

# Holmbury St Mary Conservation Area Appraisal

Guildford Borough Council, Conservation and Design Team  
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## What is a Conservation Area?

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19th century. Stained glass, in St. Mary the Virgin

A Conservation Area is an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance.

Conservation Areas were first introduced through the Civic Amenities Act 1967. The special character of an area is derived from its historic development, its buildings, roads patterns, lanes, paths and hedges, characteristic building and paving materials, public and private open spaces, trees and views, and furniture. All of these features can contribute to the special interest of a Conservation Area. Designation provides a much broader level of protection to an area than the individual listing of buildings or features within the area recognised as part of its character. As part of the National Planning Policy Framework (NPPF 2012), Conservation Areas can be considered a heritage asset in its own right.

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special interest. The Council as local planning authority has a duty under section 69 of the Act to consider which parts of the borough are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance and should designate as conservation areas.

## What is a Character Appraisal and its purpose?

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The character appraisal assessment includes information to explain the special architectural and historic interest of the conservation area. This document is an appraisal as defined by Historic England's guidance Conservation Area Designation, Appraisal and Management (February 2016). This should provide an understanding and articulation of an areas character which can be used to develop a robust policy framework for planning decisions.

Most appraisal statements will include a map identifying key features such as important views, positive buildings, listed and locally listed buildings together with the boundary of the conservation area.

The aim of this conservation area appraisal is to:

- improve the understanding of the history and the historical context of the area.
- generate awareness: what is it about the conservation area that makes it of special interest
- provide residents and owners with a clear idea of what is it about the conservation area that should be cared for and preserved
- provide the Council with a valuable tool with which to inform its planning practice and policies for the area
- provide residents and owners with a clear idea of what improvements could be made to the conservation area.

## The planning policy context

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### National policies

Government advice concerning heritage assets is set out in the National Planning Policy Framework. March 2012 (NPPF). A core principle of the NPPF is outlined as: conserving heritage assets in a manner appropriate to their significance. Conservation Areas are defined as designated heritage assets in central government policy here so attention must be given to their conservation and enhancement in the planning process, and their setting respected, in accordance with The Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 72).

### Local Policies

The Historic Environment chapter of the Guildford Local Plan 2003 contains a number of saved (retained) policies aimed at protecting historic buildings and areas and their setting. The document can be viewed at the Councils emerging Local Plan 2017.

### Implications of designation

Designation means that Conservation Areas are considered as heritage assets in their own right, and introduces additional controls for a number of development within the area, set out below:

### Demolition

Substantial demolition in a Conservation Area requires Planning Permission for the total demolition of buildings or structures with a total volume of more than 115 cubic metres or the demolition of walls over one metre in height if facing a highway (whereas it would be two metres elsewhere).

### Restrictions on Permitted Development rights

Planning permission is required for the following:

- insertion of dormers in, or other alteration to, a roof space
- installation of satellite dishes on a wall fronting a highway, any chimney, or building more than 15 metres in height
- cladding any part of the exterior of a dwelling house with stone, artificial stone, timber, plastic or tiles.

(The list is not exhaustive, so it is recommended that you contact the planning department to check if your proposals require permission, if in any doubt).

### Garages and outbuildings

Extensions to existing outbuildings whose cubic content is greater than 10 cubic metres would need planning permission.

### Walls and fences

Planning permission may be required depending on the location and height of the wall or fence.





## Trees

All trees that measure more than 75mm in diameter at a height of 1.5m are protected and six weeks written notice must be given to the Council of any proposal to carry out works to these trees (for example, to lop, top, prune or fell). Trees within or adjacent to the highway may not be protected in the same way, however.



The Government planning portal contains further guidance and details can be found at: [loadsant/antenna guide www.planningportal.gov.uk](http://www.planningportal.gov.uk).  
Application forms for planning applications are available on the Councils website: [www.guildford.gov.uk](http://www.guildford.gov.uk)

# Holmbury St. Mary Conservation Area Appraisal

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## Introduction

Holmbury St. Mary is a small village in the middle of the Hurtwood, south east of Guildford, Surrey, approached from Abinger Hammer along the Horsham Road, running south from Gomshall. Its special interest lies in being such a well preserved, historic hamlet nestled among an impressive landscape of tall, forested hills, between Shere and Ockley, in an Area of Outstanding Natural Beauty. Sir Nikolaus Pevsner describes it, on a low lying road of only 150m among the hills, as formed by a group of picturesque cottages on a steep wooded site with a small triangular green near the church.

The village has buildings ranging from 17th century timber framed cottages to Georgian white washed cottages, or Arts and Crafts houses, including the impressive Victorian, landmark St. Mary the Virgin, by George Edmund Street, in whose architects office William Morris worked, in London. Although St. Mary's is later than many historic houses here, it is such an iconic building that the Conservation Area is actually named after the church. Street built his own country house here, Holmdale, not far from St. Mary's.





# 1.0 Historical Development

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John Roque map 1766



## The Georgian Era

The first printed evidence of the village of Holmbury St. Mary appears in the 1747 John Roque map. This shows cottages lining the road leading to Horsham in the north, forming a distinct group of houses facing a village green, and a triangle of houses surrounded by distinct fields. To the south, Homebury Hill, and several large farmsteads began to appear. Pedland Street is shown, alongside the main road, which later became Pitland Street, rising to Homebury Hill Road and the forest fringe. The village appears to have grown up on meadowland along the main road to Horsham, in between the Hurtwood hills to the east, and pastureland next to Abinger Common. Beyond, lies Leith Hill in the west. Down the hills from the woods, there was much arable land being parcelled into farms, as John Roque's map shows.

Up to ten houses line Pedland (i.e. Pitland) Street, on a triangular patch of land off the main road, now Horsham Road. Five houses line the south east side of a lane, now named Felday Glade. The Jacobean era Church Cottages can clearly be seen on the gentle curve of Horsham Road rising up into the village. The vast swathe of forest to the north of the village is shown as Hurt Wood and Hurt Wood Common is the label given to land west of Holmbury Hill. To the east, in a low lying meadow, agricultural fields are clearly set out as pasture land, with some of the ponds being shown. The small collection of houses in 1747 formed a Georgian hamlet ringed by farmland, (including one, Loseley Farm), and appear more cohesive than the individual, 17th century farmhouses along the main road that preceded them. To the south, beyond the modern Conservation Area boundary, solid evidence of a wholly rural, agricultural enclave is evidenced by: Jeoland Farm, Radnor Farm, Deacon Farm, and Germany Farm. An old lane running east to west links Homebury Hill with Pedland Street that, now more a footpath.

## Late Georgian Era (early 19th century)

In this valley, the Colonel Mudge map (1819) clearly shows an area of Pasture to the north east, Parkhurst orchard just south, another Wood to the south east, and a Stony Moor further south. The same pattern of houses dotting Pitland Street (with its modern name) is shown in the foot hill of Coxwood and Hombury Hill, and Loseley Farm is still clearly shown. It seems the Non Conformist Independent Chapel may have appeared, opposite Church Cottages on a bend leading into town.

A notable distinction is shown between the vast swathe of forest stretching to the west, formed of Hurtwood Common, and a clutch of higher hills Ewhurst Hill, Coney Hurst Hill, and nearer the village, Holmbury Hill. Holly Wood appears just to the south. To the east, by contrast, is low lying pasture land, and farms like Parkhurst (outside Guildford). Further south east, Stony Moor is evidence this patch was poor farmland. The contrast between forests to the west, pastures to the east, and the houses in between –describe the village of Holmbury St. Mary, which survives, largely unchanged from the 18th Century It is a rural, agricultural landscape, dotted with small farms and houses.



