

# Grayshott

## Conservation Area



### Character Appraisal & Management Plan

Grayshott Conservation Area embraces the Victorian commercial village centre located around the junction of five roads. The distinctive architectural style of the buildings, the areas of formal and informal open space, St Luke's Church (a local landmark) and the backdrop of mature trees; creates an area of special architectural and historic interest whose character is worthy of preservation and enhancement.

East Hampshire District Council

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## **Acknowledgements**

The assistance of Colbalt Design in the assessment work, production of the draft consultation document and provision of the majority of the photographs used is duly acknowledged. Likewise, the assistance of local stakeholders, in particular Grayshott Parish Council, Grayshott Society, The Grayshott Archive, Buy In Grayshott and local residents has proved invaluable.

### **Dates and Statistics**

All dates and statistics are correct on the date of publication.

### **Ordnance Survey Statement**

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# Executive Summary

This conservation area character appraisal has been prepared as part of a review of the Grayshott Conservation Area first designated in 1991. A further boundary review was carried out as part of this Conservation Area Character Assessment undertaken in 2009.

**Publicity:** An initial draft was produced for public consultation in September 2009. All residents and businesses living or operating within the bounds of the proposed enlarged conservation area were individually notified in writing. A local exhibition was also held in Grayshott library. Key stakeholders including the Parish Council, Grayshott Society, Grayshott Chamber of Trade, Buy in Grayshott, were separately notified and provided with a copy of the document.

Information was posted on the District Council's website. The Parish Council and Buy in Grayshott also set up separate links on their websites. A press release was issued notifying of the consultation and accompanying exhibition. The consultation period ran for 6 weeks in total (the exhibition for the first three weeks) and closed on 16 October 2009. Provision was made to receive responses via a post box placed in the library, by post and on-line.

A number of individual responses were received together with detailed representations from The Grayshott Society and Grayshott Village Archive. There was overwhelming support for the extension of the conservation area and the possible introduction of tighter planning controls. A final draft taking into account representations made was put before the local Community Forum in January 2011. The boundary changes and general format of the Appraisal document were agreed. The extended conservation area came into effect on 18 January 2011 with the requisite statutory notices served and all appropriate parties notified.

**The Appraisal:** This document summarises the history of the place and assesses the character and significance of the conservation area. It concludes with an assessment of the management implications that arise and relevant policy recommendations regarding future works are provided.

The conservation area statement broadly follows the format of the Historic England (formerly English Heritage) guidelines for the designation of conservation areas, which are set out in Understanding Place: Conservation Area Designation, Appraisal and Management, March 2011 (revised June 2012).

## Policy Changes:

Since this document was adopted there have been amendments to the legislation and guidance affecting listed buildings and conservation areas. On 27 March 2012, the Government published the National Planning Policy Framework (NPPF). The NPPF supersedes Planning Policy Statement 5: Planning for the Historic Environment, which was current at the time the Appraisal was undertaken.

The Joint Core Strategy (JCS) was adopted by East Hampshire District Council in 8 May 2014 and by the South Downs National Park Authority in June 2014. Policy CP30 from the JCS is the overarching policy that reflects the Historic Environment. The historic environment policies from the former District Local Plan: Second Review (2006) remain in force until work on Part 3 of the Joint Core Strategy is complete. This work which covers detailed local policy guidance is currently underway and is programmed for adoption in December 2016.

The contents of this Character Appraisal and Management Plan are considered to be in accordance with current prevailing policy.

# GRAYSHOTT CONSERVATION AREA CHARACTER APPRAISAL

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# INTRODUCTION

## Conservation Areas

The Civic Amenities Act of 1967 introduced Conservation Areas in the United Kingdom.

A Conservation Area is defined as an 'area of special architectural or historic interest the character of which it is desirable to preserve or enhance'. Designation 'provides the basis for policies designed to preserve or enhance all the aspects of character and appearance that define an areas special interest' (Section 69 (1)(a)).

