rubens' great ceiling; or the Sheldonian Theatre in Oxford without its sculpted emperors. Sculpture and painting play an essential role in conferring on public buildings their unique social and symbolic identity, which architecture alone cannot. Their pictorial iconography is an essential complement to the architecture. Much more art should be commissioned."

Prince Charles, "A Vision of Britain, 1989, pp. 92-93,

Summary

The character of the Farnham Conservation Area and the town centre already benefits to a considerable extent from existing public art, which takes a variety of different forms, from sculptures, murals and mosaics to building crafts, such as ironwork, brickwork, woodwork, door canopies and fanlights etc. Further works, especially by young and local artists, are to be encouraged, and advantage should be taken of the Surrey Institute of Art and Design, together with the important Crafts Study Centre opened in 2004.

The best opportunities for new work are likely to arise when new development is under consideration, and it is therefore essential that the local planning authority applies the Percent for Art policy whenever possible. Four sites in the Conservation Area are identified where public art and craft would improve the surroundings.

Public art in the Farnham Conservation Area



The definition of public art taken here with reference to the Farnham Conservation Area, is that it applies to works of art and craft which are freely accessible to the public in outdoor open spaces. More obviously, freestanding and wall-mounted sculptures,

paintings, mosaics, etc. are included, but the term "art" is extended here to cover the arts and crafts of building. Consequently, functional and decorative craftworks are highly regarded: these artefacts



enhance and complete a building and are seen as an integral and important part of it.

Such items as iron gates, brackets, and lead rainwater goods, etc, are seen as objects with aesthetic merit and therefore deserving of attention. The position of John Ruskin and William Morris and the Arts and Crafts Movement has been adopted: architectural details are seen as works of art in their own right and given recognition. The concept of making "ordinary things" beautiful is acknowledged, highlighted and encouraged.

Public art is very important in the Farnham Conservation Area. It makes a real difference to how people feel about and respond to their environment and their own lives. The experience of art on the urban scene can be uplifting, a source of inspiration and delight. It can also challenge intellectually and stimulate. Art satisfies a deep-felt need, it enriches our spirits and therefore our quality of life. It represents "value added", in the sense of adding something which strictly speaking is non- essential but which is of great value in the experience of being in Farnham. The process of creating it involves giving thought to the environment and using something individual instead of the 'standard issue' and it enhances an area by completing its identity.

Making art more widely available and easily accessible will promote and further interest in the arts in the individual. Public art enlivening the scene adds an extra dimension to the experience and appreciation of the town. Crucially, a sense of identity and community can be built and cemented through public art. "Site responsive" art, to which people can relate, is of particular value. It helps to enhance the "sense of place".

Public art is also important in that it can generate pride in a place and community spirit -affection, rather than disaffection, particularly if local people are actively involved in the selection and/or making of works of art. Indeed public art has been shown to assist in the regeneration of towns and cities and even whole areas (for example the role of the "Angel of the North" in the regeneration of the north-east of England).

Existing public art in the Farnham Conservation Area

The character of the Conservation Area is significantly influenced by existing public art and craft. A sensitively sited sculpture can bring a space alive, resolving and completing it and contributing to its identity. When this is achieved, it becomes an essential part of its environment and it is impossible to imagine the space without it.

Architecture is of course the most public of all the arts, experienced by everyone all the time. The architecture of the Conservation Area conditions the experience of the people who use it, and this is dealt with in detail in other parts of the Conservation Area appraisal. Of relevance to this section, however, is the existence of crafted features incorporated in buildings which make a distinct contribution, enriching the urban landscape. This view should be actively promoted.

A full list of existing public art and craft in and adjacent to the Conservation Area is given in Annex 8. Some particular examples of sculptures and murals are: the Lion and Lamb in Lion and Lamb Yard, the Matriarch in Borelli Yard, the Jubilee Mosaic and Seat in Mosaic Court off the top of the Central Car Park, the Post Office mural in West Street, the Police Station bas reliefs in Lower Downing Street, and a collection of items in the sculpture garden at the Surrey Institute of Art and Design in Falkner Road.



Craft work in the street scene, which, as has been said, contributes very significantly to the experience of being in the Farnham Conservation Area, includes: decorative ironwork and brickwork, treatment of water conduits,

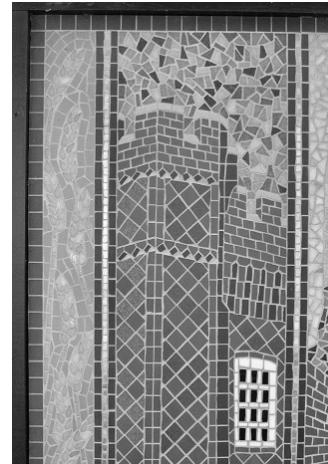
cupolas and weather vanes, lamp posts and street furniture, and surfacings.

The drinking fountain in Gostrey Meadow, by Harold Falkner, with its complementary paving surround, is a good example of a practical artefact to which the 'value added' principle has been applied to successful effect.

Opportunities for new public art and craft

The best opportunities for new items of public art and craft arise when new developments are being planned. Waverley Borough Council has adopted the "Percent for Art" policy as Supplementary Planning Guidance and it is essential that this policy is applied when planning applications are under consideration.

Public art and craft can range from commissioned sculptures and murals, to an ornamental door canopy or even a lowly rainwater pipe. There are opportunities everywhere, from the apparently mundane to the obviously inspired: painting of plain galvanised road safety railings; design of street lighting and other street furniture; surfacing (including the incorporation of mosaic designs); decorative brickwork and tree planting and imaginative planting of all kinds. Blank walls can be the site for a mosaic or mural, or a shadow effect created with lighting; and public open spaces offer opportunities for major public art.



Open spaces of all kinds -streets, yards, public footpaths, gardens, car parks, traffic roundabouts, and the riverside -are all potential sites for sensitively chosen public art and craft in the Farnham Conservation Area.

Sites

Some specific sites where the environment could be improved by public art and craft are the rear yard of Robert Dyas, the traffic island at the top of Downing Street, the roundabout in West Street, and Gostrey Meadow. The owners of buildings can also be invited to

provide a site for a temporary period -for example, "White Tree" at the New Ashgate Gallery, which was well received at Christmas 2003.

Artists

While quality is paramount and commissions may be from the national scene, young people and local artists should be given opportunities wherever possible.

Local resources

Advantage in Farnham should be taken of the presence of a major art college, the Surrey Institute of Art and Design. The Crafts Study Centre attached to SIAD, opened in 2004, is the home of a craft collection of national significance, and given the importance of existing craftwork in the Conservation Area this offers unrivalled opportunities for inspiration and dialogue.

Style and approach

Works of art and craft should be in tune with their surroundings in terms of design, content, scale and materials, and can be designed to connect or respond to local character and themes.

Lighting schemes

Aesthetic and imaginative night-time and Christmas lighting schemes are a largely untapped source of artistic effect. Lighting should be thought of not just as a means of improving visibility or security, but also as a potential art feature. Lighting in trees is simple, and visually very effective.

Conclusion

Works of art must be designed as far as possible to be resistant to vandalism, theft and bird damage. Careful choice of materials and siting can go some way to get around problems, for example a feature could be placed high up on a building.

The words quoted at the beginning of this paper encapsulate the way in which the quality of our built, natural and social environment, together with our individual well-being, can be improved through public art.

A detailed list of works of public art and craft in and adjacent to the Farnham Conservation Area appears in the Appendix 8.



The Lion and Lamb



The Matriarch



The Jubilee Mosaic and Seat



The Post Office mural



Outdoor bathing



Daughters of Farnham



Sculpture in SIAD



Ironwork



Ironwork



Rainwaterhead, Bailiffs Hall



Wood Corbel, Lion & Lamb yard



Cupola & Weather Vane,



Craft Centre, SIAD



Surfacing, Borelli Yard

12. Traffic

Surrey County Council



TRAFFIC

INTRODUCTION

Farnham is an old market and coaching town situated at the southern end of an area known as the Blackwater Valley Local Transport Plan and is likely to be substantially influenced by changes to this area over the next 10 years. Significant development is planned due to changes in the military occupation around the area. The MOD is one of the major landowners in this area with interests ranging from the Royal Military Academy at Sandhurst to the military town in Aldershot, Deepcut and Bordon Barracks. A number of these areas are due to be redeveloped for housing in the next ten years and will cause considerable changes to the traffic patterns in and around Farnham. Further developments at Farnborough Airfield and the DEERA site may also lead to a significant increase in traffic.

The main concerns throughout the whole area are seen in terms of a vibrant and growing economy, which is currently wishing to expand, an unbalanced housing market and continued car dependency. All of these issues play a significant part in the traffic management needs of the conservation area of Farnham. The Blackwater Valley region has been subject to considerable development since the 1960's for both housing and employment due to the effect of regional policies, the strong economic base from computer and high technology companies, and the proximity to London, coupled with good road links to other parts of the South East. Development has been constrained by Green Belt and environmental designations, however high density developments in town centres are overcoming this restraint. In environmental terms Farnham is characterised by high quality rural areas together with attractive built-up areas. The character and identity of the Blackwater Valley comes from the individual settlements such as Farnham, Aldershot, Farnborough and Camberley, which reflects the great diversity and uniqueness of the area. There are important economic and functional relationships between the main urban settlements, which together form the economic region. Nevertheless no one urban centre dominates the area. Farnham, whilst it is part of the Blackwater Valley LTP, has a distinct and

unique character but will be inextricably linked with both residential and commercial developments in this area economically, and from the considerable increase in traffic generation.

The New Surrey Structure Plan and Regional Transport Strategy

One of the priorities for these emerging plans is to support an integrated transport solution to improve accessibility in the area, and to facilitate sustainable economic growth through the re-use of brownfield sites. Policy LO3 in the structure plan on town centres states that they are the activity hubs of Surrey and contain significant heritage and cultural assets. This is the heart of the strategy, to attract appropriate development to sustain and improve their vitality and significance. Within town centres, higher residential development i.e. over 50 dwellings per hectare will be encouraged where it is compatible with the existing character.