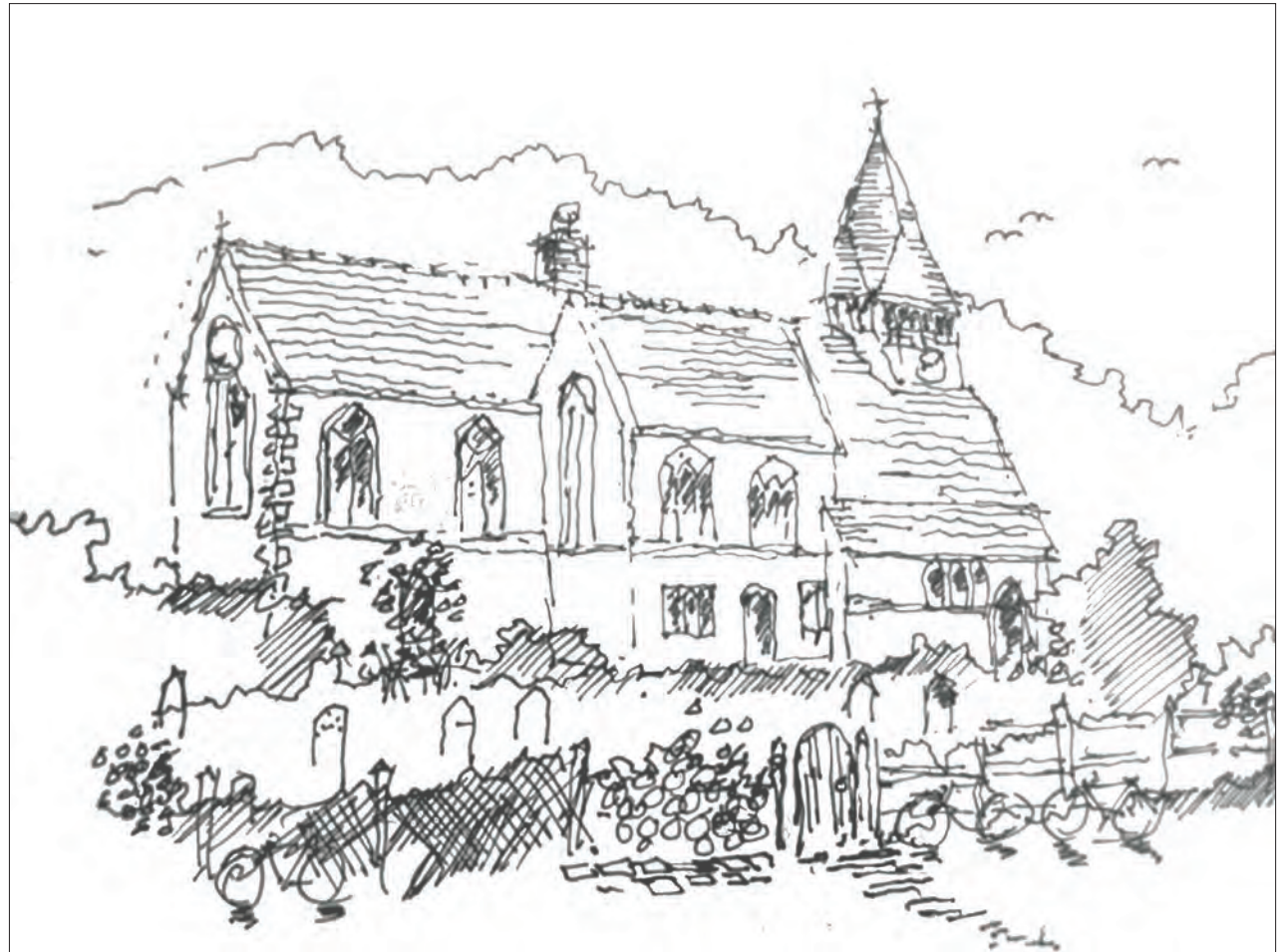
Colonel Mudge map 1819





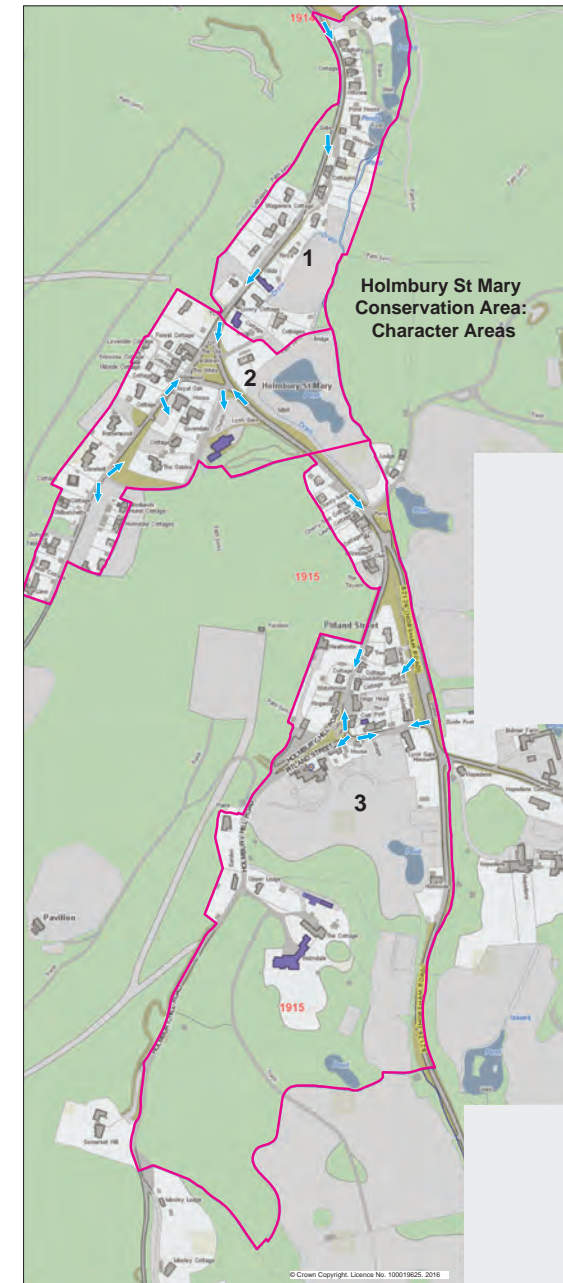
## The Victorian Era

The 1869-1900 map shows St. Mary's Church, and Holmdale, George Edmund Street's own private country house, Holmdale. Also, The Royal Oak pub is more distinctly shown, as is The Kings Head pub, on Pitland Road. The line of early to late Victorian houses along Felday Glade is more apparent, and a few more houses generally inhabit the Horsham Road. The clear distinction between the forested uplands to the west and the lower pastures and watercourses to the east remains constant.



St. Mary the Virgin, George E. Street, architect (drawing by Richard G. Burfoot)

Holmbury St. Mary's is formed of three overlapping Character Areas, as seen from north, down to the village green, and then to the southern end. The main areas consist of three broad areas, as follows: Character Area 1: the Horsham Road approach; Character Area 2: the Village Green area and St. Mary the Virgin; Character Area 3: Pitland Road and Holmbury Hill Road, including "Holmwood," George Edmund Street's own country house and grounds.





## Character Area 1

The approach road is framed by over hanging trees. The landscape characteristics comprise of a lower, meadowland on the left and the higher wooded ground on the right. The ground rises gradually along the Horsham Road with houses being mostly set back behind stone walls and tall hedges on the right; to the left, Victorian and Edwardian houses mainly are close set near the road, with overhanging trees framing the view coming into the village.

A characteristic feature along the Horsham Road approach is formed by the landscape of low lying meadows, fringed by a string of ponds along the east side, rather than a single pond lying in the village centre. There are several timber framed cottages on the curve coming into St. Mary's and the green suddenly appears on the western curve of the road as one arrives in the village.



Ivy Cottage (Grade II) with St. Mary's Church in the background, nestled in the Holmbury Hills.

## Character Area 2

The Horsham Road opens out into the triangle of the village green where the public open space contrasts with the land rising to Holmbury Hill, dotted with private homes. The village green opens up into Felday Glade Lane, and retains a grassy green verge. This central section is focussed around its name sake, St. Mary's Church, set up a sloping hill. The ground falls gently towards two village ponds (one just in Mole Valley District Council).



Holmbury St. Mary then forks into two roads, and frames a large wedge of open green, to form an inverted Y shape.

## Character Area 3

Further south, the most heavily wooded section forms a triangle lined by Pitland Street. Houses here are perch on an imposing tree line that rises impressively out of the hillsides. Picturesque 19th century houses cling to the steeply rising country lanes. Of interest, George Edmund Streets own house, Inholm is located here, set back deep in densely treed, secluded grounds.





## 2.0 Historic Landscape Character

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### Trees and Landscape Setting: Open Green Spaces

The shape, layout, and spaces of Holmbury St. Mary are formed by the Holmbury Hills, which roll into low lying meadows and run off drain into ponds in the valley just off Horsham Road, giving the Conservation Area its distinctive character. This special wooded character is recognised by Guildford Borough Councils adopted policy designations in its Landscape Character Assessment (Land Use Consultants, 2007). Holmbury St. Mary derives its forest like character from having grown up beneath the formerly named Homebury Hill comprising of a farming community, on pastureland below these wooded hills. It is important to note the village is located in the Green Belt, and is also designated as an Area of Great Landscape Value (ALGLV), and in an Area of Outstanding Natural Beauty (AONB). A kidney shaped section of woodland behind Pitland Street, off of Holmbury Hill Road is also designated as Ancient Woodland. The landscape around the village is also designated as a Site of Nature Conservation Interest.



Mature fir and deciduous trees on the upper slopes of Felday Glade.