East Hampshire District Council has a duty to protect designated areas from any alterations or development that would adversely affect their character and appearance.

## Purpose and Objectives of a Conservation Area Character Appraisal

The purpose of a Conservation Area Character Appraisal is to clearly identify what it is about the character or appearance of the area which should be preserved or enhanced, and set out the means by which that objective is to be pursued. It is hoped that clear assessment and definition of an areas special interest and the action needed to protect it, will help to generate awareness and encourage local property owners to take the right sort of action for themselves.<sup>1</sup>

The aim of this Conservation Area Character Appraisal is to:

- ***Improve the understanding of the history and the historical context of this part of Hampshire***
- ***Generate awareness of exactly what it is about the Conservation Area that makes 'it of special interest';***

- ***Provide a clear idea of what it is about the Conservation Area that should be cared for and preserved.***
- ***Provide residents with a clear idea of what enhancements could be made to the Conservation Area;***
- ***Provide East Hampshire District Council with a valuable tool with which to inform its planning practice and policy for the area.***



<sup>1</sup> Based on earlier PPG15 4.9 wording.

# CHARACTER APPRAISAL

## The Grayshott Conservation Area

Grayshott village is a thriving commercial centre located close to the Surrey border. The Conservation Area as first designated on 9 April 1991 is centred on the crossroads embracing the shops in Crossways Road, children's play area and open space with the church providing the visual focus. (see Map 1).



Junction Headley Road and Crossway's Rd



St Luke's Church

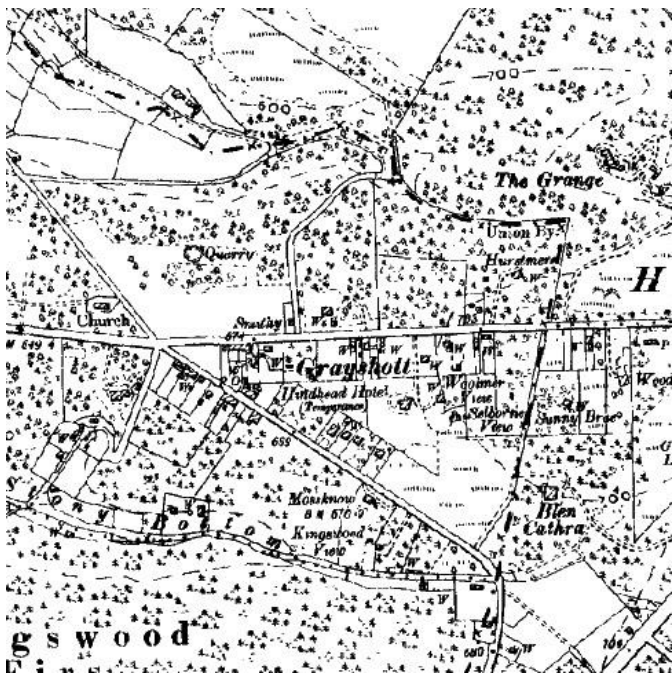
## Listed Buildings

Grayshott has one listed building within its Conservation Area, St Luke's Church, grade II

The present Church replaced a temporary iron structure. It was started in 1898 with the tower completed in 1920. The Church is constructed in coursed local Wealden sandstone, with a large broach (octagonal) spire.

As a statutory listed building its special architectural/ historic interest has national recognition.

# 1. Historical development



Extract from 1898 Ordnance Survey

Reproduced courtesy of Hampshire Records Office

The Parish of Grayshott is situated on high ground surrounded by wooded valleys and sandy heathland, located in the north-east of Hampshire, close to the border of Surrey.

Grayshott is recorded in the Domesday Book as land located within the Parish of Headley and part of the 'waste of the Manor' of Sutton.

The arrival of the railway at nearby Haslemere in 1859 provided the impetus for the development of the present village.