Public Transport

Approximately 68% of residents travel to work in Waverley by car and 8% by rail. The rail network that serves Farnham has largely failed to adapt to the changes in land use in the area since 1960's and therefore its role in serving a local public transport need is limited. Bus services into the conservation area are not well used and it is difficult for the public to obtain information on the location of bus stops. Other passenger facilities at the stops such as shelters and seating are inconsistent and do not encourage residents to use the local buses as an alternative to bringing a car into the town centre, although work is being carried out to address these issues.

The Existing Situation

Currently Farnham town is severed by the A31, which is both a principal, road and a national primary route and part of the strategic road network. Two other A-class roads pass through the Town Centre, which leads to a degree of severance. Farnham railway

station is situated on the southern side of the town centre and the pedestrian links are severely affected by the severance of the A31. Some improvements have been recently made to the junction known locally as Hickleys Corner to improve pedestrian safety and reduce congestion on the major route. To an extent, this has reduced the amount of through traffic using the town centre to avoid congestion on the A31 national primary route. Surrey County Council are also progressing a bid for central government funding for a major scheme at this location. This will allow the A31 traffic to pass below the existing road layout. Current traffic flows are severely affected by the level crossing in Station Hill. Both the A287 and A325 are currently routed through the centre of the town. Proposals include the re-routing of the A325 along the A31 Farnham bypass in the medium term and in the longer term implementing traffic management solutions to the problems caused by the A287 running through the town centre.

Currently Farnham traffic is signed off the M3 at junction 4 via the A331. However in practice a high proportion of traffic travelling to and from Farnham leaves the M3 at junction 5 at Odiham. It then continues along A287 into the town centre via Folly Hill and Castle Street and around the gyratory system to Firgrove Hill and then on to Hindhead and Haslemere. Heavy vehicles over 7.5Tonnes are prevented from using Firgrove Hill Bridge in either direction. This can lead to lorries heading in either direction losing their way. However, since there is no suitable alternative route available for the north-south movement any changes to the route of the A287 would not practical at this time.

The A325 crosses the A31 Farnham By-Pass at the Coxbridge Roundabout and connects Petersfield, Bordon and Whitehill to Aldershot, Farnborough and Camberley (M3). This route enters the town centre from the west via West Street, then through The Borough, Woolmead, East Street and Guildford Road.

A one way gyratory system within the central town accommodates parts of the A287 and A325 and comprises of The Borough, South Street, Union Road and Downing Street. Any accident or incident, which restricts the available road space, can lead to gridlock and substantial delays affecting all of the local network. All of the

gyratory system is subject to peak hour loading bans to prevent deliveries causing hold-ups between 8am-9am and 4.30-6.00pm. Currently outside these hours it is possible to load or unload in the conservation area provided that the vehicle is not within the controlled area (i.e. the zigzag lines) of a pedestrian crossing.

With the exception of the A31, all the town centre roads are subject to a 30mph speed limit. The signing policy for parking in the centre of Farnham is to sign vehicles to the nearest car park from their point of entry, and then provide pedestrian signing from the car parks. However, in practice, this is not the case.

Fortunately the number of accidents occurring in the conservation area are relatively few when compared with the national average. Of the accidents that have occurred over 60% of them involved pedestrians. A number of accidents occurred where pedestrians were struck by overhanging objects from vehicles whilst walking along the narrow footways.

Castle Street is an attractive two way street of mixed residential and commercial properties. This street has narrow footways on both sides of the road. The carriageway is exceptionally wide in areas compared with modern standards. This allows regulated parallel and 'end on' street parking. In other areas the carriageway is of typical width for the rest of the town centre. At the southern end there is a taxi rank, a regular bus service stand and disabled parking. The buildings, which are mainly Georgian, directly front onto the footway adjacent to the carriageway. Deliveries to the shops can only be made at the front of the property and therefore lorries unloading are competing with shoppers and taxis for space. A market stall, on privately owned land, is accommodated very close to the carriageway at the southern end adjacent to The Borough. All these features make Castle Street very congested and cause difficulties for pedestrians both crossing the street and accessing the bus service. As described previously this street carries the traffic to and from the northern outskirts of the town and on to the M3. It is also used by residents and shoppers to park close to the town centre and flows are increased by vehicles seeking a free parking space rather than using the pay and display town centre car parks nearby.

West Street is a two way street carrying traffic into the town centre from the west and A325. This road is predominantly commercial with partially regulated free parking at various points along the road. There are a number of residential properties who's residents struggle to find sufficient on-street parking. A taxi rank and bus stand adjacent to the junction with The Borough causes congestion and difficulties for the taxis once they have a fare who needs to use the east side of the town. Once again the footways are very narrow and heavily congested with pedestrians. Access to both the Surrey Institute of Art and design and one of the larger town centre supermarkets is also via West Street.

The Borough is a one way street which makes up part of the circulatory system. Again the footways are narrow and traffic travelling very close to pedestrians can be particularly intimidating. It can be difficult to stop to use a cash point due to the very narrow footways which may cause wheelchair users or pedestrians with a buggy to have to move in to the carriageway. Fumes from vehicles build up in the narrow street since the buildings are generally over three storeys. There is an existing pelican crossing adjacent to the junction of Castle Street, which is fairly heavily used, but a relatively high proportion of pedestrians cross through the flow of slow moving traffic throughout The Borough. Regular deliveries particularly on the approach to the traffic signals at its junction with South Street can cause continual congestion problems around the town centre.

South Street is part of the gyratory system and consists of two lanes of traffic travelling south bound towards the A31. Queues as a result of the level crossing in Station Hill can tail back across the bypass, which often causes significant queues on South St. In 2001 a pelican crossing was removed from outside the Church and in its place the junction of Victoria Road and South Street was fully signalised with a separate pedestrian phase. Drivers may pass through South Street on a number of occasions when searching for a parking space in the Pay and Display Car Parks. The footways in South Street are considerably wider than other parts of the central area.

Victoria Road links Union Road and South Street and serves as the main entrance to the central car park. Some of the properties on The Borough have a rear access through the car park for loading and unloading. Therefore, this narrow road with residential properties directly adjacent to a narrow footway, accommodates full size delivery vehicles. This road is part of the route taken by drivers to find a space to park in town centre car parks and consequently carries a higher flow than a residential street would normally.

Union Road forms part of the southern corner of the gyratory system but is not part of the shopping area. The footways are on average approximately 1.5m wide. This means that pedestrians walking side by side may be intimidated by the passing traffic. This route is generally subject to free flowing traffic, which means that it is a difficult road to cross for vulnerable road users.

Downing Street forms part of the gyratory system and is one way northbound with two narrow lanes. The area forms part of the main shopping area and has very narrow footways. A pelican crossing is situated approximately half-way along the street. A high proportion of the accidents involving pedestrians being struck by traffic occur in Downing Street. A number of shops have privately owned areas where their goods are displayed which further reduces the available footway width. Deliveries in this street are generally from the front and two lorries delivering on opposite sides of the road can cause congestion. Drivers can pass through Downing Street on several occasions when seeking available parking.

Red Lion Lane, Weydon Mill Lane, Abbey Street and Bridge Square

This general area lies to the south of the town centre and lies on the border of the Conservation area with the exception of a short section of Abbey Street.

Bridge Square is situated on the southern side of the town and is part of the route of the A287. The Maltings, which is a local attraction, can be accessed from this route.

Abbey Street originally connected Bridge Square to the by-pass at Hickleys Corner. The street was 'stopped up' and a turning head provided at the western end which is outside of the conservation area. This road is predominantly residential with footways on both side of the road is used as a pedestrian route from the railway station to the south-western and western side of the town centre.

Weydon Mill Lane is a continuation of Red Lion Lane and again is a cul-de-sac on the opposite side of Bridge Square. This particular road does not form part of the public highway network.

Red Lion Lane was formally called Abbey Street and was once connected to Bridge Square and the by-pass. A turning head has been provided just prior to the by-pass. The road provides access to The Maltings car park. Currently there is an order preventing entry to motor vehicles into this road except for access which effectively prevents parking except for those requiring access to properties or the car park. With the exception of The Maltings, this road is also residential and is a popular pedestrian route from the town centre to the Weydon Lane and Wrecclesham areas.

Bear Lane is predominately a residential street with the benefit of a small open space. Drivers often use this road as a short cut to Castle Street and A287. This road is a typical width for a residential area. There is a measure of residential parking together with a small lay-by.

Pedestrian Areas

Linking the main streets making up the town centre there is an extensive network of walkways, some in public ownership, and others private. The network of walkways is a useful alternative to walking alongside the main traffic routes. Some of the paths are very attractive and have strong historic links to the conservation area. However, the surfaces of these paths can vary considerably and some create a barrier to the mobility impaired. Lighting of these areas in some cases can be poor which can discourage use both in the evenings and winter afternoons. New pedestrian signing is currently being provided to improve the use of the pedestrian

network and link the car parks to the town centre attractions more effectively. It is recommended that this network is regularly reviewed to ensure the up to date locations are correctly signed and possibly extended to cover car parks further from the town centre to encourage drivers to park outside the historic core and walk into the centre. Mobility Impaired drivers should be accommodated within the historic core.

The Local Economy

In terms of the local economy, issues to be addressed include Farnham's role relative to the Blackwater Valley, business retention, support for local industries and the need to provide a balanced economy. The lack of both affordable housing and smaller housing units causes a significant problem. Travel to work is becoming increasingly difficult at peak periods due to traffic congestion and inadequate public transport services. This can be a concern for companies drawing upon the wider regional labour catchment area in order to attract both skilled staff and general workers. This suggests that measures to improve the accessibility of the centre and to ease congestion may be necessary to support the long term economic prosperity. However, the complex pattern of travel movements in the town centre creates dispersed travel patterns and reduces demand for public transport which in turn leads to a reduction in services. For local trips, public transport is regarded as unattractive in terms of frequencies, hours of operations and coverage. The heavy reliance on the car associated with high car ownership levels and resistance to parking restraint policies among residents and employers further exacerbates the situation in Farnham. Therefore, promotion of walking and cycling for shorter distance trips must be encouraged.