Birdlands and Hurst Cottages; Holmdale Cottages, centre; right, No.4 Felday Glade

## Relationship to Setting and Significant Views

The contrast between wooded hills and low lying meadowland is a feature of high significance which gives Holmbury St. Mary's its special character, and scenic views. In summary, the Holmbury St. Mary Conservation Area has a distinctive forest character, which is recognised by its designation as a Green Belt, an AONB, and an Area of Great Landscape Value. A kidney shaped area south of Pitland Street, off Holmbury Hill Road is also recognised Ancient Woodland. The Landscape Character Assessment says that, especially for areas such as the sandy heaths, as at Holmbury St Mary, the strategy will be to conserve these landscapes of strong character in good condition. The emphasis is to conserve the existing character and particular features that contribute to this; new characteristics here might only be introduced with great care.

The wide expanse of grassed verges (i.e. to the south side of the lane on Felday Glade) recalls the open common land where local animals grazed, in previous centuries. Holmbury St. Mary's generous, open green spaces and long views across verges edging the lanes are an unusual characteristic of the village that contribute strongly to the Conservation Area, and define its woodland character and appearance. The dominance of the landscape is so strong, and the hedges are so high and continuous that, often, the only glimpses here are of red tiled rooftops, as the landscape and homes merge together to form a bucolic, rural scene.

### Characteristic Features include:

- Wide, grassed verges along lanes and leading up to landmark buildings (St. Mary's Church, the Horsham Road; Felday Glade; the village pump)
- The string of low lying village ponds to the east of Horsham Road in the glen
- Views across green open spaces, such as the village green, up to The Royal Oak Pub; uphill on Felday Glade, downhill on Pitland Street towards Horsham Road
- Views across and between houses up to the wooded hills beyond (Felday Glade)
- Views from Horsham Road to higher houses perched in the hills (Pitland Street)
- Tall, mature hedges forming boundaries to private houses in lanes and the main road
- Arbours or individual, named gates with glimpses of manicured private gardens
- Background views of Holmbury Hills with very tall, mature firs and deciduous trees.



No. 4 (left), & No.1 Felday Glade: nestled among the hills, set back from a wide green verge.





View across the verge from Horsham Road to Bulmer Cottages.

Views across the grassy verges should be conserved as they are an important landscape feature integral to the character and appearance of Holmbury St. Mary. This is the view of a characteristic open space that forms the foreground of village cottages, such as Nos. 1 and 2 Sunnyside and 1 and 2 Bulmer Cottages on the Horsham Road.



Red tiled houses are embraced by dark green hills; the tall trees form a sharp backdrop to the flat, open village green. The streets rise, gently, and from higher vantage points, one can look over and beyond individual houses to the hills beyond. The gaps between houses (especially looking towards the Holmbury Hills), are important townscape features which allow significant views through and should be conserved, being a characteristic scenic feature of Holmbury St. Mary.



Forest Cottage behind, with The White Cottage (left) and Bracken Cottage (right), in the foreground.



17th century Grade II Listed Neal Cottage, Pitland Street, seen from Horsham Road, against the rising hills.





View of Orchard Cottage on Pitland Street from the Horsham Road, with Bulmer Cottage on right.

Scenic views can be glimpsed across the lanes, to red tiled gables. From the edge of Horsham Road near the village water pump, views towards Pitland Street, and Holmbury Hill open up two glimpses of Orchard House, and smaller cottages along Pitland Street. (Flank of Bulmer Cottage gable, right, with Orchard House and Quickthorne Cottage, centre; and below).



From the lower roads and lanes in the village, one can catch glimpses, across the village to St. Mary's – for example, (below) from The Royal Oak lawn, near the Green, from the lane on Felday Glade.



## 3.0 Historic Character and Architectural Styles

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### Character Areas

Holmbury St. Mary has a cohesive character, despite being an ensemble of cottages, ranging from 17th century sandstone faced, Listed houses to 19th century villas, perched beneath tall, treed hills. The village's origins as a farming community surrounded by fields can be traced from the Listed cottages still surviving, that began in the 1600s as individual farmhouses dotting the valley road. The village grew from the mid 18th to the 19th century, as houses and farmsteads sprung up along the road from Shere to Horsham, becoming a more densely settled collection of farm holdings.

The unique, hilly landscape lends itself to three main Character Areas.

### Character Area 1: The Horsham Road Approach

The Conservation Area boundary begins in the north along a curve of the Horsham Road that follows flat meadow land. Coming into the north edge of the Conservation Area, one can appreciate the village grew up from farmland, as cows still graze on the east side of the road. The road rises gradually to reveal a glimpse of St. Mary's Church, and the steep hills on the west side of the road. The historic 1819 Colonel Mudge map shows houses springing up beside small water courses. This Character Area is defined by charming mid 19th century houses, edging the Horsham Road, such as Nos. 1 and 2 Albion Cottages. As one approaches the village, Arts and Crafts houses line the road with vertical, scalloped tile hanging, with red and grey brick facades, or charming porches and gabled dormers. As the road goes further south, the hill rises and reveals older earlier, timber framed, stone faced cottages, like: Hilda Cottage and Church Cottage (Listed Grade II). Some houses enjoy secluded plots, so can only be glimpsed off the roadside, due to the lower ground level on the east, or left hand side.



The view along Felday Glade with houses (such as 'Wildwood House') set back from the lane, near the village green and across from Royal Oak Public House, with hills in the background.



View of Tralee Lodge on the narrow track leading to the ponds and weir off Horsham Road.



Hurtbank Cottages, (west side) circa 1890, set high on the hill, off Horsham Road (right side), and its typical stone boundary walls.





View down the Horsham Road of early Victorian era of 1 to 4 Albion Cottages and Stagbury House, beyond to the north. The prominent chimney stacks, red brick cladding and vertical hanging tiles are typical features.



1 and 2 Albion Cottages, on Horsham Road, circa 1820 40s, (with decorative chequer board, façade in red and grey brickwork)



Hillview (east side), set back and at a slightly lower level from the Horsham Road. (Late 19th century)

Quaint houses along Horsham Road grew up over time, in individual plots along the wooded valley running south of Abinger Hammer. It is notable that the Victorian infill houses sit cheek by jowl between earlier cottages on the east side of the road, as one gradually arrives into the village. By contrast, the lanes closer to St. Mary's are knit together more compactly, as the settlement grew, further along (in Character Area 2) where houses there are tightly grouped around the green. From the early 1840s homes like the semi detached early Victorian villas, like Albion Cottages (above).



Chapel Cottage, a Grade II Listed Building.



19th century Cottages like Hillside Lodge Horsham Road, (east) lend a Tyrolean ambience to the village.

Chapel Cottage, a Grade II Listed Building, sits just opposite the Independent Felday Chapel on the east side of the Horsham Road. Its timber framed structure dates back to the 17th century, infilled with brick and stone panels. Later Victorian features: clay hanging tiles set into the end gable; dormer windows.

The Horsham Road finally twists into the village as the ground rises, revealing the Independent Felday Chapel (circa 1800), perched high on the western hillside, at the entrance of the village. (See 1819 map). At the bottom of its footpath, the church hall is marked by a simple, charming oak Gothic arched gateway. To the left, a K6 red, historic telephone kiosk, designed by Giles Gilbert Scott (circa 1935), is Listed (Grade II) in its own right.





Arched oak over throw and gate The Felday Independent Chapel, frames a well trodden public footpath leading uphill.



Giles Gilbert Scott iconic telephone booth at the foot of the hill leading to the Felday Chapel.



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The Felday (Independent) Chapel (circa 1810 with its elegant brick corner quoins and arched window.)



### Summary of Special Features:

- Low lying meadow and houses in the glen near the ponds on the east side
- Secluded houses sitting on higher ground on the west side, hidden by walls/hedges
- Long climb into the village framed by over hanging trees on both sides of the road
- Early Victorian cottages and detached Edwardian houses set near the road, east side
- 17th century Listed cottages in sneckled sandstone with exposed timber framing
- Prominent landmark of the Independent Felday Chapel perched high on the hill
- Giles Gilbert Scot circa 1935 statutorily Listed red telephone box on footpath to the Chapel
- Tyrolean ambience of timber framed cottages, Victorian Tudorbethan stick style applied timber features; stone facing with red brick trim on corners and around windows.
- Prominent red brick chimney stacks; stone walls; extensive boundary hedges.



Livery Cottage and Church and Ivy Cottages on the curve of the Horsham Road coming into the village.

## Character Area 2: The Village Green and St. Mary's

Around the turn of the century, typical Surrey Arts and Crafts houses, detached and built on a larger scale, became increasingly common. These include late Victorian and Edwardian homes, such as the white washed and red tile roofed houses grouped along the village green triangle, as one turns the curve of the Horsham Road. Holmbury St. Mary gradually grew along a gently sloping green ribbon at the foot of Hurt Wood Common. On the corner of the green, the first house one sees is The Old Bakery sitting on a prominent position, with wide gables that are typical of the village. Unusually, it also has a projecting shop front window and a canted bay at Ground Floor, along with characteristic red clay tile hangings on the side gable. This core of the Conservation Area is lined with trees and hedges. A few properties near The Royal Oak also have lower brick front boundary walls (such as Wildwood.) Set back from the Horsham Road and the village green, one can see the semi detached late Georgian cottages of The White House and beyond, Wildwood with its prominent gables and red hand made clay hanging tiles, with scalloped, or fish scale edges. The Holmwood hills rise steeply behind the houses facing the village green, and give a verdant backdrop that is scenic, and indicates the special role of the nearby forests, as AONB, and other special designations.