Land acquired under the Enclosure Acts of circa 1850 was by 1879 being sold in fairly regular freehold parcels (measuring roughly 20ft frontage by 200ft deep) for development. The area was well regarded and attracted a number of eminent people including Lord Tennyson; Sir Arthur Conan Doyle and George Bernard Shaw amongst others. A number of the new residents, notably the

l'Ansons, Lyndons, Vertue's and Whitakers generously contributed funds for village amenities including land for the school and village green.

Grayshott progressively developed during the 1890's for the growing number of residents and tourists who came to the District. The earliest section of the village with its predominance of late Victorian buildings forms the basis for the current Conservation Area.

The 1898 map shown left highlights the form of the settlement along Crossways Road and Headley Road converging at the church, much as it does today. The density however is significantly different, with large gaps between buildings as many plots were still being sold and developed during this period.

The pre and interwar periods saw another flourish of infilling, with further development to the north and south of the Conservation Area from the 1960s onwards.

The area outside the Conservation Area is characterised by detached buildings in large plots. The Conservation Area however, consists largely of Victorian/ Edwardian terraces and villas set in long, narrow, linear plots.

## 2. Topography, Views and Vistas

There are two key factors which determine the character of Grayshott Conservation Area:-

- *The two parallel terraces of shops in Crossways Road built in the Arts and Crafts manner that creates a sense of enclosure to the street.*
- *The focal point of St Luke's Church steeple.*

The roads with their strong sense of enclosure serve to frame views. The church spire forms the focus and visual landmark in near and distant views. Views become more open at the junction of Crossways Road and Headley Road where the buildings give way to open green spaces.

The trees and hedges provide enclosure; contain views as well as being important features in their own right contributing to the rural character of the Conservation Area.



**Crossways Road Shops**

## 3. Use and Activity

There are a few buildings in purely residential use but the majority are used for retail, with shops and related services on the ground floor and living accommodation above. The area is served by a public house; The Fox and Pelican, which is located on Headley Road and built in 1899. There are also a number of commercial offices.



**Post Office and shops Crossways Road**





It is a vibrant shopping centre attracting more independent traders offering a range of different services including a post office. Few of the units are vacant for any length of time. It provides local employment as well as attracting customers and activity adding vitality to the area.

Recreational use is an additional important element within the Conservation Area with the village green to the north of Headley Road, bounded by its protected numerous, mature trees to the east and the recreation ground (Lyndon Green) to the south.

#### 4. Overview of Roads, Buildings and Architecture

The Conservation Area reflects its 19th and early 20th Century origins characterised by the buildings along Crossways Road. These buildings display a strong architectural form. Mainly two storey, with partial use of attic space to create some second floor accommodation. A mix of styles is employed ranging from the use of bold gables with deep eaves overhangs to simpler terraces.



**Prominent gables and tile hanging  
Crossways Road**



**Victoria Terrace, Crossways Road**

A common thread running through the buildings from this period is the predominant use of decorative tile hanging on the upper floors. The steeply pitched roofs and prominent chimneys provide an attractive roofscape which reads well in silhouette and is important to maintain.



**Distinctive architectural form, prominent gables, chimney stacks and a more traditional shopfront .**

A large majority of the buildings retain their original Victorian/Edwardian well proportioned timber windows and shopfronts. These form an essential element of the building's

architectural design and positively contribute towards the character of the Conservation Area. Some later infill development notably Grove House immediately adjacent to the present Conservation Area and Pendarvis House fail to embrace the attention to scale, proportion and detail and are out of place.

## 5. Design Palette

Key aspects to the local character of Grayshott

### Building scale

- Two storey terraced or up to three storey semi-detached with third floor contained in attic space. Primarily shops with residential accommodation above.
- Plots are generally narrow and deep.



**Pitched roofs with gable end facing the street**

### Roofing detail and materials

- Pitched with gable ends fronting the street. Generally only the more modern buildings have half-hipped roofs.
- Natural clay tiles and limited slate roofing.