Environmental Issues

In environmental terms, the qualities which make an area attractive may also constrain growth in certain circumstances. An important issue is the balance between required development and conservation. Therefore, active management of development through the planning process is needed to encourage sustainable travel patterns, the use of public transport and discouraging the use

of the private car. To reduce the need to travel and safeguard the environment, developments in the urban area at increased densities located near public transport interchanges are desirable.

The proposed development in East Street is likely to have an effect on the conservation area. However, since the size and scope has not yet been agreed it is difficult to assess these impacts at the present time. This will be considered as part of the planning process for this development when a full traffic impact assessment will be undertaken.

The Future

It is clear that the volume of traffic in Farnham significantly affects the quality and enjoyment of the public realm within the Conservation Area and it is a long-term objective to restrict traffic and enhance the pedestrian environment within the Town Centre.

Farnham Town Council has recently employed TRL Ltd to carry out a Urban Safety Management (USM) Study of the town centre which will include the following elements; collection of baseline data for traffic and pedestrian flows, identification of road hierarchies for all modes using the USM principles, review of current proposals in terms of traffic impact, review of community transport, initial scoping of park and ride sites for town centre, review of historic core zone and initial consultation with key stakeholders. Once some of these issues are discussed and developed a coherent traffic plan can be produced as part of the vision for Farnham. It is understood that the completed study will be available towards the end of 2004.

13. Enhancement Schemes

Farnham Town Council



ENHANCEMENT SCHEMES

This section assembles all the proposals for enhancing the conservation area that have emerged in the different sections of the appraisal. It includes all the aspirations of the Farnham Conservation Area Partnership, who have compiled this document. Initially a “wish list” was drawn up by the Town Council and this has been developed by the Partnership.

Short term projects

Railings, bollards and litter bins

The Borough Council and the County Council have standardised the bollards in the town centre for over 20 years, and have adopted Broxap Doric as the preferred style, as it is classical in form and relates to the Georgian character of the town. This attention to detail is very important, if the quality of the street furniture is to be maintained. The litterbins used have been Broxap heritage, a very robust metal bin.

To date the railings have been standard crash barriers (except at the junction of South Street and the Borough) and there is scope for improving the quality of railings in the conservation area. Relacements should be to these higher standards. Consideration is to be given to the use of yellow lines.

Best kept yard and shopfront competition

In general, traders have a sense of pride in their premises and may respond to the idea of some competitions to celebrate their efforts. The terms could include those shops who do not cover their windows with large sale posters, but make a special effort with their displays. It could also cover traders who paint, repair and keep their shopfronts clean.

Repair of ironstone setts

The ironstone setts in Farnham are a very special characteristic of the conservation area and need to be retained and kept in good

repair. The County Council carried out a very good repair scheme to Upper and Lower Church Lane ten years ago, and the work has held up well. Some of the setts paving at the south end of Castle Street needs repair and this is being addressed this year.

Litter, graffiti, chewing gum, and pigeons

These problems can lower the quality of the environment in the conservation area and need to be addressed. The different Partners and landowners already collaborate on tackling these matters and this needs to continue and improve.

Improved street sweeping, litter collection, weed clearance

The Borough Council deals with street sweeping and litter collection and the County Council is responsible for weed clearance. It is recognised that these matters are important part of retaining the quality of the street scene, and the measures for dealing with them will be kept under review.

Tree planting

There is limited scope to plant trees in the town centre because of the closeness of development. However, the Character Section has identified the benefits of additional tree planting in the public car parks. This needs to be investigated. There may be opportunities for tree planting in other locations in the centre, with the co-operation of land owners.

Street lighting

Farnham is justly proud of the effect of the traditional street lights in Castle Street. The effect at night is very attractive. There are also some fine individual tall columns in the centre, for instance outside the library. However, these columns have modern lanterns which are not in keeping with the character of the conservation area. The street lights on the buildings in the Borough and West Street are equally unattractive. The County Council is reviewing street lighting *this year*. There may be a opportunity over the next few

years of replacing the unsuitable fittings with a more sympathetic design.

Additions to the Local List of historic Buildings and Article 4 Direction

It is proposed that a number of buildings be added to the Local List, as explained in Section 6. (See Appendix 4). An Article 4 Direction will be investigated to protect buildings from alteration. (See Section 6)

Proposed extensions to the conservation area boundary

Section 5 includes a number of extensions to the boundary on the east side of the conservation area. The public will be asked for their views as part of the consultation on the document. The details are in Section 5.

Opportunities for public art

The Public Art Section sets out opportunities for public art in the conservation area and some of these may arise in the short term.

Medium term projects

History plaques

There are 10 plaques in the centre of Farnham. They have been erected by a number of organisations, but all conform to the same style: aluminium plates with white letters on a black background. The larger plaques have scalloped edges to reflect the Georgian character of the town. It has been the policy of the Borough Council not to sanction the erection of too many plaques as it can create a cluttered effect. However, the existing history plaques add interest for visitors to the town centre and additional ones will be erected as appropriate.

Rationalisation of all signs and street furniture

Direction signs are the traffic signs erected by Surrey County Council. It is recognised that some rationalisation is desirable, though grouping of signs to make one big sign is not always the solution. A comprehensive reassessment of the direction signage is sought with a view to making the overall effect of the signs more appropriate in the conservation area.

New town maps

There have been town maps in the car parks for many years, and there is now an opportunity to look at them again. This project might be suitable for a sponsorship scheme.

Sponsorship

The concept of sponsorship is valuable where civic pride is an important facet of town life. The chance to sponsor schemes applies to all the projects, and is looked at again under funding in the Way Forward Section.

Repair of setts

This may arise as a medium term scheme as well as a short term project.

Robert Dyas yard, Downing Street

Robert Dyas is an imposing shop in the middle of Downing Street. The yard to the south is visible from Central Car Pak and from Downing Street. There is scope to make the yard more attractive, and a scheme to look at options for surfacing, lighting fencing and tree planting will be considered with the landowner.

Repair of leaking gutters

There is a problem in some parts of the town centre with leaking gutters. This can be brought to the attention of owners of premises, for the benefit of people walking round the town.

Public art

There may be opportunities for public art in the medium term

Long term projects

Street surfaces

There are number of locations where the pavement surface is York stone, for instance the private areas of Castle Street in front of the houses, and Goatshead passage, leading off the Borough. These surfaces should be retained.

There may be scope for extending the York stone pavement areas in Castle Street or using high quality concrete slabs. The current situation of the existing broken slabs being replaced with tarmac is not an appropriate material for the conservation area and a long term option needs to be found for the pavements. This is being investigated by the County Council.

Improvement to the river area

The area of the river between Longbridge and the Maltings Bridge is somewhat hard in appearance. A scheme for enhancing this stretch would benefit the conservation area. There may be an opportunity to consider a public art scheme, and generally art projects in the long term need to be considered.

Traffic proposals

The highway proposals for the future are likely to include traffic management measures. In addition, the Town Council is carrying out an Urban Safety Management Study, which could mean that Farnham town centre is a candidate for a historic core zone.

14. The Way Forward

The Farnham Conservation Area Partnership



THE WAY FORWARD

Compiling the appraisal

This compilation of studies by different organisations in Farnham has comprised the Farnham Conservation Area Appraisal . It has focused on the historic core of the town centre, and looked at opportunities for its preservation and enhancement. It is not a Local Plan, and does not cover all policy aspects of planning the town centre. However, it does set out aspirations for the future, and in combination these intentions show the way forward.

The current state of the conservation area

At present it could be said that the fabric of the conservation area is in good heart. There are no historic buildings at risk because of poor condition, there are no derelict or vacant sites, and the open spaces are well cared for. It has an attractive network of passages and yards that are very much a part of the character of the conservation area.

However, some of the street pavement surfaces are not in good order, and some of the street furniture needs attention. There is scope for enhancement, but overall the centre fabric is in a good state. Nonetheless, Farnham town centre continues to suffer from its traffic problems.

The highways issues

The Highways section on issues in the town centre sets out problems and opportunities in the conservation area. It is not appropriate to use the appraisal to try and *solve* these problems, as the County Council is pursuing solutions through the Surrey Local Transport Plan. The way forward will be to support the highway proposals that safeguard the conservation area as they emerge.

The enhancement programme

The section on the enhancement programme gives an outline timetable for schemes both large and small. It sets out a comprehensive list of projects to be carried out by different agencies concerned with the town. The enhancement programme is one of the key outcomes of a conservation area appraisal and the way forward is to aim to carry them out over a period of time.

Funding

The funding of the enhancement projects will depend on the availability of resources from Surrey County Council, Waverley Borough Council Farnham Town Council, landowners and organisations in the town. It will be very important for the different agencies to collaborate on the projects.

It may be that there will be opportunities for sponsorship of some schemes, such as the shopfronts competition. Waverley has a Matched Funding Scheme which may be a source of finance for organisations to carry out projects.

Control of development

The 1984, 1993 and 2002 Waverley Borough Local Plans have included policies on preserving conservation areas. Observance of these policies has ensured that the quality of new development has been high and has been sympathetic to the character of the historic core. The way forward is to maintain this standard for new development and to continue the aim of preserving and enhancing the conservation area.

The appraisal captures the character and appearance of the conservation area and provides a basis for making decisions about change in the town centre. It will inform members, officers, the public and organisations about the substantive qualities of the conservation area, - what is special to Farnham.

The section on shop fronts concludes that the pressures to lower the standards of shop front design to accept nationwide corporate

identities should be resisted where they don't fit in with the character of the conservation area.