The Old Bakery, on the village green, with shop windows projecting forward under a pent roof.



A characteristic view of The Old Bakery and The Bracken, on a prominent corner of the village green.







The Horsham Road (north) opens out, as one climbs further up the hills between Shere and Ockley, to a broad triangular village green, dotted with 19th century houses. As seen above, Chapel Cottage and Ivy Cottage are Grade II Listed, and are the oldest, timber framed houses hugging Horsham Road frontage. Livery Cottage can be seen in the background (left). Bracken House and The Old Bakery (below) are prominent, stuccoed Edwardian houses that define the outer edge of the village green. In particular, The Old Bakery can be considered a Buildings of Townscape Merit (below, right).

No 1 Horsham Road opposite the village green, as seen across a typical village hedge, contrasting with characteristic Surrey red clay hanging tiles.



Wildwood at south west corner of the village green, with charming red brick wall and post box.

On approaching the village, the higher land to the right hand side has a more defined stretch with an extensive stone wall and hedge above, obscuring many houses beyond. The land suddenly slopes down to the village green, with lanes lined with typical late Victorian houses. Flint or brick walls, and tall hedges form important features that contribute strongly to the character and appearance of Holmbury St. Mary, and define the lanes linking the green and meadows, and nearby hills.



Wildwood on left with typical hanging clay tiles, and White House Cottages, set back on the green.

## The Village Green Centre and Felday Glade

The village green is a triangle which forms an open expanse and narrows down into the shaded lane of Felday Glade. At the corner of this transition, houses like Wildwood sit perched on the lane, and slightly set back, defined by brick boundary walls and low piers with stone caps. This particular house typifies the Arts and Crafts period of the village, with its handsome features introduced in the late Victorian era, that are so characteristic of Holmbury St. Mary. These include: reddish pink or London stock (blonde) brick clad Ground floors, with quaint entry porches; gabled First Floors decorated with scalloped (fish scale) clay hanging tiles; timber casement windows painted white. Brick corbelling is found set under the decorative clay tiles which define the edge between the Ground and First Floor, and are sometimes are found below the eaves, below exposed rafter feet. On the circa 1869 historic map, Coopers Copse is shown to the east of the village green. However, by the mid Victorian era, Holmbury St. Mary had acquired a brick and tile works and a sand pit, to meet the demand of new house building here.



Royal Oak pub, Village Green



The Gables



White House Cottages

At its heart, lies a familiar local pub, The Royal Oak, set back in its own front lawn. Givendale cottage (circa 18th century) sits just to the left. Distinctive street features around the village green include: front lawns, high red brick gables, vertical clay tiles, Tudorbethan stick details contrasting with the woods beyond. Prominent chimneys and front porches add to the visual variety at ground and roof level, such as White House Cottages, on the corner of the green, near The Royal Oak. Many houses have long front lawns, or gardens, such as The Gables, not far from the green.

White House Cottages are set back from Felday Glade, near the village green. Charming, named front gates and hedges are integral features contributing to the Conservation Area. These cottages would appear to be late Georgian; however, also have early Victorian features such as front porches, and larger windows which may have been inserted at a later date. Most houses have either front boundary walls, such as Wildwood, or tall hedges, especially on Felday Glade.







fence and piers, and Rotherwood



Tall, mature hedges line the streets, and bring the landscape features down to a more human scale. Impressive, 4.5 to 6m hedges are often inset with individual arbours or gates. Near the green, low brick boundary walls still survive from the 19th century and define house plots from the street, on the west side of this lane. Edwardian houses near the green display larger areas of glazing, (such as The Old Bakery and Bracken Cottage). Their timber sash and casement windows have small panes, which are attractive features that create a picturesque scene typical of historic houses in the village. (see also, Wildwood House, Rotherwood House, and Holmdale Cottages, here on Felday Glade).



Mid late Victorian detached houses have walls and hedges in Character Area 2.





Felde Cottage on Felday Glade late Georgian, (possibly a semi detached pair, originally).



Warren Cottage, west side of Felday Glade.

The village green stretches up to the hills along Felday Glade, a wide lane, where well preserved houses from the late Georgian era , are set in generous green plots alongside early or mid Victorian era houses. Some were probably semi detached, originally, and appear to have been converted into single family dwellings. For example, Feldar and Gunyah, and Old Glade Cottages and on Felday Glade are similar semi detached houses constructed in load bearing red brick, and set back from the lane with large gardens. Some, like Warren Cottage appear to have been gentrified and turned into grander individual homes with generous front gardens, backing onto the hills.

The village approaching the Hurt Woods is split into two further Character Areas. As shown earlier, Character Area 2 is grouped around the village green, opening out from the Horsham Road. This area combines the flat, open space of the green with more enclosed stretches in lower Felday Glade. To the south west, the lane is framed by late Georgian villas and larger Victorian houses, some in the Arts and Crafts style. Felday Glade rises up from the village green where tidy brick boundary walls and gates are graced with house names that lead to beautifully landscaped, floral gardens and manicured lawns. Windows are typically original timber sliding sash or casement windows.

Holmdale Cottages have charming, typical features that contribute positively and strongly to the character and appearance of the Conservation Area, such as original 8 paned timber casement windows visible on the Ground and First Floors. Above the Ground Floor windows, there are curved, segmental or cambered brick arches. Main entrance doors may be later (late 19th century) but even Edwardian front doors are attractive, with multi-paned stained glass and arched headers. Some houses have a porch hood over the entrance door, or front porches enclosed with brickwork. The steeply pitched gables have vertical hanging tiles, and roofs are punctuated by tall, prominent chimney stacks that also contribute strongly to the Conservation Area. The long front lawns that lead off Felday Glad to the cottages are a characteristic feature, which may seem unusual, are typical for Holmbury St. Mary. Individual gardens here are set off with picket fences. However, in front of the cottages, one feature which detracts from the Conservation Area are the single storey, front garages with flat roofs and metal doors. While low scale, they do not add to the visual amenity of the area, and obscure the handsome cottages, that run along this stretch of the lane.



Holmdale Cottages on Felday Glade lane: plain bargeboard with exposed rafter feet; hand made clay tile gable infill, and tall brick chimneys characteristic of Holmbury St. Marys.





Holmdale Cottages, set back off the verge from Felday Glade, with modern garages in front.



More sympathetic modern garage with tongue and groove, traditional garage doors.



Garages on Felday Glade, with pitched roofs.

Most of the Victorian houses are built of red brick, which contributes to the warm glow of the village, set against the wider backdrop of deep green trees, and the forest of Holmbury Hills beyond. Many cottages on Felday Glade have timber garages, which are quaint and attractive due to their small scale and traditional form, with pitched, clay tiled roofs and timber weather boarding.

## Significant Public Landmark:

The south edge of Character Area 2 is framed by the village's namesake St. Mary the Virgin Church. It exerts a towering presence, hovering over the village, and is Listed at Grade I. Set high up on a hill, it informs the views from many vantage points. Like many local houses, it is framed by mature hedges, but here, they are gently rounded and low so they do not obscure but frame the handsome Victorian landmark and its expansive churchyard. St. Mary's was built by the 19th-century architect, George Edmund Street, who taught the famous Arts and Crafts designer, William Morris, a founder of the SPAB (Society for the Protection of Ancient Buildings). Sir Nikolaus Pevsner says: St. Mary's is one of G.E. Street's last churches, built at his own expense in 1879, two years before his death.

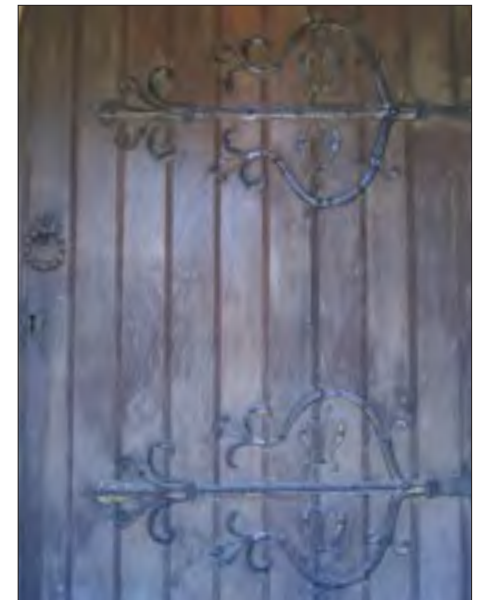
G.E. Street practiced extensively in ecclesiastical buildings, being a pioneer of the vernacular style for country vicarage designs. Street was one of the first architects of the Gothic Revival. The Law Courts, in The Strand (London) was his most celebrated secular work (circa 1866). Street enjoyed a highly successful architectural practice that nurtured many leading designers of the Arts and Crafts Movement, such as: Philip Webb, William Morris, and Richard Norman Shaw. In 1872, when Street visited the picturesque village of Felday, Surrey, he and his first wife were so impressed they decided to move there. He built a large house and, inspired by the village's position in the valley below Holmbury Hill, named it Holmdale.