**Decorative shopfront**

### Walls

- First floor clay tile hanging.
- Orange brickwork.
- Detailed timber shopfronts.
- Lime based mortars, renders and plasters.
- Gabled buildings have deep eaves and decorative bargeboards painted black or white.
- Local stone laid in coursed rubble pattern with brick dressings.



**Post Office Crossways Road**

### Boundary treatments

- Brick and stone walls.
- Majority of buildings have open frontages to the street due to their commercial nature. Whereas residential buildings are set back and enclosed .
- Hedges surrounding open areas.
- Numerous specimen trees.



**Boundary treatments - stone walls**

### Window details and doors

- Timber side-hung casements. Larger houses have timber sliding sash windows.
- All window joinery painted white or black and single glazed panes.

- Doors are timber and solid in design, painted dark in colour or white.



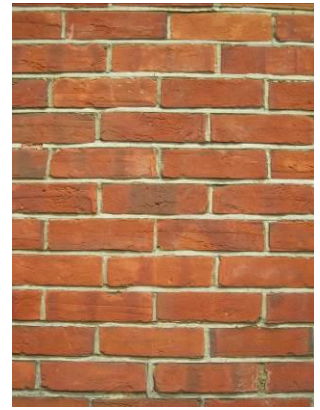
**Traditional dormer windows**

### Porches

- Open hood porches, some flat lead roll, some with a tiled pitched roof.



**Typical porch design**



## 6. Materials and detailing

The main building materials are local sandstone with brick dressings and local red/orange brick. Clay tile hanging is used extensively on upper floors. The roof coverings are plain clay tiles on steeper pitches and natural slate on shallower roofs. Some buildings have patterned bargeboards, which are painted white.

Jubilee and Victoria Terrace are important features of Crossways Road; they are characterised by a pattern of tile hanging mainly at first floor level. The window pattern is uniform throughout the terrace and this creates integrity of form. At first floor level on the street frontage, the windows are simple casements

set within a bold framework of mullions and transoms, giving the windows depth and symmetry. They have altered little since their construction. On the west side of Crossways Road, Crossways House and the adjacent terraces have mid 19th Century casement windows. Timber sash windows are also common, with a typical window being a 4-pane sash.



**Decorative tilework**



**Post box**

Dormer windows are not a strong feature of the area. Any new dormers should be sympathetic in size and reflect the design, age and scale of the building.

The retention of original architectural features, detailing and use of appropriate repair and maintenance techniques is essential in order to protect the character of the Grayshott Conservation Area.

## 7. Open Spaces

The formal and informal public open spaces at the heart of the Conservation Area make the area distinct and positively contribute to its character.

The village green and children's play area are centrally located providing a pleasant amenity for a wide spectrum of age groups. The war memorial and the more recent millennium sculpture embellish these spaces.



The hedgerow enclosing the recreation ground provides a valuable function in 'greening' the space and providing enclosure (from the street and within). It also screens the children's play area from the street, which could otherwise appear out of place on this prominent corner.



In comparison, the churchyard offers a retreat for quiet contemplation.

## 8. Conservation Area Boundary

The boundary of the Conservation Area as currently drawn (see page 19), recognises the importance of the Church and terraces along Crossways Road, but does not include many of the buildings along Headley Road. There is a small pocket of Victorian buildings in Headley Road around the junction with Glen Road which share many of the architectural attributes of those in the Conservation Area i.e. bold gables, original windows and high quality timber shopfronts which merit inclusion..



**Tiled shopfront - CrosswaysRoad**

## MANAGEMENT PLAN

The *Character Appraisal* has identified the special positive qualities of the Grayshott Conservation Area which contribute to its distinctive character.

The *Management Plan* is the mechanism for reviewing the findings from the *Character Appraisal*, assessing potential threats and issues and for setting out Recommendations to address these.

The structure and scope of the Plan, pre-dates the latest Historic England guidance, but is nevertheless considered to be in broad conformity with established best practice.