Working in partnership

The most important element of achieving the preservation and enhancement of the conservation area will be the collaboration of the organisations involved. The partnership approach established by the formulation of the appraisal needs to be continued to ensure the implementation of the schemes and the maintenance of quality in development control.

Appendices





Farnham Conservation Area Appraisal

The Farnham Conservation Area Partnership



APPENDICES

- | | |
|------------|--|
| Appendix 1 | Local Plan policies incorporated into LDF |
| Appendix 2 | Farnham Conservation Area – Historic Buildings |
| Appendix 3 | Buildings of Local Architectural or
Historic Interest |
| Appendix 4 | Proposed additions to the Local List |
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Conservation Area |
| Appendix 7 | Extract from the Planning Brief for the East Street
Area of Opportunity |
| Appendix 8 | Farnham Conservation Area Public Art and Craft |

Appendix 1

Local Plan Policies incorporated in to the Local Development Framework

POLICY HE1 – Protection of Listed Buildings

Consent will not be granted for the demolition of a listed building, other than in the most exceptional circumstances and where conclusive evidence is provided that the building is incapable of being repaired and maintained for a use compatible with its special architectural or historic interest. If exceptionally, consent is given to demolish a listed building, it will be subject to conditions that:-

- (a) demolition is not begun before a contract for the carrying out of the works for the redevelopment of the site has been made, and planning permission has been granted for the redevelopment;
- (b) the loss of the historic structure, archaeological and other features caused by the demolition is recorded, and a report is prepared and published, by persons experienced in assessing historic buildings.

POLICY HE2 – Buildings of Local Architectural or Historic Interest

The Council will identify buildings of local architectural or historic interest and safeguard the important contribution they make to the character of the Borough.

POLICY HE3 – Development Affecting Listed Buildings or their Setting

Where development is proposed that will affect a listed or a locally listed building or its setting, high design standards will be sought to ensure that the new development is appropriate and compatible in terms of siting, style, scale, density, height, massing, colour, materials, archaeological features and detailing. Proposals will not be permitted if they would harm the building or its setting.

POLICY HE4 – Change of use of Listed or Locally Listed Buildings

The Council may permit the change of use of part, or the whole, of a listed or locally listed building where it can be demonstrated that:-

- (a) the use proposed would preserve or enhance the character setting and features of special architectural or historic interest that the building possesses;
- (b) there would not be consequential vacancy or under-utilisation of any part of the building, including upper floors, compared with the traditional uses;

- (c) proposals incorporate details of all the intended alterations to the building and its curtilage, to demonstrate their effect on its appearance, character and setting which should be either preserved or enhanced.

Where it is proposed to change the use of a listed or locally listed agricultural building, use as a dwelling will not be permitted unless it can be shown that there will be no adverse effect upon the character and setting of the building and the proposal complies with Policy RD7.

POLICY HE5 – Alteration or Extension of Listed or Locally Listed Buildings

Proposals to alter or extend listed or locally listed buildings, including curtilage buildings, must be based upon full information about the special interest of the building and applicants must show why works which would affect the character of a listed building are desirable or necessary. The Council will seek high design standards in order to ensure that the special architectural or historic interest of the building is preserved or enhanced and that all new work is appropriate to its character in terms of siting, style, scale, height, massing, colour, materials archaeological features and detailing. Alterations, including internal alterations, and additions will not be permitted if they adversely affect the character of the building, its setting, or any features of special architectural or historic interest which it possesses.

Where permitted alterations and extensions would involve any loss of historic fabric, the Council may require a record to be made, before works commence, by persons experienced in assessing historic buildings.

Consent to demolish objects or structures within the curtilage of a listed building will not be granted without conclusive evidence that the object or structure is incapable of repair for beneficial use or enjoyment, or is not of special architectural or historic interest as a structure ancillary to the principal listed building.

POLICY HE6 – Building Control

The Council may, in exceptional circumstances, consider the relaxation of the Building Regulations where their strict application would otherwise prejudice the character of a listed or locally listed building. A relaxation will only be considered if it does not materially affect health and safety.

POLICY HE7 – Buildings in Disrepair

The Council will encourage the proper repair and maintenance of listed and locally listed buildings, and will secure repairs where reasonable steps are not being taken for properly preserving a listed building.

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 shopfronts 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 shopfronts, 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.

Policy HE9 – Historic Parks and Gardens

The Council will seek to ensure that any proposed development within or conspicuous from a historic park or garden, including those identified in the English Heritage Register of Historic Parks and Gardens as shown on the Proposals Map, does not detract from its setting, character, appearance, layout or structures.

The Council will seek to ensure that unsympathetic sub-division of a park or garden is prevented and any particular landscape architectural or heritage features are protected.

Policy HE10 - Heritage Features

The Council will seek to protect and conserve heritage features by ensuring that:

- (a) new development will be located and designed so as to preserve the features. Where this is not possible, careful attention needs to be given to minimise damage or disturbance to a feature;
- (b) where disturbance is unavoidable or where the feature is to be lost, ensuring that it is properly recorded and where appropriate relocated and restored.

POLICY HE11 - Enhancement Schemes

The Council will promote practical schemes for the enhancement of conservation areas and heritage features and will assist private individuals and organisations with their improvement projects as appropriate.

Policy HE12 of the Waverley Borough Local Plan refers to Historic Landscapes, of which there are none within the Farnham Conservation area.

POLICY HE 13 - Scheduled Ancient Monuments and County Sites of Archaeological Importance

There will be a presumption in favour of preserving scheduled ancient monuments or county sites of archaeological importance or their setting. Development which adversely affects the archaeological value and interest of these sites will not be permitted. The Council will encourage the management and interpretation of such sites to develop their educational and recreational value.

POLICY HE14 - Sites and Areas of High Archaeological Potential

In considering proposals for development involving ground disturbance within Sites and Areas of High Archaeological Potential, as defined on the Proposals Map, the Council will :-

- (a) where appropriate, require that an initial assessment of the archaeological value of the site be submitted as part of any planning application;

- (b) where, as a result of the initial assessment, archaeological remains are considered to exist, require the arrangement of an archaeological field evaluation to be carried out prior to the determination of any planning application;
- (c) where important remains are found to exist and can justifiably be left in situ, make provision by planning condition or agreement to minimise damage to the remains;
- (d) where important archaeological remains are found to exist but their preservation in situ is not justified, the Council will require a full archaeological investigation of the site in accordance with a scheme of work to be agreed in writing with the Council prior to the granting of planning permission.

POLICY HE15 - Unidentified Archaeological Sites

Where proposals are made for large scale developments (over 0.4 hectares) not in an area already defined as of High Archaeological Potential, the Council will require that an archaeological assessment is provided as part of the planning application, and the same provisions as in Policy HE 14 (b) (c) and (d) will apply.

Appendix 2

Farnham Conservation Area – Historic Buildings

Abbey Street

Nos.57 and 59 (formerly listed as Nos.1 and 2)
(south east side) **Grade II**
C19

Bear Lane

No.7
(south-west side) **Grade II**
C18

Baptist Chapel
(north east side) **Grade II**
C19

Forecourt wall and railings, gates and gate piers to
Baptist Chapel (north east side) **Grade II**
C19

Borough The

No.1 (Premises of L Smith, Hairdresser)
(north west side) **Grade II**
C16

No.1a (Premises occupied by Kemp and Winter, Tailors)
(north west side) **Grade II**

Nos.2 and 3
(north west side) **Grade II**
late C19

No.4 (John Farmer Shoe Company) and No.5 (The
Chocolate House) (north west side) **Grade II**
C18

No.6a (Premises of Flair Cleaners) and No.7 (The Brown
Owl Tea Room) (north west side) **Grade II**
C18

No.8 (Premises of Speed Tobacconist) and No.9 (Queen's
Head Inn) (north west side) **Grade II**
C19

Nos.1 to 5 (consec.) Town Hall Buildings
(north west side) **Grade II**
C20

No.6 Town Hall Buildings (Bailiffs' Hall and Arcade)
(north west side) **Grade II**
C20

No.15 (The Gift Shop) and No.16 (Premises of J H
Dewhurst) (north west side) **Grade II**
C18

Borough The

The Bush Hotel (part comprising the elevation above ground
Floor and rear structure in the street front to the Borough
And the western, southern and part of the eastern ranges
In the yard behind) (south east side) **Grade II**
C19

Nos.29 and 30
(south east side) **Grade II**
C19

No.31
(south east side) **Grade II**
C18

No.32
(south east side) **Grade II**
C19

Nos.33 and 34 (Midland Bank)
(south east side) **Grade II**

Nos.35 and 36 (Premises of G Borelli Silversmith)
(south east side) **Grade II***
C18

Stable block in south-east corner of Borelli's yard
(south east side) **Grade II**
C18

Stone setts in Borelli's yard
(south east side) **Grade II**
C18 to C19

Nos.38 and 39 (the Westminster Bank Ltd) (including
south-east wing behind, facing on to the car park) (south
east side) **Grade II**
C19

No.40 (The Spinning Wheel) (including wing to rear)
(south east side) **Grade II***
C16 to C17

Nos.41 and 42 (Premises of Boots, Chemists)
(south east side) **Grade II**
C16 to C17

No.43
(south east side) **Grade II***
C18

No.44
(south east side) **Grade II**
C19

Bridge Square

No.1 (Bridge House)
(east side) **Grade II**
late C18

Bridge Square

No.4 (William Cobbett Public House)
(south east side) **Grade II***
C17

No.6 (flats 1 and 2), Nos.7, 9 and 10, and north part of
No.11 (south east side) **Grade II**
late C18

South part of No.11 (The Old Cottage)
(south east side) **Grade II**
C16 restored

No.12 and 13 (formerly listed as No.6)
(north west side) **Grade II***
C18

Nos.14 to 18 (consec.) including front railings to No.18
(north west side) **Grade II**
late C18

Castle Hill

Farnham Castle
(comprising Castle Buildings to the south only) **Grade I**
dating from C12

