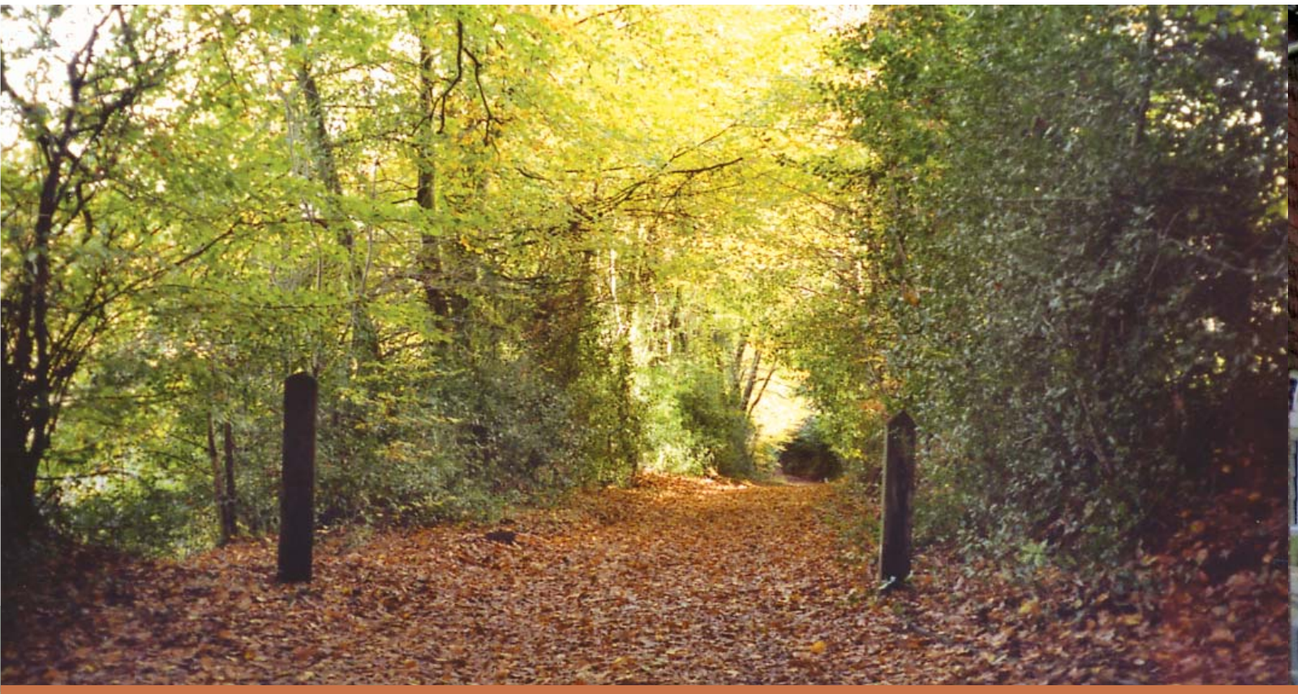
Grayshott





Village Design Statement

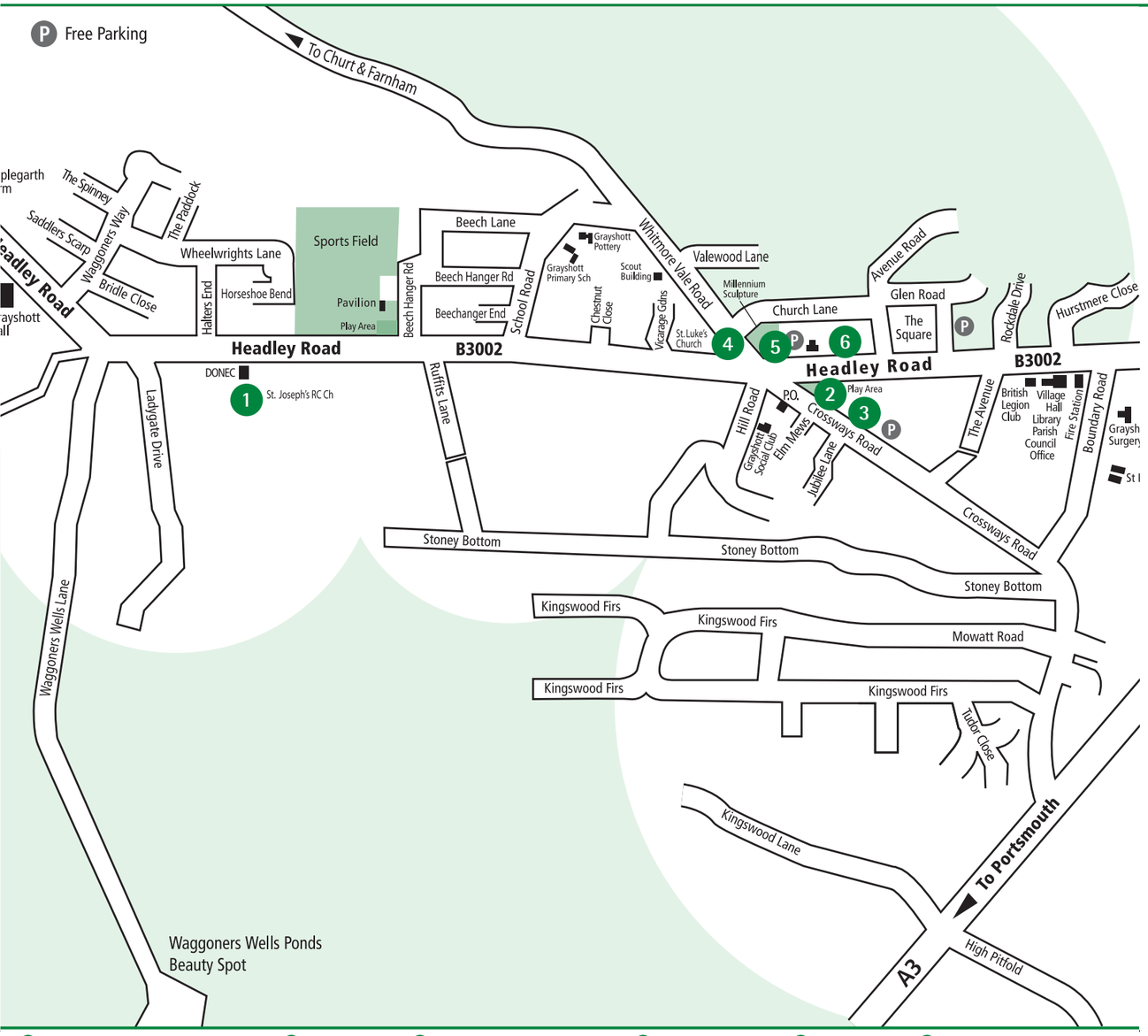
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St. Luke's Church (listed building)