The Management Plan addresses three main matters (1) Identified pressures, issues and threats, (2) The conservation area boundary and (3) Opportunities for enhancement and improvements. It concludes by making recommendations.

### (1) Pressures, Issues & Threats

Grayshott village is a vibrant and attractive local shopping area. It is important to maintain this vibrancy and the range of services on offer to maintain the attractiveness of the shopping centre.

There are many original timber shopfronts surviving which give the area a collective and distinct character. Pressures to replace such shopfronts or add corporate signage that pay little respect to the architectural quality of the building or locality can easily undermine this.

The quality of materials, the retention of the arts and crafts detailing and sympathetic restoration and maintenance techniques are key to preserving and enhancing the existing character.

It is important that original features such as roof coverings, chimneys, bargeboards, and windows are retained.



Overbearing modern signage (2008)



Improved shopfront and signage (2016)

Some limited erosion of character has occurred primarily through inappropriate replacement windows.



**Traditional shopfront in Headley Road**

The problem is currently contained. Where replacement becomes necessary, local natural materials and high quality craftsmanship should continue to be used. The scale, proportion, positioning and design of new windows and doors should complement the established pattern of development. uPVC and stained windows and doors should be avoided as they lack the subtlety of detail and established character of the area.



### **Unsympathetic alterations**

The public open spaces and associated trees and hedges are well maintained and provide a valuable local amenity in the heart of the village. It is important that this is continued.

It is important to protect views and vistas of the church and seek improvements for the future. The cumulative impact of relatively small scale changes can have a disproportionate impact. This encompasses the removal of chimney stacks, unsympathetic replacement windows and doors and garish signs.



**C20 building. Poor design out of character with the Conservation Area.**

## (2) Conservation Area Boundary

The group of buildings along Headley Road sharing the same high quality Victorian attributes are of equal importance to those in Crossways Road. They currently lie outside the Conservation Area (as designated in 1991). Consideration should be given to their inclusion within the Conservation Area boundary. This will ensure that future alterations to these important buildings will maintain and enhance the character of not only these buildings, but the Conservation Area as a whole.



**Buildings currently outside the Conservation Area as designated in 1991.**

In assessing this boundary revision it is necessary to consider the merits of including Grove House. The building is of poor design and presents a negative street frontage to the road. However, it sits within a broader framework of buildings that have a common character. On balance the benefits of inclusion are considered to outweigh any negative factors, There is sufficient strength in the quality of the surrounding buildings to prevent the area's prevailing character being diluted.



**Grove House ( 2008)**



**Grove House (2016)**

Map 2 (page 20) identifies the proposed revised and extended Conservation Area boundary.

## (3) Opportunities, Enhancements & Improvements

There are a number of areas that could be viewed for consideration as opportunities, enhancements and improvement.

- Improvements are desirable for some of the shop signs, in order to better respect the building and broader character of the area. The use of more innovative and creative



designs can enhance the architectural character of the building and area while making the business distinct without being overly dominant or garish.

- Potential to extend the Conservation Area to include the small cluster of buildings in Headley Road which share the same distinctive architectural detailing, would ensure protection of their important features.
- Improvements to the surface treatment along the northern stretch of Headley Road could be undertaken to achieve a finish more in keeping with the character of the Conservation Area. A lead has been taken by the Parish Council who has acquired The Square, forming part of a modern commercial development outside the Conservation Area. Discussions are ongoing with the District Council with a view to securing environmental improvements.<sup>2</sup>



**Potential for surface improvements & design to minimise problems for mobility and visually impaired (2008).**

- Properties such as Grove House which are architecturally out of place, offer the opportunity for enhancement should redevelopment proposals come forward.