Outer Curtain Wall and Gatehouse
(east side) **Grade 1**
dating from C12

Stable Block
(east side) **Grade II**
C18

The Grange (adjacent to Conservation Area)
(west side) **Grade I**
C17

Garden Walls to gardens east and north of The Grange
(adjacent to Conservation Area)(west side) **Grade II***
C18

Boundary walls to the kitchen garden and garden to the East and north east of the Grange and wall to the south east C18 of Grange corner (adjacent to Conservation Area) (west side)	Grade II C18
Barn to the north west of the Grange (adjacent to Conservation Area)(west side)	Grade II C19
Castle Street	
K6 Telephone Kiosk in front of Nos.59 & 60 Windsor Almshouses (east side)	Grade II C19
No.1 (Gray's Travel) (formerly listed as No.10 The Borough) And No.2 (Coach and Horses Inn) (formerly listed as Coach And Horses Inn)	Grade II* C17
Castle Street	
Lamp-post before No.1 (west side)	Grade II C19
No.3 (west side)	Grade II C19
No.4 (formerly listed as Nos 4 & 4a) (west side)	Grade II* C19
Lamp-post before No.4 (west side)	Grade II C19
No.5 No.5a (premises occupied by Michael Sargent, Photographers) (west side)	Grade II C19
No.6 No.7 (west side)	Grade II* late C18
Lamp-post before No.7 (west side)	Grade II late C19
No.8 (west side)	Grade II C19
Rear garden wall to No.8 (west side)	Grade II C19

No.9 (west side)	Grade II* C18
Rear garden wall to No.9 (west side)	Grade II C19
No.10 (west side)	Grade II* C18
Paved garden walk, gate, railings and gate piers to No.10 (west side)	Grade II C18
North garden wall to No.10 to east and west of the house (west side)	Grade II C18 to C19
Lamp-post before No.10 (west side)	Grade II late C19
Nos.11 to 19 (consec) (west side)	Grade II C18
Castle Street	
Lamp-post before No.15 (west side)	Grade II C19
No.20 (west side)	Grade II late C18
Lamp-post to north of No.20 (west side)	Grade II late C19
Nos.21 and 22 (west side)	Grade II late C18
Nos.23 and 24 (west side)	Grade II C18 to C19
Nos.25 and 26 (west side)	Grade II late C18
Nos.27 and 28 (west side)	Grade II C19
Lamp-post before No.28	Grade II

(west side)	C19
Nos.29 and 30 (west side)	Grade II C18
No.31 (west side)	Grade II C19
Nos.32 and 33 (west side)	Grade II C19
No.33a and garden wall to Nos.33 and 33a facing on to Nos.1 to 9 Lowndes Buildings	Grade II C19
Nos.34 and 35 (west side)	Grade II C19
Lamp-post to south of No.34 (west side)	Grade II C19
Nos.36 and 37 (west side)	Grade II C19
No.38 (west side)	Grade II C19
Castle Street	
Nos.39, 40 and 41 (west side)	Grade II C19
No.42 (The Freemasons' Hall) (west side)	Grade II late C18
Lamp-post before The Freemasons' Hall (west side)	Grade II late C19
No.43 (Castle Hill House) (east side)	Grade II* C18
Stable yard wall and gate piers to south-east (right hand) of Castle Hill House (east side)	Grade II C18
Stable block to south-east (right hand) of Castle Hill House (east side)	Grade II C18

Lamp-post to north of Castle Hill House (east side)	Grade II late C19
Lamp-post opposite stable block to Castle Hill House (east side)	Grade II late C19
No.44 (Guildford House) (east side)	Grade II* late C18
No.45 (east side)	Grade II* C18
Front garden railings to No.45 (east side)	Grade II early C19
No.46 (east side)	Grade II C18
Lamp-post before No.46 (east side)	Grade II late C19
Nos.47 and 48 (east side)	Grade II late C18
No.49 (east side)	Grade II
No.50 (Nelson's Arms Public House) (east side)	Grade II C18
Castle Street	
Nos.53 to 60 (consec) (Windsor Almshouses) (east side)	Grade II* C17
Lamp-post before No.53 (east side)	Grade II late C19
No.61 (east side)	Grade II* late C18
Lamp-post before No.61 (east side)	Grade II late C19
No.62 (east side)	Grade II* C18

No.63 (east side)	Grade II C18
Lamp-post before No.63 (east side)	Grade II late C19
Nos. 64 and 65 (east side)	Grade II C18
No.66 (east side)	Grade II late C18
No.67 (Premises occupied by Catherine Fenzen Ltd) No.68 (Pizza Piazza) part of The Castle Theatre (adjoining Rear wing of No.68)	Grade II* C16 to C17
No.69, Nos.69a and 69b (east side)	Grade II C18
Lamp-post before No.69 (east side)	Grade II late C19
No.70 (east side)	Grade II* C18
No.71 (east side)	Grade II* C18
Lamp-post before No.71 (east side)	Grade II late C19
No.72 (Westminster Wine) (east side)	Grade II late C18
Castle Street	
Nos. 73 and 74 (Egger, Estate Agent) (formerly listed as No.74) (east side)	Grade II* C18
No.75 (Lloyds Bank Limited) (east side)	Grade II
Lamp-post before No.75 (east side)	Grade II late C19

No.76 (including premises of Bateman Optician and Harold Hodgson (east side)	Grade II* late C18
No.77 (with arcaded frontage to The Borough) (east side)	Grade II
Lamp-post before No.77 (east side)	Grade II late C19
Church Passage	
Nos.1 and 2	Grade II C19
Boundary wall to Nos.1 and 2	Grade II C19
Church Yard	
The Church of St Andrew	Grade I from C12
Cobbett Chest Tomb and area railings immediately north of Church of St Andrew	Grade II C19
Churchyard wall bounding east side of Churchyard	Grade II C19
Churchyard wall bounding west side of the Churchyard	Grade II C18 to C19
Gas lamp to west of Church Tower	Grade II late C19
Gas lamp to north of Church Porch	Grade II late C19
Gas lamp to north-east of Church of St Andrew	Grade II late C19
Downing Street	
No.2 (west side)	Grade II C19
No.3 (west side)	Grade II* C18

No.4 (west side)	Grade II* C18
Garden wall to east of No.4 (west side)	Grade II C18
No.4a (west side)	Grade II late C18
Nos.8 to 11 (consec.) (west side)	Grade II C19
No.18 (west side)	Grade II C18
No.22 (west side)	Grade II C18
Nos.37 and 38 (including return wall along Ivy Lane) (east side)	Grade II early C19
Nos.39 and 40 (east side)	Grade II C19
No.41 (east side)	Grade II C18
No.44 (premises occupied by Maison Radio) (east side)	Grade II C19
No.45 (east side)	Grade II C18
Nos.46 and 47 (east side)	Grade II late C18
Nos.48, 49 and 50 (east side)	Grade II* C18
Nos.51, 51a, 52 (including rear range) (east side)	Grade II late C18
Downing Street	
Range of outbuildings at north-east end of yard to No.52	Grade II

(east side)	C18
Nos.53 to 56 (consec.) (east side)	Grade II C18
Nos.57 and 57a (east side)	Grade II C18
Firgrove Hill	
No.2 (Old Malt House (west side)	Grade II C18
Garden wall to Old Malt House (along Red Lion Lane) (west side)	Grade II C18
Fox Yard	
Bars Cottage, Wells Cottage and Fox Yard Cottage	Grade II Late C18
North-West garden wall to Bars Cottage, Wells Cottage, And Fox Yard Cottage	Grade II C18 to C19
Lower Church Lane	
Nos.3 to 12 (consec.) (north side)	Grade II C19
Nos.13 to 17 (consec.) (north side)	Grade II C19
Nos.18 and 19 (south side)	Grade II late C18
No.22 (south side)	Grade II late C18
Nos.23 and 24 (south side)	Grade II early C19
Nos.25 to 28 (consec.) (south side)	Grade II C19
No.29 (Ashgate Gallery) (south side)	Grade II C19

Nos.30 and 31 (south side)	Grade II C16 to C17
Ivy Lane	
Ivy House (Conservative Club) (formerly listed under Downing Street)	Grade II* early C18
East garden wall to Ivy House, facing on to car park	Grade II C18
Mead Lane	
Nos.5 and 6	Grade II C19
Nos.1 and 2	Grade II C19
Middle Church Lane	
Nos.1 and 2	Grade II
Nos.3 and 4	Grade II late C18
No.5	Grade II early C19
Nos.6 to 9 (consec.) (Working Men's Hostel)	Grade II C18
Nos.10, 11 and 12	Grade II early C19
Park Row	
Premises behind the Nelson's Arms Public House Formerly listed under Castle Street) (north west side)	Grade II C18
No.1 (Studio One) (north west side)	Grade II late C18
No.7	Grade II

(north west side)	C18 to C19
Nos.9, 11, 11a, 15 and 17 (north west side) Red Lion Lane	Grade II late C18
Nos.7 to 11 (odd) (south east side)	Grade II C18
Red Lion Brewery (Farnham Maltings) (north west side)	Grade II C19 to C20
Nos.2 and 4 (north west side)	Grade II C19

Timber Close Path, The Hart

Warehouse comprising premises occupied by John Wood and Julian Harvey and Co. Ltd.	Grade II C19
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South Street

Congregational Church (south west side)	Grade II C19
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Union Road

Church House	Grade II C20
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Upper Church Road