Long view of St. Mary's from Horsham Road, framed by mature hedges.



St. Mary's and as seen through its charming Lych gate, from Horsham Road.



Decorative detail of wrought iron strap hinges on St. Mary's entrance door.



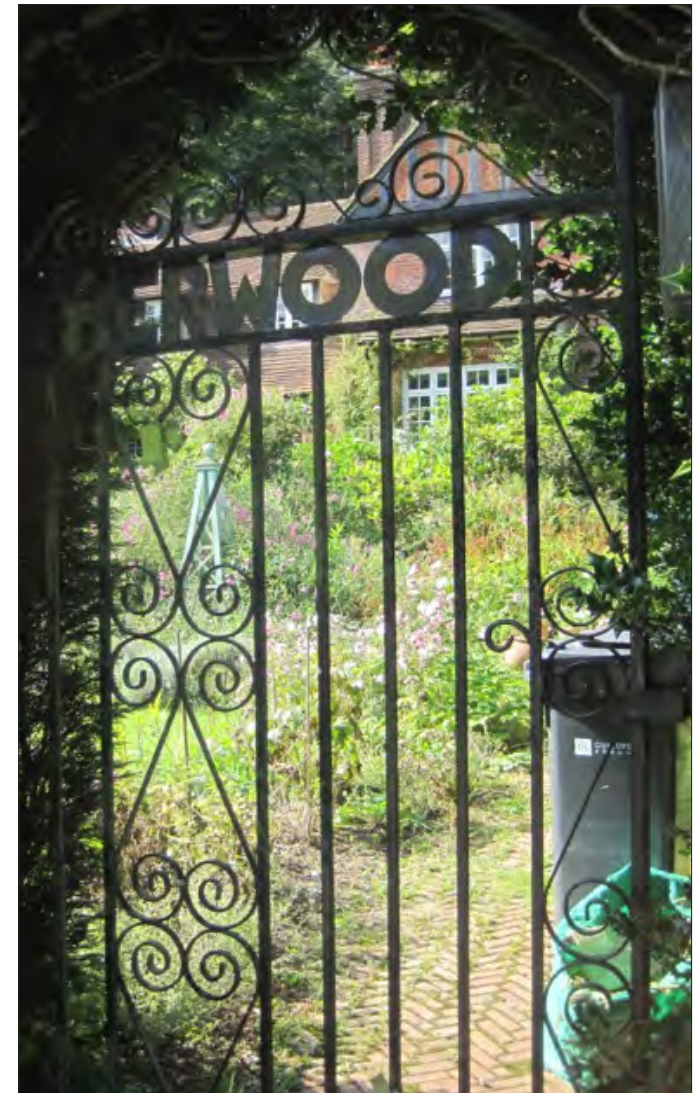
Street designed and paid to build St. Mary the Virgin, using local Bargate stone, with Bath stone trim, and designing much of the stained glass. When the church was completed in 1879, Felday was combined with Pitland Street nearby, and renamed Holmbury St. Mary, after Holmbury Hill and the new church. The Victorian Society says this is an unusual case of a village being named after a church. St. Mary's is a striking Victorian church and local landmark, due to its prominent position on a steep slope, which emphasises its stature. It was G.E. Street's last church, and dedicated to the memory of his 2nd wife, Jessie, who died shortly after their honeymoon. Street himself died in 1881, and was buried in Westminster Abbey.



Stained glass, St. Mary the Virgin (circa 1879)

## Summary of Special Features

- Generous open spaces; deep, grassed village green and wide verges framing the lanes
- Houses and cottages set back behind large lawns, that contrast with the woods beyond
- Boundary treatments, of tall hedges; brick and stone boundary walls, or plain picket fences
- Pocket landscapes that fringe the houses and wide lanes and provide breathing space
- Glimpsed views of long front lawns and secluded, manicured flower gardens
- Gabled front entrance porches and canopies, some with sprocketed eaves to rafter ends
- Steeply pitched gables, tile hung with hand made plain and scalloped clay tiles
- Exposed timber framing or Tudorbethan stick details giving a Tyrolean flavour
- Contrasting verdant setting of tall trees, on steep hills
- Red clay tiled roofs, hipped, or gabled; red brick cladding, or sneckled sandstone infill
- Prominent chimneys add to visual interest at roof level
- Weather boarded, single garages with pitched, clay tiled roofs framing the lanes.





### Character Area 3: The Horsham Road, Pitland Road and Holmbury Hill.

To the south east Horsham Road enjoys a short run before forking off into a slim triangle formed by Pitland Street and Holmbury Hill Road. This Character Area 3 is defined by its contrasting stretch of distinctive small cottages and larger community buildings opposite east green with the village pump overlooking a pond (Mole Valley). It then rises sharply off the main Horsham Road into steep hills, lined with small, distinctive cottages, some being 17th century or Georgian, although most seem 19th century. Distinctive local buildings of merit include: Cherry Bank; Cherry Cottage, and Bulmer Cottage. Further north, lies Lades Court and 1 and 2 St. Mary's Cottages with its tall, glazed gable end.



Bulmer Cottages



The Hollybush Both multi gabled buildings were formerly in community use (now private).





Honeysuckle Cottage.



## Pitland Road.

The smallest, timber framed cottages are stone faced with galleted pointing, like Honeysuckle Cottage. (left) It is timber framed, built in a low two storeys and clad in local sneckled sandstone. It may be earlier but dates at least from its charming 18th century graffiti. Here, the owners initials (W.W. , J.E.) and dates (1721; 1791) were cut into the soft red brick door surround, giving local distinctiveness.

Neale Cottage (Grade II Listed), (right), lies nearby, tucked away behind Pitland Street and dates from the 17th Century. The List Description notes: Cottage. C17. Galleted sandstone rubble with brick dressings and plain tiled roof half hipped to right with tile hung gable to left. Two storeys with rendered offset end stack to left. One leaded casement to centre of first floor and one ground floor casement to left. Central door in C20 glazed porch. Single storey shed to right angles at front right. This Listed cottage is so tucked away behind Pitland Street that it can only be glimpsed, mostly in long views from Horsham Road.

Further on Pitland Streets north side, brick cottages are white washed brickwork with slate roofs, being mainly early Victorian.

Later 19th century examples include: Orchard Cottage (circa 1880s) in red brick, with double gables and chimneys.





Neale Cottage.



Watchmoor Cottage and Ringwood Cottage (left);  
Orchard Cottage. (right)



Two modes of transport.



Woodlands Cottage, Pitland Street: tiled, timber clad porch.

Traditional front porches with tiled gable roofs, with detailed joinery, offer shelter from the rain. Larger houses cling to the hillside on the west of Pitland Street; smaller cottages are set in a dip on the east side, creating a charming setting. Some porches and barge boards have exposed rafter feet.



Porch at Rose Cottage with typical plain clay tiled roof, swept eaves and open framed gable end.



Bulmer Cottage set back on the Horsham Road – its front porch and manicured garden.

Gardens, whether large or small pocket sized areas are often well manicured and add charm and visual appeal to the character and appearance of the Conservation Area, as shown above. Front porches have traditional Victorian joinery details which also contribute strongly to the picturesque quality of Holmbury St. Mary, such as the fret cut balustrade here at Bulmer Cottages, which forms circles and heart shapes. A long stretch of the Horsham road (west side) enjoys a typical wide, grassy verge with cottages (and the local garage) set back from the street, forming a loose, or open urban grain, which contributes strongly to the character and appearance of the Conservation Area.





Inholm off Pitland Street: an Edwardian mansion, showing a wide range of house types in the village.

On a larger scale, there are several country houses, including Inholm. The cohesive group of Edwardian house, small cottage, gates and stone boundary wall with hipped gatehouse and chimney to the garden house (or grooms cottage) form a picturesque ensemble, which is highly additive to the character and appearance of the Holmbury St. Mary Conservation Area.

The local stone boundary wall complete with tiled overhang, and integral chimney (to warm a garden house); below, the hipped gate house and ball finials.



Inholm Gatehouse.



Stone boundary wall and gabled front porch is well integrated into the street scene.