The following factors should be considered when proposing any development within the Conservation Area:

- scale, design and proportions are to be sympathetic to the characteristic form of the building, to the area and compatible with the adjacent buildings and spaces;
- use and application of building materials and finishes should respect the local traditional materials and building techniques;
- additions or alterations to a building, to be in keeping with the overall design and proportion of the elevations and levels;
- open spaces, trees and important views within, into or out of the Conservation Area should be retained and enhanced where possible.
- effort should be focused on retaining existing architectural details and reinstating lost features wherever possible.
- The opportunity should be taken to enhance street surfaces and replace/improve inappropriate buildings within and adjacent to the Conservation Area as development proposals arise.

<sup>2</sup> Works implemented

## RECOMMENDATIONS

The boundary of the Conservation Area be extended to embrace buildings of similar architectural quality in Headley Road.

Minor adjustments be made to the existing boundary to address anomalies.

Active consideration be given to the use of tighter planning restrictions through the use of an Article 4 Direction (see Appendix 5)



**Millennium sculpture**

## LIST OF APPENDICES

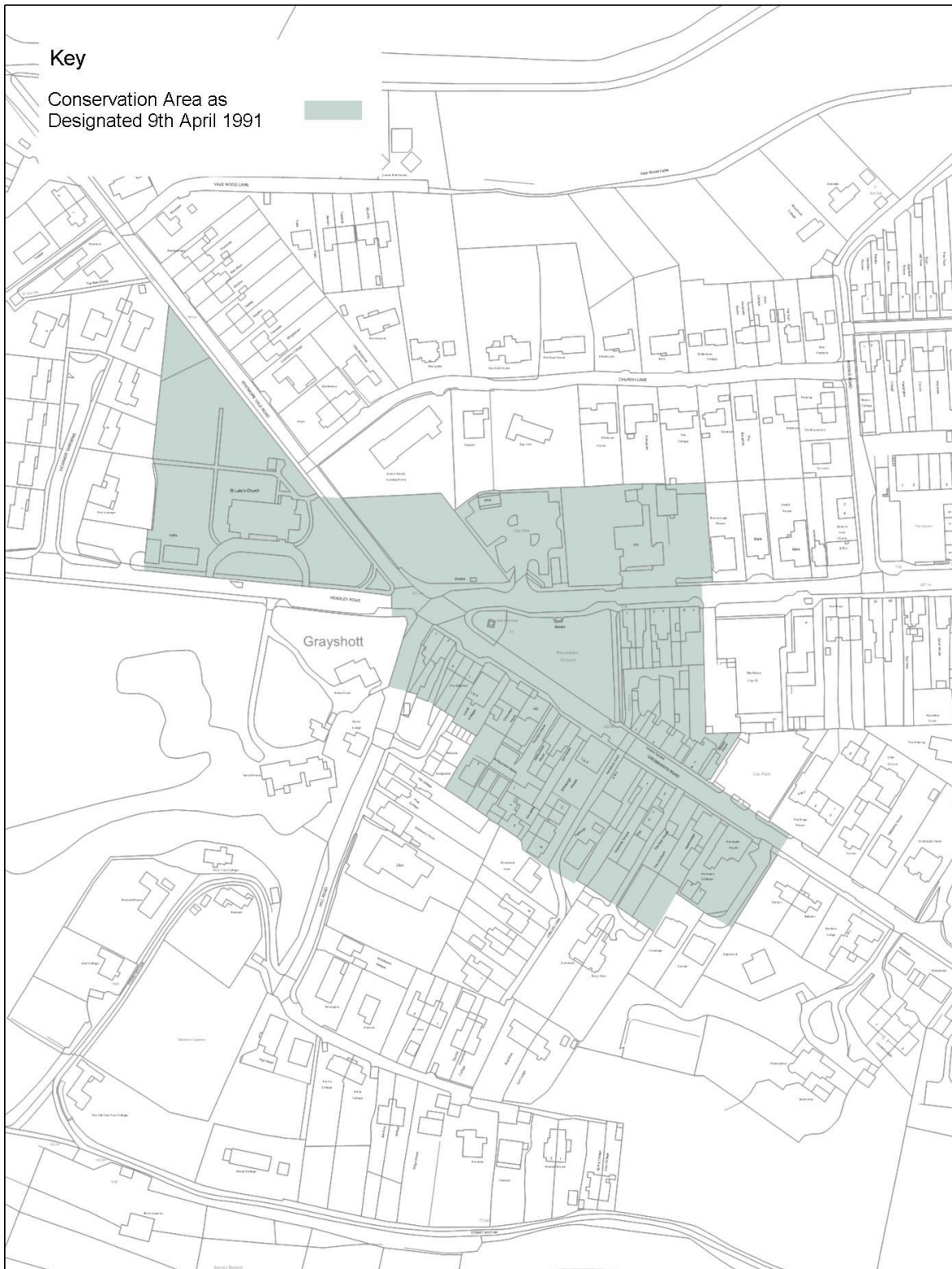
**Map 1** – Conservation Area as designated 9 April 1991.