No.1 (Patricia Knowles Florist) (south east side)	Grade II late C18
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No.2 (south east side)	Grade II late C18
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No.3 (south east side)	Grade II late C18
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The Rectory (north west side)	Grade II C18
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Front garden wall to The Rectory (north west side)	Grade II C18 to C19
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The Church of England Schools (north west side)	Grade II C19
Vicarage Lane	
The Old Vicarage (formerly listed under Churchyard)	Grade II* from C15
Vicarage Lane	
Garden wall to the east of The Old Vicarage	Grade II
Wall enclosing garden to the west of the Old Vicarage on north and west sides	Grade II C18 to C19
Vicarage Lane	
Gas lamp at north of alley (Church Passage) bounded by the west wall of The Old Vicarage	Grade II late C19
Nos.2, 3, 4 and 7	Grade II early C19
West Street	
Nos.2, 3 and 4 (south east side)	Grade II C19
No.6 (south east side)	Grade II C19
Nos.8 to 11 (consec.) (south east side)	Grade II C18 to C19
No.12 (south east side)	Grade II late C18
Nos. 13 to 15 (consec.) (south east side)	Grade II C15 to C19
Overthrow and lamp bracket attached to Nos.15 and 16 (south east side)	Grade II C19
Boundary wall to No.13 (along Church Passage) (south east side)	Grade II C18

Boundary walls to Nos.14 and 15 (along Church Passage) (south east side)	Grade II C18 to C19
No.19 (The Wheatsheaf Inn) (south east side)	Grade II
Nos.20, 20a, and No.21 (south east side)	Grade II* C17 to C20
No.22 (south east side)	Grade II from C17

West Street

Nos.23 and 24 (south east side)	Grade II* C18
No.25 (The Adult Education Centre) (south east side)	Grade II C19
Garden wall in Church Passage to rear of Nos. 20 to 25 And facing on to the Allotment Gardens (south east side)	Grade II C18 to C19
No.26 (premises occupied by A Maxwell Aylwin FRIBA) (south east side)	Grade II C18
No.27 (south east side)	Grade II C18
No.28 (Vernon House) (south east side)	Grade II* C16
Paving in forecourt to Vernon House (south east side)	Grade II C19
Wrought iron screen before forecourt to Vernon House (south east side)	Grade II late C18
Garden wall in Church Passage (south continuation) to Rear of Vernon House and facing on to the Allotment Gardens (south east side)	Grade II C18
K6 Telephone Kiosk outside public library (south side)	Grade II

Nos.29, 30 and 31 (south east side)	Grade II C17
No.32 (comprises premises occupied by P A G Elsmore And premises occupied by Jeremy Hart Antiques) and No.32c (Sheltons Ltd) (south east side)	Grade II C19
Nos. 33 and 33a (south east side)	Grade II C18
Nos.34, 35 and 36 (south east side)	Grade II C19
No.38 (Willmer House) (south east side)	Grade I C18
East garden wall to Willmer House (facing on to Bishop's Mead) (south east side)	Grade II
No.39 (Sandford House) (south east side)	Grade II* C18
Stable block to south-east of Sandford House (south east side)	Grade II C18
No.40 (Wickham House) (south east side)	Grade II C18
No.41 and 42 (Elmer House; premises of St Christopher's School (south east side)	Grade II* late C18
No.46 (south east side)	Grade II late C18
No.50 (south east side)	Grade II late C19
No.53 (south east side)	Grade II C19
No.60 and 61 (north west side)	Grade II C19
No.68 (north west side)	Grade II

No.69 (north west side)	Grade II C19
Nos.70 to 73 (consec.) (north west side)	Grade II C18
No.75 (north west side)	Grade II C19
Nos.76, 77 and 78 (north west side)	Grade II late C18
No.79 (Beaver House) (including north-east return wall) (north west side)	Grade II C19
Nos.80, 81 and 82 (north west side)	Grade II late C18
No.83 (north west side)	Grade II C18
No.84 (The Old Mitre Restaurant) (north west side)	Grade II
No.85 (north west side)	Grade II C18
Nos. 86, 86a and 87 (north west side)	Grade II C19
Wall extending north-west from No.87 (north west side)	Grade II C19
No.88a (Little House) No.88 (Bethune House) (north west side)	Grade II* late C18
No.89 (north west side)	Grade II* late C18
No.90` (north west side)	Grade II* C18
No.91 and 92 (north west side)	Grade II* late C18

Nos. 93 and 94 (north west side)	Grade II late C18
North-west garden wall to No.94 (north west side)	Grade II C19
Nos.100 to 103 (consec.) (north west side)	Grade II C19
No.104a (north west side)	Grade II C19
No.104 (north west side)	Grade II* C18
Nos. 105 and 106 (north west side)	Grade II C18
Nos. 108 to 112 (consec.) (north west side)	Grade II C17 to C19
Nos. 113 and 113a, and Lion and Lamb House (including rear west wing (occupied by Farnham Printing Company Ltd)) (north west side)	Grade II C16
Nos.114 and 115 (formerly listed as No.115) (north west side)	Grade II C18
Nos.116 to 122 (consec.) (north west side)	Grade II C18 to C19

Total = 388

Appendix 3

Buildings of Local Architectural or Historic interest Farnham

Abbey Street

Nos. 45 –53	C19
The Lamb Public House	C19/C20

Bear Lane

No. 20 (Castle House)	C19
Nos. 22, 24, 26	C19
Nos. 32 – 38 (even)	C19 (1840 circa)
Nos. 40 & 42	19C (mid)

Bishops Mead

Bishops Mead and Bishops Mead Cottage	C20
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Borough The

Nos. 47, 48, & 49 (Mann & Co., Boots)	C19 (late)
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Castle Street

Outbuilding behind No.4 (formerly on the local list as “Warehouse or kiln range behind No. 7 The Borough)	C18 – C19
Nos. 1 – 9 Lowndes Buildings	C18/C19

Downing Street

No. 14 (Mulberry Silks)	C19
Nos. 28 & 28B (Marshall Bendall & Whistling Jacks)	C18

Nos. 28C & 29 (Bennett & Cowan; Coral Turf Accountants)	C18 & C19
Nos. 32 & 33	C18 – C19
No. 34 Contiki Travel	C18 – C19
East Street	
No.4 (The Royal Deer)	C19 (late)
Fenns Yard off West Street	
Nos. 1, 2, 3	C18/C19
Lion & Lamb Yard	
No.6 Laura Ashley (previously No. 5)	C19
Long Garden Walk	
Former stable/coach-house at rear of 10 Castle Street	C19
No. 50 Hop Blossom PH	C19
Nos. 52 & 54	C19
Daniel Hall: premises occupied by 3 rd Farnham Boy Scout Group	C18
Mead Lane	
Nos. 3 & 4	C19
South east garden wall to No. 3	C19
Nos. 7, 8, 9, 10, 11, 12	C19
Nos. 12A & 14	C19
Nos. 15 – 19	
Nos. 20 – 25	C19

Park Row

Wall at rear of Andrew Windsor Almhouses, Castle Street	C18/C19
Former warehouse (John Scott & Ptnrs) (identified on previous list as Sherfields Yard)	C18
Nos. 3 & 5	C18 – C19

Park Row

Nos. 19 & 21	C19
Garden wall north of 19 – 21	C18

Red Lion Lane

Nos. 1 & 1A (formerly 1 & 3)	C19
No. 5	C18
No.13 Rowan Cottage	C19
Nos. 15, 17, 19	C18 – C19
Nos. 21, 23, 25	C18
No.29	C18 – C19
Nos. 31 & 33	C18 – C19
No. 35	C18 – C19
Nos. 37 – 43 (odd)	C18 – C19
No. 83	C18
Nos. 85, 87, 89	C19

Timber Close Path, The Hart

Nos. 1 – 8	C19 – C20
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Union Road

Drinking fountain in Gostrey Meadow C20

Victoria Road

19 – 31 (odd numbers) C19

West Street

No. 1 (Alliance House) with return frontage to Downing Street C20

Nos. 63 & 64 The Jolly Sailor PH Including outbuilding to north-west C19

No. 65 C19

Nos. 66 & 67 C19

Nos. 98 & 99 C19

No. 18 C19

No.37 (T Nicoll, Turf Accountant) C19

Coach house behind No. 41 C19

Nos. 43 & 45 C19

Nos. 1, 2, 3 Reliance Cottages C18

Nos 51 & 52 incorporating Nos. 2 & 3
Snelling Cottages C19

Total = 135

Appendix 4

PROPOSED ADDITIONS TO THE LOCAL LIST

2-14 Long Garden Walk

14/14a The Borough

18/19 The Borough

20/21 The Borough

1 South Street

11 South Street

17 South Street

21-27 South Street

Farnham Police Station

16/17 West Street

The Chocolate Shop Lion and Lamb Yard

APPENDIX 5

Buildings which are not listed or locally listed, but contribute to the Conservation Area

West Street
No. 5
No.74 - The Plough Public House

Lion & Lamb Yard
No. 1 – 3
No. 29

Long Garden Walk
1 – 4 Myrtle Villas

The Borough
No. 50
No. 45
No. 17

Downing Street
No. 5 – 7
No. 12, 12a, 13
No. 35 – 36
No. 42 – 43
No. 58 – 59

South Street
No. 3, 5, 5a, 7, 7a, 9
No. 15
No. 17
No.19

Appendix 6

Farnham Conservation Area – Heritage Features

Bridge Square

Site No.

134 The curved brick wall on the west side of Bridge Square forming the end wall of No.18 carries a VICTORIAN SIGN painted on the brick, reading “Sampson Sampson, Licensed Maltster” in an attractive style of lettering. He operated the Maltings here from c1846, taking over from his father Robert Sampson.

135 A large grooved STONE of irregular sections stands against the old Maltings wall on the west side of Bridge Square. Its age and purpose are unknown; it may have been placed here to protect the wall from cart wheels, but originally it may have been a boundary stone located elsewhere, moved here for that purpose. The suggestion by some writers that it marked the approach to the ford over the river seems unlikely since the trackway to a ford would have been very obvious. The origin of various standing stones in the parish may never be known – often moved and re-used it is generally impossible to determine their original site.

Castle Hill

Site No.

140 Near the extreme corner of the moat of Farnham Castle, an ICEHOUSE is built into the outside bank of the moat. For safety, its entrance has been blocked up by rough concrete, leaving only some brickwork of the entrance visible. It is said to be intact with a domed top and cylindrical ice-well, but can no longer be inspected. A locked gate would have been a better way of blocking it, to preserve access.