## Holmdale

The only Grade I Listed Buildings in Holmbury St. Mary, St Mary-the-Virgin and Holmdale, were built by the local resident, and famous architect, George Edmund Street. His own house, Holmdale, enjoys a secluded position, in Holmbury Hill Road, behind Pitland Street. The DCMS List Description describes his house, and the stables as:

“Country House, now divided. 1873 by G E Street...for himself, extended by Barton Webb. (Built of) Snecked sandstone ashlar to ground floor of most of house and to central tower, decorative timber framing above with red brick infilling, some in herringbone pattern, some rendered infill incised and decorated to entrance porch. Plain tiled roofs under ridge cresting with fish scale tile hung gables. L shaped with square tower in angle of L. Two storeys with tall ribbed and corbelled stacks on ends and ridge...stacks to garden front octagonal. Leaded casement (windows), ... all with decorative leading...

Entrance front: principal features include double glazed bays to right hand side with leaded casement windows on each floor. Battlemented tower... with corbelled eaves and irregular stone dressed fenestration. Triple gabled range projecting to left with regular casement (windows).... Main entrance to centre in gabled bargeboard porch with incised rendered floral decoration.”



Holmdale G.E. Street, c.1873-74



Of further interest, Hopedene, was built in 1873 by Streets pupil, Richard Norman Shaw, just across Horsham Road (in Mole Valley District Council)



## Summary of Special Features:

- The Coach House, a 19th century rubble stone outbuilding with corner quoins, imposing in scale; impressive, 230mm brick wall with piers, pierced with timber railings, running uphill to
- Inholm House, and stone walls with chimneys, gate house and gabled door case feature. While only glimpses of Inholm can be seen from the lane, the boundary walls are exceptionally well detailed and make a strong visual contribution to Pitland Street.
- Corner Cottage (circa 1903), a picturesque Edwardian house with tall shrubs, clay hanging tiles
- Lychgate House a Tudorbethan house built in brick with an over hung 1st Floor clad in vertical plain tiles, under a hipped roof and central chimney stack and octagonal turret.



The Coach House



## 4.0 Relationship to Setting and Significant Views

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### Special Landscape Designations:

The landscape setting of Holmbury St. Mary is one of its strongest features, and is recognised by the following designations:

- Green Belt, and Area of Great Landscape Value
- Area of Outstanding Natural Beauty
- Ancient Woodland
- Site of Nature Conservation Interest



The Village Pond



## Landscape and Open Spaces.

(Hills, glimpsed landscapes; flora and fauna)

A characteristic feature of this Conservation Area is the unusually sharp contrasts between meadow, and the hills. Glimpses of the hills beyond the houses form a verdant backdrop. A variety of tall trees and greenery can be readily be seen from houses dotting the green, or climbing the steeper streets. The vast swathe of forest, in between the forked main streets, is a wildlife haven; deer roam down from the hills to the gardens below. Ducks mingle on the village pond, near the village pump.



### Significant views include:

- Prominent views up the hill to St. Mary's Church, show a distinctive landmark, Grade I Listed.
- St. Mary's Church: The Grade I Church sits high on a promontory, uphill from the Horsham Road. It can be seen through the lych gate standing on a pavement on the main road. Glimpsed views of St. Mary's can also be caught across the village from Felday Glade.
- The Royal Oak garden enjoys long views south east across to St. Mary's Church an iconic landmark. This mature hedge on Felday Glade in the foreground is a characteristic feature of the village, framing local views.

- **Village Green:**

The most typical local scene occurs around the village green, which contrasts here sharply between the open grassy triangle lined with cottages, with the houses perched on the steep hills above. Below, nestled under the tall tree line, are the low lying houses. Across the Horsham Road, houses overlook lower meadow land and several large ponds.

The village green, is a focal point that offers key views of the village and defines the character and appearance of the Conservation Area. This public open space is framed by a variety of 19th century houses, an appealing feature adding to the visual interest.







The character defining green verge west of Felday Glade with tall boundary hedges.



- **Felday Glade:**

Glimpsed views occur for most houses, from behind the high hedges, or down drives, and to the Victorian cottages set back from the green verge on the left hand side. Modest, two storey homes cling beneath impressive hills lined with mature oak and fir trees. Substantial gaps between houses, stepping up the hillside afford views of the surrounding landscape and embrace the built form.

The land leading up to the village Hall (itself just outside the Conservation Area) up the hill on the east side of Felday Glade has characteristic wide expanse of land, formed by a wide, grassy verge. Houses are set back and framed by a glade of tall fir and oak trees (30m tall), rising majestically to the forested hill beyond. Along the south side of Felday Glade, there are many trees, some 30m+ specimens, which appear to be Wellingtonias (ie Sequoias), so could date from the 1860s.

## Horsham Road

By contrast, up here, many cottages sit perched on steep slopes. The term Tyrolean could well describe a most unusual landscape setting, special here in Surrey.



Wayside Gate Cottage



Church Cottages



Quickthorne Cottage, Pitland Street.



## 5.0 Historic Character

The historic 18th century maps show post medieval cottages along the Horsham approach, which appear modest due to their low scale of two storeys. Clad in local Sneckled Sandstone the earliest houses have Good examples of this are the Grade II Listed Church Cottages (opposite the red brick Felday Chapel) and Neal Cottage (17th century) on Pitland Street, and unlisted Honeysuckle Cottage (late 17th -18th century) and Neale Cottage, Grade II Listed, off Pitland Street, timber framed (17th century).

### Character Defining Historic Buildings:

#### Georgian survivals would include:

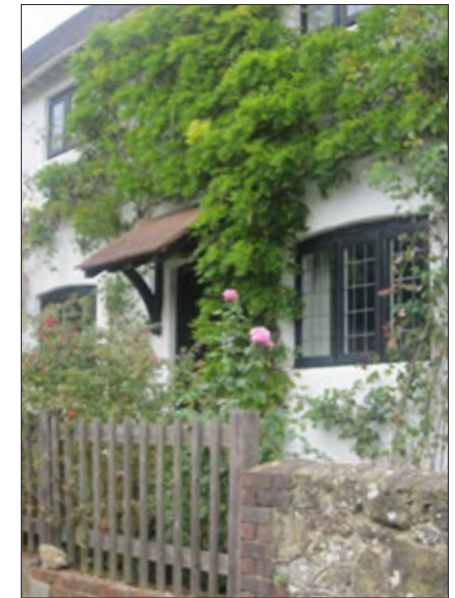
- White House Cottages off the village green, unlisted, timber framed(18th century)
- The Kings Head Pub, on Pitland Street unlisted, Georgian (late 18th century)
- The Royal Oak Pub timber framed building on the village green
- Watchmoor Cottage and Ringwood, also on Pitland Street (early 19th century) semi detached cottages perched on the hillside.

#### Early to Late Victorian (circa 1830-1890s) examples include:

- The Non Conformist, Independent Felday Chapel (early mid 19th century), Horsham Road
- Heath and Rose Cottages (semi detached) on Pitland Street
- The Old Post Office Cottages (early Victorian, last two examples)
- Pear Tree and Woodlands Cottages.



White House Cottages



Post Office Cottages



Garden of The Royal Oak



Kings Head pub

## Turn of the century houses reflect the popular Arts and Crafts style:

- Orchard House (Pitland Street) and Wildwood (Felday Glade).
- Rotherwood a late Victorian country house (on Felday Glade).

Feldmore Lodge, (in nearby Mole Valley), close by, opposite the village pump; so close to the village ponds, that it forms part of the back drop, or wider setting for this charming Conservation Area. (attributed to Alfred Waterhouse's design). Edwardian 'landmark' buildings with large paned window expanses, some with tall gables and distinctive bay windows, dormers, and porch hoods make attractive focal points on Horsham Road.



Feldmore Lodge



Rotherwood

## Edwardian Buildings include:

- The Old Bakery a notable double fronted Edwardian manse on a prominent corner of the village green
- Lades Court, and 1 and 2 St. Mary's Cottages, Horsham Road
- The Hollybush Tavern former pub/community building, on rising land off Horsham Road
- Visible effect of period construction features:
- Timber framed – 17th century cottages main elevation to street, with exposed half timbers ,
- Georgian cottages: Plan form, tends to be two up, two down layout with central staircase,
- Victorian villas: rectangular plans with cross wings and tile hung 1st Floors and gables.