**Map 2:** Revised Conservation Area Boundary and Townscape Map.

**Appendix 1:** Positive Buildings.

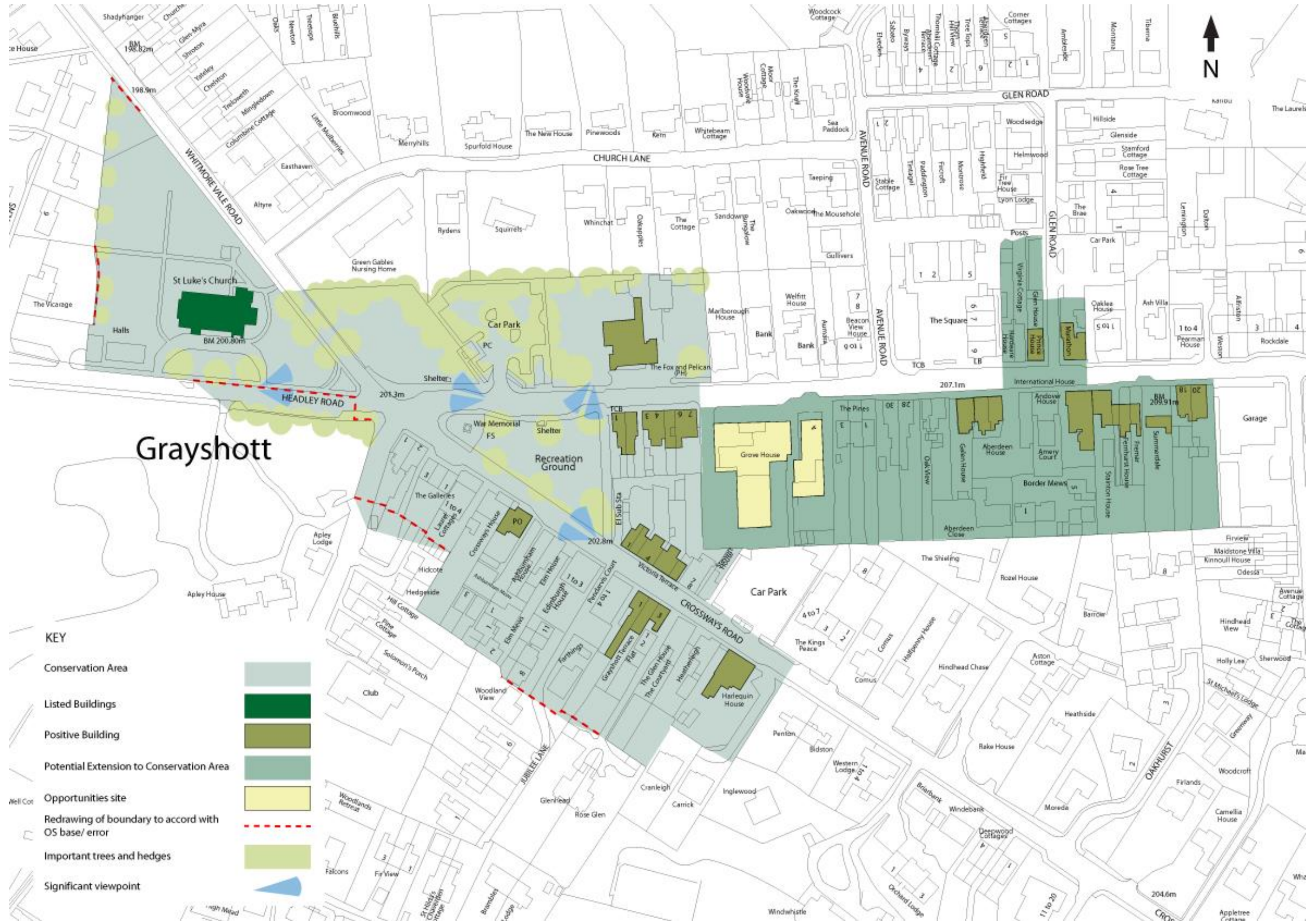
**Appendix 2:** Bibliography & Sources of further information.