141 At the western end of Elm Avenue, near the castle moat, stands a BOUNDARY STONE about 2ft high and 8 inches square. Letters run vertically down one face each side of a line dividing the face. On the west side of this line the letters read GDBF, and on the east side FUDC. The latter is presumably Farnham Urban District

Council but GDBF requires explanation. Many boundary stones are shown on the 1913 O.S. map but this was the only one found.

Castle Street

Site No.

117 A set of late C19 GAS LAMP STANDARDS now converted to electricity, run the length of Castle Street, each side, and into Castle Hill (listed) and three on the east side of Castle Hill

Site No.

118 A block of C17 almhouses, 53 – 60 Castle Street, carry a FOUNDATION TABLET, reading: "These almhouses were erected by Andrew Windsor Esq. In 1619 for the habitation and relief of eight poor honest old impotent persons".

119 On the corner of Castle Street and Park Row, against the northern corner of the Almshouses, is a STONE probably placed for the protection of the wall from cart wheels. Such stones are common on the corner of buildings in Farnham and other towns, but this one being associated with a historic building is worthwhile protecting as an example.

120 In the pavement outside 71 castle Street ate two unusual iron INSPECTION COVERS, carrying the cast wording, Haywards, Borough, London. D14 patent self-locking plate. Around the fixed ring is the wording, This ring to be fixed with Portland cement.

121 On the roof of the 1931 Town Hall, designed by Harold Falkner, on the corner of Castle Street and The Borough, is a CUPOLA surmounted by a weather vane in the form of a gilded galleon. The drainpipe heads are dated 1831.

Church Passage

Site No.

124 An extremely decorative rectangular iron INSPECTION COVER is set into the cobbled footpath of Church Passage. In its centre is an oval design bearing the words J. Jones, Carlyle Works, Chelsea, London. The word patent appears in the centre of the oval, with lines radiating from it.

125 The TOMB OF WILLIAM COBBETT and his wife Ann stands in St Andrews Churchyard, near the north porch. The east end is marked W.C. 1835. The south side carries an inscription recounting his life: "Beneath this stone lie the remains of William Cobbett, son of George and Ann Cobbett. Born in the parish of Farnham 9th March 1762. Entered into the 54th Regt. Of Foot in 1784 of which regiment he became Sergeant Major in 1785 and obtained his discharge 1791. In 1794 he became a political writer. In 1832 was returned to parliament for the Borough of Oldham and represented it till his death which took place at Normandy Farm in the adjoining parish of Ash on the 18th June 1835".

Church Passage

Site No.

On the north side is an inscription to his wife Ann Cobbett, 1774-1848. In front of the tomb are a headstone and footstone of George Cobbett.

N.B. The year given for William Cobbett's birth, 1762, is probably the year by the old calendar, as research by the Cobbett Society suggests that he was born in March 1763, even though the old calendar should have been discontinued in 1752; his baptism is recorded as April 1763.

A feature of St Andrews churchyard are grave tops and tomb surrounds of brick. There are a number of semi-cylindrical BRICK GRAVE tops, appearing to date from the late C18 or early C19. Three are good examples situated by the south face of the tower.

127 At the south-east entrance to St Andrews churchyard is wrought iron OVERTHROW bracket holding an old LAMP LANTERN at its centre. This lamp has had all the fittings removed and has been converted to electricity. There is no indication of any gas LAMP STANDARD stands near it at the corner of Vicarage Lane, also converted to electricity.

Lower Church Lane

Site No.

126 Lower Church Lane is surfaced with ironstone COBBLES, a survivor of the original method of surfacing throughout the town centre, and the line of the original open gutter down the middle is preserved, though now filled with rectangular stones.

West Street

Site No.

104 Vernon House, West Street, now the public library, has C18 IRON GATES AND RAILINGS enclosing a small courtyard. Across the gates is an iron overthrow supporting a C19 gas lamp. Drainpipe heads on the building are dated 1727. There is a cobbled path to the porch and alongside the inside part of the pavement, continuing along West Street.

105 In the grounds of Vernon House, against the eastern boundary is folly work consisting of ironstone walls and gothic arches. It is known as THE GROTTO but does not appear to have been a true grotto, unless there was one now demolished.

West Street

Site No.

106 On the pavement at the west wing of Vernon House is a Giles 107 Gilbert-Scott designed TELEPHONE BOX, which is worthy of preservation. Another one stands at the southern end of the Almshouses, Castle Street, which is worthy also of preservation.

108 A PLAQUE on the wall of Vernon House, West Street, reads: "Charles I stayed here on the night of 20th December 1648". He was on his way to London, as a prisoner, doomed to execution.

109 McDonalds Almshouses, West Street, were built in 1905; there is an attractive carved stone TABLET over the front entrance bearing the name McDonalds Almshouses. On each wing at the extremes of the building is a decorative stone tablet on the gable carrying a WALL SUNDIAL, the date 1905, and the text "Time and Tide wait for no man".

111 50 WEST STREET is a brick workshop building carrying the name Geo. Elliot. Originally it was the Elliott Reliance works where one of Britains earliest motor cars was built. A plaque on the wall reads: "John Henry Knights car, one of Britains earliest petrol driven vehicles was built here by George Parfitt at the Elliott Reliance Works 1895". Reliance Cottages, preserving the Reliance name, stand to its east.

112 There are many iron BOOT SCRAPERS surviving beside front doors in Farnham, but one in particularly good condition is set into the wall outside Wickham House, 40 West Street, and is worth preserving.

113 Over the entrance to Church Passage from West Street is a decorative wrought iron OVERTHROW with disused iron lantern fixed to its centre. There are no fittings for a gas lamp nor gas pipes visible

114 On the eastern wall of the entrance passage to Lion and Lamb Yard are old INSCRIBED BRICKS set on edge forming a rectangular brick panel. They show a date 1537 and below, the characters N 8 W. The wall was completely rebuilt in the 1920's but this panel was preserved by building it into the new wall. The bricks would originally have been part of the C16/C17 White Hart which was renamed Lion and Lamb Inn c1700.

115 An old HAND LEVER PUMP enclosed in a wooden box, with a lead spout revealed through a square hole in the box stands on the western side of Lion and Lamb Yard by a small shop.

116 A cobbled yard is preserved in MALTHOUSE YARD, West Street, with tracks along it made of larger stones – these are said to indicate cart-wheel gauges. This yard was on a cart route from the hop fields of the town.

122 On the western corner of the Adult Education House, 25 West Street, is a wrought iron BRACKET carrying a GAS LAMP. The lamp retains its gas tap at the bottom and has not been converted to electricity. The panes of the lantern are covered in black paint, applied for the blackout during World War II and never removed, but on the front pane the words evening classes are clearly visible, presumably dating from the time this building was first used for adult evening classes. The front door of the building has the date 1894 above it.

123 On the wall of 10 West Street, (now a carpet shop), is a round stone PLAQUE bearing the inscription: "Here was born Augustus Toplady 4 November 1740. This stone was taken from Burrington Coombe". The actual house where he was born was demolished in 1875, however.

APPENDIX 7

Extract from Planning Brief for the East Street Area of opportunity.

6.0 Townscape and Design

General

6.1 An opportunity exists for development in the area to create a high quality townscape to complement that of the adjoining Conservation Area. Farnham is characterised by a mix of building periods and styles. Any development should enrich the distinctive character blending with the existing fabric of the town and providing a varied townscape. New buildings should be appropriate to their setting in terms of scale, massing, design and materials. Elements of public art will be sought as part of any development scheme.

Retention and Demolition of buildings

6.2 There is a presumption in favour of retaining the listed and locally listed buildings and protecting their setting.

6.3 Remaining buildings could be demolished but the Council will expect any redevelopment scheme to be of the highest architectural and urban design quality.

6.4 The Woolmead is an architecturally uninspiring early 1970s development occupying a visually prominent island site location where significant townscape improvements could be made through refurbishment and redevelopment in the longer term.

Townscape, Layout and Integration

6.5 With regard to the brief area south of East Street, primarily Zone 2, a layout and townscape comprising a variety of building types fronting onto streets, alleyways, squares and open space is envisaged, based upon the existing pattern and grain of traditional development within Farnham.

6.6 A variety and hierarchy of building forms should be used to relate to the scale and character of adjoining development, particularly those properties within or in close proximity to the Conservation Area.

6.7 The resolution of the junction constraints between East Street, the Borough, South Street and Bear Lane is crucial for achieving proper integration between the brief area and the centre of Farnham. Effective links into existing

street patterns at the edges of the site will ensure that the development area can be properly assimilated within the urban fabric.

Scale, Height and Massing

6.8 The scale, height and massing of any new development should respect the prevailing character of the surrounding area including the settings of the listed buildings the character of the Conservation Area and the importance of locally listed buildings.

6.9 Development should not significantly harm the amenities of occupiers of neighbouring properties by way of overlooking, loss of daylight or sunlight, overbearing appearance or other adverse environmental improvements.

6.10 New buildings within the brief area should not exceed four storeys in height. It may be necessary to restrict the development of parts of the brief area to three storeys due to planning policy constraints.

Design and Materials

6.11 New buildings should be of the highest design standard; be of human scale and should add interest and variety. The use of a co-ordinated palette of materials, which responds to, and compliments the rhythm, mix and range of materials within. Farnham will be required.

6.12 The design of buildings needs to be sensitive to their location within the brief area and to surrounding development. For example, the architectural treatment for new buildings in close proximity to East Street and South Street will need to respond more directly to the character of the Conservation Area than development elsewhere within and to the east of the site where bolder and more contemporary design solutions may be acceptable.

Landscaping and Environmental Improvements

6.13 A landscape strategy including details of materials/surfacing for the brief area needs to be developed which enhances the proposed urban form and which is based around existing features of the site such as Brightwells Gardens, with its mature trees, and the open space leading down to the River Wey. Important elements of the landscape strategy include an informal setting close to the River with path connections to the riverside walk; semi formal open space focused on Brightwell Gardens, the retention of existing trees and new tree planting in open spaces and hard landscaping in the streets/lanes and on the perimeter of the site.