1 and 2 St Mary's Cottages



Lades Court



## Listed Buildings:

1. St. Mary's Church (Grade I) George Edmund Street imposing Holbury Hill site, built sandstone, 19th C in the Early English Style; prominent bellcote, diagonal buttresses to the east end, and curved buttresses to the west end.
2. Chapel Cottage (Grade II) 17th century timber framed, galleted sandstone cladding; exposed frame, and Victorian rear wing rising from behind with prominent chimney stacks. Also, Livery cottage, (left, background) and the Independent Felday Chapel, on opposite sides of Horsham Road, are both Buildings of Townscape Merit. (Note the extensive boundary hedge to Horsham Road.)
3. Chapel Cottage (Grade II) 17th century Sandstone with brick infill to timber frame, plain tile roofs
4. Chapel Cottage and Ivy Cottage adjoining, seen from the lawn of Felday Chapel.
5. Neale Cottage (Grade II) 17th century. Galleted sandstone with brick dressings and plain tile roof
6. Holmdale (Grade I) – G.E. Streets country house, Arts and Crafts, in sneckled sandstone
7. Holmdale Stables (Grade II) circa 1873, G.E. Street, ancillary Listed Building.
8. K6 Telephone Box – Giles Gilbert Scott, circa 1935. Cast iron, square kiosk with domed roof.
9. Tor Ridge, Horsham Road (Grade II) –G.E. Street, Lodge to Holmside. (group value) (N.B. Just south of the Conservation Area, and Holmdale lies Alder Moor Cottage (Grade II) 17th century. timber frame, brick and sandstone, on Holbury Hill Road)



St Mary's



Chapel Cottage



Chapel Cottage



Holmwood

## Undesignated Heritage Assets.

Holmbury St. Mary has a great number of these. The majority of buildings in the conservation area contribute to its special interest.

Highlights: examples include buildings with an intrinsic importance to townscape, such as:

- Felday Chapel, Horsham Road, early independent chapel.
- The Old Bakery Village Green, prominent late 19th century house (former shop) on corner
- The Royal Oak Public House, 19th century, off the village green, with front garden.
- Livery Cottage, on the Horsham Road opposite Felday Chapel (unlisted – see page 24).
- The Kings Head Public House, 18th century, on Pitland Street (below) – with 19th century porch.
- Felday Glade: Felde Cottage late Georgian villa, as with Feldar and Gunyah Cottages.
- White House and The White Cottage (C18/early C19 pair of whitewashed brick cottages
- 1 and 2 St. Mary's Cottages, on the Horsham Road (Character Area 3)
- Nos. 1 and 2 Lades Court Edwardian Tudorbethan Tavern adjoining St Mary's Cottages (both, now converted to flats)



Old Bakery



Royal Oak pub



King's Head pub



Warren Cottage



Felday Chapel



White House Cottage



Lades Cottage



## Local distinctiveness

(features that make Holmbury St. Mary special)

- Prominent village green on the incoming bend of the Horsham Road
- Georgian and Victorian houses set against the tall treeline of Holmbury Hills
- Houses set back from the street, often with tall hedges, or brick boundary walls
- High, broad gabled elevations, most with hand made clay tile hanging
- Prominent corbelled chimney stacks, some with chimney pots
- Gabled dormer windows; white painted, original timber casement or sash windows
- Traditional brick or timber garages with tiled roofs, and side hung stable doors.
- Holmdale Cottages: Arts and Crafts homes, here, in Felday Glade, set back off a grassy verge
- Long front gardens, floral displays, plain picket fences and hedges contribute to the local scene.
- Red brick cottages with prominent, tiled gables, white painted timber casement windows
- Small scale front porches, or porch hoods, add charm and contribute to Conservation Area.



Manicured front gardens contribute to the character and appearance of the area.



Holmdale Cottages



Holmdale Cottages



Holmdale Cottages

- Feldmore Lodge Arts and Crafts style. This exuberant example mirrors late Victorian houses in Holmbury St. Mary with its prominent tile hung gables, chimney and white painted, timber neo Georgian casement windows. Designed by Alfred Waterhouse.
- Lych Gate House (off Horsham Road, Pitland Street)
- The Old Village Pump timber framed and thatched roof enclosure, on east green.
- Ringwood and Watchmoor Cottages, in white painted brick, with red brick Orchard Cottage in the foreground. Glimpses of rural life, such as horse riding hint at local stables
- Long set backs and green verges giving generous spaces between street and houses
- Lavender Cottage, Feldale Glade, long private drive, with timber garage and brick gates.



Feldmore Cottage



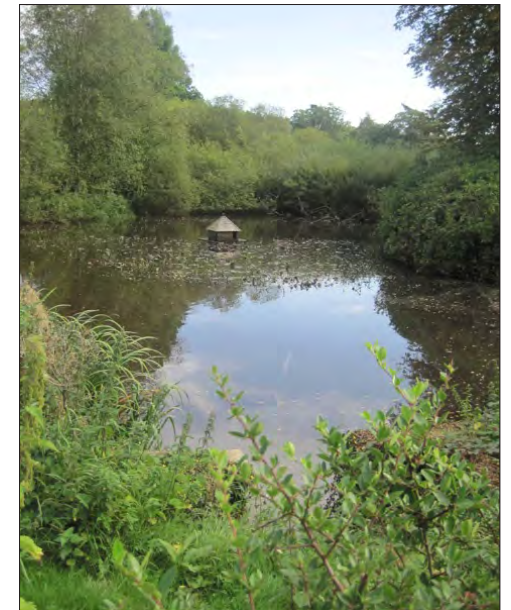
Lychgate House



The Old Post Office cottages (showing former use), Pitland Street, south end.



The Old Pump



The Village Pond





Warren Cottage Victorian, detached house with veranda and pent roof, Feldale Glade.



Quickthorne Long views of hills beyond



Timber garages to Forest Cottage.



A typical Victorian house, near the village green, on Felday Glade.

## Local Distinctiveness Streetscape features:



Garden gates with house names.



Inholm Long, well detailed boundary wall. (continued)



The Coach House, Pitland Street south arm (running down to Horsham Road to the east)



Coach House, C19 walls



Brick and timber walls piers with ball finials



The Hollybush, former community centre (now converted into flats) showing timber split rail fencing.



Arts and Craft detailing: Entry porch and Gothic arched door with strap hinges. This steep site is shown by the rising land and many entrance steps.



## Architectural quality and built form:

Typical features include:

- Picturesque groups of C19 houses grouped around the village green
- Modest scale of two storeys, with few exceptions
- Stone clad, Listed Buildings and timber framed cottages that survive from early farmsteads
- Late Victorian, detached brick villas, interspersed with 17th 18th Circa timber framed cottages
- Brick detailing including dentil bands above ground floor, or at first floor, under the eaves
- Brick boundary walls (see above) that define front gardens and house plots
- Gabled roofs, some with hipped ends; low pitched roofs; or M roofs (18th century houses)
- Steep gable roofs, end to streets, clay tile hung in the Surrey vernacular style
- Vertical clay tiles on main and upper storeys, in alternate bands of scalloped and plain tiles (creating a striped effect).



Victorian landscape



Corner House, Pitland Street

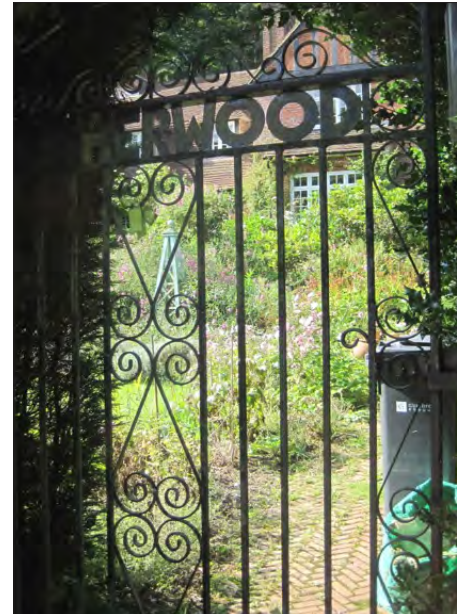


1903 dated render panel



Decorative clay tiles

- Prominent, brick chimney stacks (see Bulmer Cottages and 1 Wayside Cottage, Horsham Road)
- Pent roofs and front porches The Kings Head originally a pair of 18th Circa cottages.
- Projecting bay windows and/or original timber windows, casement of timber sashes; Porch hoods to most 19th Circa houses and earlier cottages (see 18th Circa Kings Head PH).
- Named garden gates, leading to manicured lawns and decorative flower beds.
- Open or loose urban grain with wide plots enjoyed between most residences
- Trees, hedges and bushes contribute strongly to a verdant, rural sense of place
- Manicured front gardens looking onto the lanes, bringing landscape down to a human scale.



Rotherwood House set back from Felday Glade, with typical named gate and floral garden.



Kings Head pub



Prominent chimneys





## Windows



Timber, casement or sliding sash windows, painted white (The Kings Head 18th Circa)



The generous expanse of neo Georgian casement windows to 19th C, Nos. 1 and 2 Lades Court together with 1 and 2 St. Mary's Cottages along the Horsham Road make a striking landmark with its tall, projecting gable, and projecting pentice roof bay at Ground Floor level.



Tri partite (triple) casement windows in The Coach House, Pitland Street.