# Map 1 - Grayshott Conservation Area as Designated April 1991



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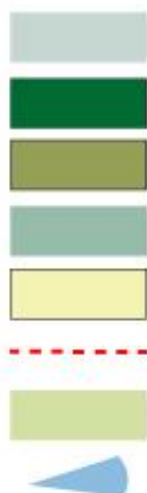
# Map 2 : Revised Conservation Area Boundary and Townscape Map



Grayshott

**KEY**

- Conservation Area
- Listed Buildings
- Positive Building
- Potential Extension to Conservation Area
- Opportunities site
- Redrawing of boundary to accord with OS base/error
- Important trees and hedges
- Significant viewpoint



## Appendix 1: Positive Buildings

Buildings identified as *positive* will vary, but commonly they will be good examples of relatively unaltered listed buildings where the style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a *positive* contribution to the special interest of the conservation area.

Particular attributes are likely to include:-

- Distinct architectural character usually representing a good example of a local building tradition or technique;
- Forming part of an important or prominent group of buildings which are largely unaltered examples of the period;
- Interest due to landmark or focal position;
- Reflecting an important current or former use; and or
- Attached historical associations with local people or events.

The following are considered to be worthy of note for at least one of the above reasons:

### Headley Road

Fox & Pelican Public House

18-20 Headley Road

Galen House

Stainton House

Summerdale

Fernhurst House

Fremar

Prince House

Marathon

Aberdeen House

1 – 7 Headley Road



Summerdale



Galen & Aberdeen House



No.s 1 – 7 Headley Road

## Crossways Road



No.s 1 – 3 Grayshott Terrace



No.s 1 – 6 Victoria Terrace



Harlequin House (2016)



Post Office (2016)

**NOTE:**

The building names and numbering used to identify the positive buildings is based on Ordnance Survey data – see Map 2. Such details are subject to variation over time.

## APPENDIX 2:

### Bibliography

Hampshire & The Isle of Wight:  
(Pevsner/Lloyd) 1985

Understanding Place: Conservation Area  
Designation, Appraisal and Management  
(Historic England) 2011

Grayshott Conservation Area Publication  
(EHDC) 1991

Grayshott Village Design Statement  
(undated)

### Further Sources of Information

Grayshott Village Archive  
<http://www.grayshott-archive.org.uk>

Grayshott Community  
<http://www.grayshott.com/wordpress/online>  
News, events and links to other groups such  
as the Parish Council and Buy in Grayshott.

The Victorian Society  
[www.victorian-society.org.uk](http://www.victorian-society.org.uk)

Caring for East Hampshire's Conservation  
Areas and Historic Buildings (EHDC) 2000  
**and**  
Windows in Listed Buildings & Conservation  
Areas: Guidance Note (EHDC) 2015

See <http://www.easthants.gov.uk/planning-policy/heritage>

**East Hampshire District Council**  
**Penns Place**  
**Petersfield**  
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