Accessibility

6.14 Policy D9 of the Replacement Plan sets out guidance on the need for development to provide or improve accessibility for everyone including people with disabilities and those with young children.

Archaeology

6.15 Part of the site is located within an Area of High Archaeological Potential. Within such areas and outside such designations but where proposals are made for large scale development, the Council will require the preparation of an archaeological report as part of a planning application (policies HE14 and HE15 of the Replacement Plan)

Crime Prevention

6.16 The Council seeks to ensure that high standards of security and crime prevention measures are incorporated into all large developments. Many crime prevention objectives are easier and less expensive to accommodate at the design stage. Policy 08 in the Replacement Plan identifies ways in which new development can help achieve a safe and secure environment.

FARNHAM CONSERVATION AREA – PUBLIC ART AND CRAFT

(A) Art in public open spaces

Jubilee Mosaic and seat, Mosaic Court (off Central car park).

Donated in 2002 by the Farnham Public Art Trust. The mosaic and seat are placed in a courtyard setting. The mosaic, by Sally Smith, represents various aspects of Farnham. The seat, artfully set around a silver birch tree, is carved with oak leaves, hops (symbols of Farnham) and rams' horns (from the derivation of the word "jubilee"). It was designed and made by Will Glanfield.

The Post Office mural, West Street. A fairly abstract mural on the ground floor front facade, made in 1970 Michael Fairclough, then a lecturer at the West Surrey College of Art and Design. The subject is "Farnham and the way it sits in hills and valleys".

Lion and Lamb, Lion and Lamb Yard. A large sculpture in Brazilian teak by Edwin Russell, 1985. It is very child-friendly, with a soft surround, commissioned by the Ellis Campbell Group. (NB. The Lion and Lamb Hotel used to occupy the West Street frontage of the yard.)

"Matriarch", Borelli Yard. A beautifully sited metal sculpture by Benjamin Franklin, a local artist. Purchased by public subscription.

"Outdoor bathing", Victoria Garden, South Street. Delightful life-size statue in bronze, 1998, by Jane Jones, alluding to the fact that the site was formerly Farnham's outdoor swimming bath.

Surrey Institute of Art and Design, Falkner Road. A number of sculptures within the campus itself and in the adjacent Sculpture Garden.

"Hands On", Library Garden, West Street. A panel of handprints pressed into clay, made at the West Street Potters' workshop at the Farnham Pottery in Wrecclesham. It commemorates the millennium.

"Bookstools", Library Garden, West Street. Wood carving representing a set of inscribed open books resting on a pile of books, by Gillian Trotman. It was part of the 2003 site-responsive exhibition by SIAD students in the library garden, initiated by the Farnham Public

Art Trust, and was purchased by Farnham Town Council who lease and manage the garden.

"Millennium Child", junction of Upper Church Lane and Downing Street. A charming tiny terracotta bas relief and planter by Sue Broadhead, it was commissioned for the millennium by Farnham in Bloom.

"Daughters of Farnham", Ivy Lane, off Downing Street. Six wall-mounted terracotta womens' heads celebrating Farnham women down the ages, commissioned by Farnham in Bloom. They are designed as planters, completed with flowers and foliage chosen to represent appropriate hairstyles. Artist?

Police Station bas reliefs, Lower Downing Street. Cast in concrete by Rachel Brown and Carol Hodgson, 1961. A series of panels illustrating Farnham's agriculture and the Bishops of Winchester, Farnham Castle and Farnham Park.

Decorative bas reliefs, Farnham Institute, South Street. Decorative figurative plaster reliefs on the gables, dated 1891, thought to represent education and learning.

"Farnham Flame", The Woolmead. Large wall-mounted metal sculpture to a contemporary design, c. 1970. Its form could suggest a bishop's mitre and cloak or flames, recalling Farnham's historic potteries and hop kilns.

(B) Arts and crafts connected with buildings in the street scene

Ironwork. Ironwork enhances the buildings on which it appears and the spaces which it defines and encloses. Farnham is rich in examples of ironwork, historical and modern. It is hoped that this tradition will be continued. Examples are:

- Brackets for commercial signs - particularly in evidence along West Street, Downing Street and Castle Street, including: West Street, at the Vienna Restaurant, bracket thought to be by Harold Falkner, dated 1903; at Farnham Saddlers, a beautiful example in Arts and Crafts style, the design paying particular attention to the ductile nature of the material; at Bartlett and Austin, Consulting Opticians; and in Castle Street: The Coach and Horses public house.
- Gates, overthrows and lanterns, including: Vernon House, West Street - gates to the front courtyard, given by Pevsner as late 18th century; 10 Castle Street - good gates at the front entrance of a fine 18th century house; Bailiffs Hall, The Borough - pair of very interesting wrought-iron gates to the right hand side of the building; Borelli Yard - gates, well considered arch and lantern at the entrance to the square; Church

- Passage, West Street – wrought iron and lantern overthrow spanning the passage, of high quality; Arundell Place and Timber Close – more ironwork with lanterns spanning the entries; Victoria Garden, South Street – iron gates with the garden's emblem of the Duchess of Albany clematis used as a decorative motif.
- Fanlights: a particular feature of Georgian building and of Farnham, produced by skilled designers and glaziers. Examples of note include:
West Street, Nos. 46-7 and 49 – the former is a pair of late 18th century houses with doors under an extraordinary stretched fanlight with Adam detailing (currently in poor condition); Castle Street, Nos. 9 and 10 (west side) and Nos. 62, 69 and 70 (east side); South Street, No.15 – stained glass panel above door in Arts and Crafts manner using a leaf and berry motif; The Borough, Bailiffs Hall – three florid examples incorporating flowers and scrolls.
 - Grilles: Peacocks, East Street – four metal and glass grilles in two abstract designs adorn first floor windows. They are both decorative and functional.

Water conduits: Town Hall Buildings, The Borough – there are interesting decorated lead rainwater heads and downpipes installed by the architect Harold Falkner, 1931; the Bailiffs Hall, The Borough – three very flamboyant and substantial examples of lead rainwater pipes, two castellated, the third more classical, marked T.H. & M. Co. The Maltings – in the retaining wall alongside the River Wey are two strange ceramic waterspouts, a cross between a fish and a Chinese dragon.

Weather vanes: Farnham's skyline has been made more attractive through the use of engaging and photogenic cupolas and vanes which can be glimpsed from various points in the town. They are part of the Farnham experience, including Castle Street, Town Hall Buildings – the most important, representing Drake's "Golden Hind", made by Thomas Elsley; Lion and Lamb Yard – representing the Mary Rose; Craven House in Arundell Place; Farnham Council offices in South Street; Church House in Union Road – a tiled and timbered fleche with a weather vane, with an elegant metal date plate of 1909 and what could be a tiny astrolabe underneath.

Lamp posts: "Remember, when it comes to lighting and signs, the standard solution is not enough." (*Prince Charles, "A Vision of Britain", 1989*) . Particular Farnham examples are: in Castle Street, series of lamp posts, each separately listed as historic structures; in the Woolmead, in a contemporary "sculptural" mode, in front of the building.

Woodwork: at the top of Lion and Lamb Yard there are ten carved and coloured "Ruskinian" medallions to corbells supporting the

balconies, by the wood sculptor Richard Jack, each different and depicting a flower.

Brickwork: Much of Farnham's particular character depends on the quality of its structural red brickwork in general. Particular examples are: Willmer House in West Street; Victoria Garden in South Street – entrance arch by Harold Falkner commemorating Queen Victoria's Diamond Jubilee in 1897; the Bush Hotel, South Street and Bailiffs Hall, The Borough – chimneys salvaged by Harold Falkner when Shaw's Knights Bank in Castle Street was demolished; these are very striking examples of the Aesthetic Movement; 3 Downing Street (Longbridge House) – the brick doorcase is dated 1717 and utilises some well executed cut and rubbed brickwork, particularly the central shell; Farnham Institute, South Street – fine upper doorcase and wall plaque, 1891; Royal Deer Buildings, South Street – decorative name plaque to first floor facade; Bailiffs Hall, The Borough – an old square cut brick wall panel (on the right hand side behind the gates); Cobbets Mews, The Hart – on the gable to the street, inset of terracotta wall tiles (reclaimed?) now presented as an artistic wall panel.

Street surfacing. Surfaces have been included as they can be read as "abstract flat canvasses". They are part of the character of Farnham's passages and yards and contribute to a "sense of place". Many involve the use of ironstone pitching (cf. G. Jekyll, "Old West Surrey", 1904, p.12). Of note are: Borelli Yard; Church Passage; Lower Church Lane; Vernon House, West Street – front courtyard.

Lettering. A particularly striking example is in the Victoria Garden, South Street – carved wooden panel under the entrance arch, by John Flower, in Arts and Crafts style matching the lettering by Harold Falkner above the windows in the arch.

Signs including pub signs. Pub signs are popular rather than high art, and they can enliven a town. Farnham has many pleasing examples including West Street - "The Plough", using Munch's "The Scream"; West Street – "The Wheatsheaf", which is both elegant and modern; Abbey Street – "The Lamb", which is Pre-Raphaelite in its details; The Borough – under the colonnade, shop sign to "Breaking Free".

Stonework cartouches: two good examples are: South Street – "The Royal Deer", an imposing and striking classical cartouche which catches the eye at the junction of South Street and East Street, a reminder of the pub which stood on the site; Bush House, South Street – the handsome cartouche is dated 1937 and subtly blends classicism with Art Deco.

Clocks: Examples are: the shop at the entrance to Borelli Yard, The Borough, once Borelli's Jewellers and Clockmakers, a blue circular wall clock marked C. Borelli and Sons. (Borelli, a landowner and

prominent public servant, worked with Harold Falkner and did much to preserve the character of Farnham in the first half of the 20th century.)