An unusual corner casement window in a Victorian house along Horsham Road.

## Open / Green Spaces: Public Areas and Private Gardens



Holmbury St. Mary's Village Green



Hill rise and churchyard leading up to Non Conformist Independent Chapel (circa 1840s)



Upland glen near the village hall, and tall fir/oak trees (~30m +)



## Flora and Fauna Positive Contributors to Streetscape



Victorian and Edwardian houses on Felday Glade set back behind grassed lawns (The Gables, above). Long front lawns and gardens are framed by over hanging trees that frame the lane.



Gardens neatly manicured gardens of Bulmer Cottages, Horsham Road.

## 6.0 Adjacent designations/ Sites of Archaeological Importance:

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- Holmbury Camp (not far away) Iron age Hill fort (Scheduled Ancient Monument)
- Ancient Woodland, east of Horsham Road (Char. Area 1) Mole Valley District Council

## 7.0 Strengths, Weaknesses, Opportunities, and Threats (SWOT)

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### Strengths

- Splendid, forested landscape (AONB), (AGLV), and Site of Nature Conservation Interest
- Open (or loose) urban grain, with wide green verges, either in front of houses, or in between cottages and semi detached villas. This open grain gives a generous feeling to the townscape and is a prevalent feature, characteristic of a rural setting and landscape.
- Lush landscape, whether natural or man made gardens with floral displays; plentiful and impressive treeline, and variety of mature, large scale specimens (fir, oak, deciduous)
- Long front gardens, or green verges which maintain the rural landscape and serve as a buffer to Green Belt and special designations;
- Impressive, mature hedges (over 5m high) define street and lane boundaries from private gardens.
- Integral, set in entrance gates to private houses and lawns, mostly in timber (some named)
- Glimpsed views of Local Landmarks/ Listed Buildings such as St. Mary the Virgin (Grade I)
- High quality construction and traditional materials (sandstone, brick, plain clay tiles, slates); these give a golden colour and glow to the village, and give it an appearance of growing out of the countryside.
- Good condition of houses and gardens well maintained and tidy
- Timber windows, still in their original condition (lack of unsympathetic alterations, UPVC)
- Original boundary walls in stone (Horsham Road), or red brick an attractive local feature







St Mary's Church



Felday Chapel being restored



Uncontrolled parking

### Weaknesses

- Uncontrolled parking in verges; ad hoc, modern garages in front of the handsome, set back houses to s.e. side of Felday Glade; these obscure the view of the good quality houses, such as Holmdale Cottages, detract from the character and appearance of the Conservation Area.
- Poor condition of tarmac drive leading to St. Mary's Church (needs repair, resurfacing). This may have an impact upon disabled access into the church, or ease of mobility, generally.
- Potential pressure to lop, or fell local trees near homes/cars (despite special designations)
- Potential pressure to replace authentic Georgian, or Victorian windows (for double glazing/ plastic) versions

### Opportunities

The Royal Oak: consent granted to create a car park, easing congestion on the Green:

- Possibility of rear car park to ease pressure on roadside spaces, safety of pedestrians
- Reduction of car parking along parts of the village green (due to dedicated car park)
- Independent Chapel; positive repair of a heritage asset on a very prominent hillside approaching the village green.
- Potential to recognise Buildings of Townscape Merit, update Local List, given opportunity.
- Adoption of Conservation Area Appraisal (Statement) to recognise its special interest.

### Threats

- Pressure on green open spaces for back land development, or in filling between houses
- Pressure from home owners for extensions/alterations which would detract from CA
- Proliferation of car parking, which would benefit from a form of management plan
- Lack of Article 4 Direction to protect boundary walls, fences, hedges and garden features
- Pressure (potential) for further car parking on green verge near Village Hall; while just outside the Conservation Area, this could have a detrimental impact, given its proximity.

## The status of this document

This document forms part of the evidence base which supports the policies within the National Planning Policy Framework. It accords with relevant legislation in the Planning (Listed Buildings and Conservation Areas Act) 1990. It is an initial information source for individual planning applications and a material consideration when assessing development proposals. The conservation area appraisal should be used in conjunction with the saved policies of the Local Plan 2003, the emerging local plan, the NPPF, and other adopted planning policy and guidance. First and foremost, the conservation area appraisal is an important tool to use when developing and assessing planning proposals.

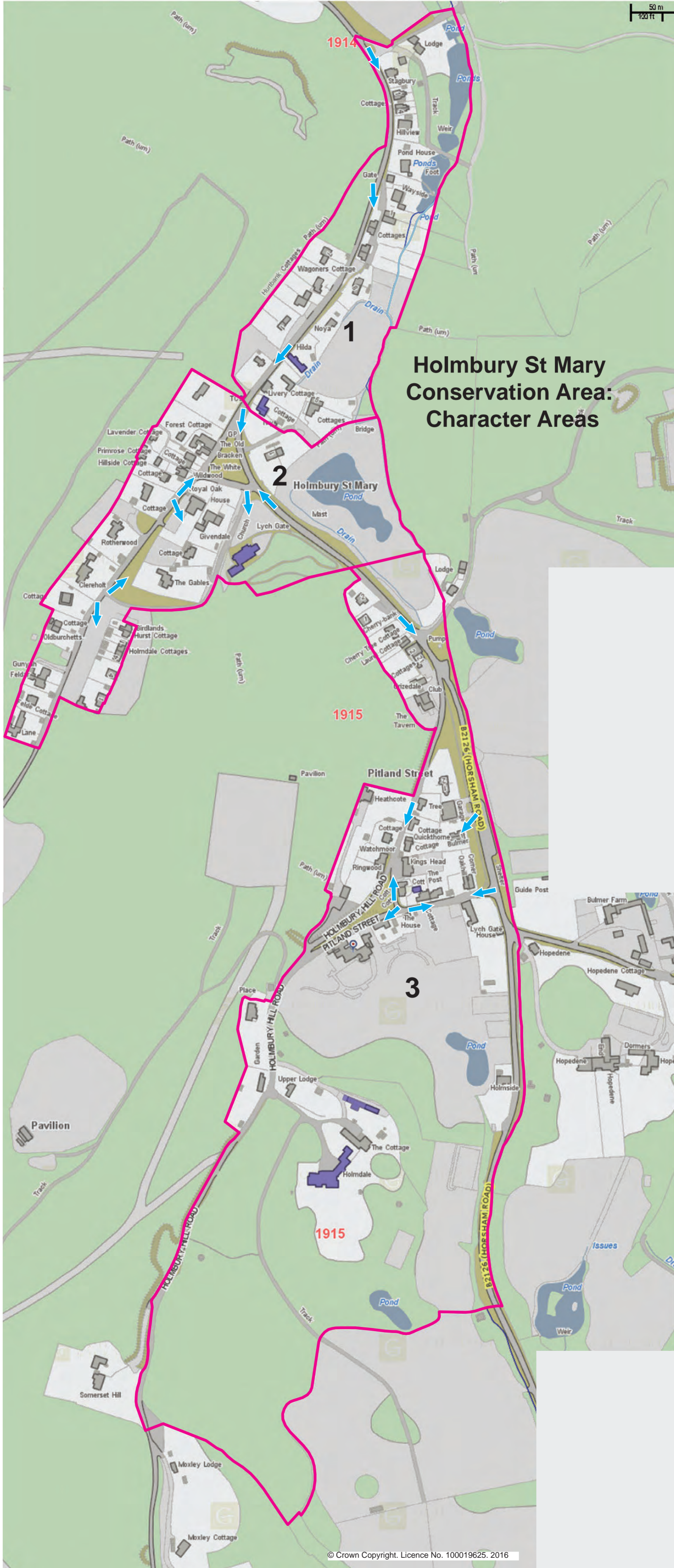
## Conservation area boundary and planning controls

The adopted appraisal contains recommendations for changes to the conservation area boundary that were implemented following resolution at the Executive on 18 July 2017.

## Statement of public consultation

This document has been subject to wide public consultation. Stakeholders were consulted through the public consultation process. The public consultation was held from 6 March until 3 April 2017 and a meeting was held in the parish. Documents were made available to view online on the Council's website at [www.guildford.gov.uk](http://www.guildford.gov.uk). Hard copies were available in the public library and the Council offices at Millmead House, Millmead, Guildford GU2 4BB. After careful consideration of the representations made following the public consultation, the text of the appraisal document was amended to address valid points of concern. A summary of the comments received and the amended text were formally submitted to the Council's Executive Committee and agreed on 18 July 2017.





## Holmbury St Mary Conservation Area: Character Areas

□ = proposed conservation area boundary  
■ = listed buildings  
 Not to scale

**GUILD FORD BOROUGH**  
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 Guildford Borough Council  
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 Guildford GU2 4BB

**Holmbury St Mary Conservation Area Appraisal**  
 Draft conservation area map