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Map 1. Village Centre Plan with Street Names



1 St. Joseph's Church



2 War Memorial



3 Crossways Conservation Area



4 St. Luke's Church



5 Millennium Sculpture



6 Fox & Pelican Public House



Introduction



The Parish of Grayshott is in the north-east of Hampshire, close to the borders of Surrey and West Sussex. It is surrounded by beautiful and varied countryside, large sections of which are now protected by the National Trust. The area became known in Victorian times as 'Little Switzerland' and attracted settlement by those seeking an attractive and healthy environment.

Records show that there was a sparse settlement here from the 12th Century but it was not until the Victorian era 150 years or so ago that we see the emergence of a village. St. Luke's Church has passed its centenary, as have the Village Hall, the School, the Fox & Pelican and the laundry building (now Grayshott Pottery). These and many other amenities were created by the generosity of local landowners and have been well supported over the decades by the villagers. The attractiveness of Grayshott has increased its popularity and has drawn residents, commerce and trade.

With this background it is not surprising to find strength of feeling for the village and a deep concern for its future.





Several themes emerged during the consultation for this Design Statement which should be taken into account by landowners, developers, the parish, district and county councils and other organisations.

- There is a wish to regulate the style of new buildings, to halt the loss of our Victorian and Edwardian heritage and to influence high quality development in the future.
- There is concern about the impact of future development on already overloaded infra-structure, drainage and services.
- There is a deep appreciation of our wooded valleys, our rural lanes and footpaths and the environmental value of natural areas within and around the village.
- Residents do not want to lose the natural areas within and around the parish, either by piecemeal encroachments or by an extension to the Settlement Policy Boundary.
- There is alarm at the increase in the volume of traffic and the size of delivery vehicles. The need to shift the balance in favour of pedestrians has become a critical issue.
- There is general appreciation of the diversity of businesses in Grayshott.

It is hoped that this Village Design Statement will assist architects, builders, planners and the local community to maintain the character of Grayshott in line with the wishes expressed by many of its residents.

What is a Village Design Statement?

A Village Design Statement (VDS) highlights the qualities, style, building materials, characteristics and landscape setting of a village, which are valued by its residents. The advice should be taken into account by developers, architects, builders and residents before considering development.

The principal document outlining policies for the area and guiding new development is the adopted East Hampshire District Local Plan First Review. This is set within the framework of Government advice and regional and county planning policies. The District Council's adopted Local Plan is supported by the Council's Supplementary Planning Guidance, which provides further detailed advice. Examples of this are the 'Countryside Design Summary', 'Design Guide for Residential Extensions', 'EHDC Shop Fronts Design Guide (1997)' and 'Caring for East Hampshire's Conservation Areas and Historic Buildings' (available from EHDC) This VDS will reinforce the Local Plan and has been adopted as non-statutory planning guidance.

The VDS provides a valuable link between all interested parties. It reflects the opportunity given to local people to participate in the planning process at an early stage and to make a positive contribution to the future of the village.

This VDS falls in line with the emerging Second Review Local Plan but may need to be reviewed in the future to ensure that it is still in line with any changes to Local Plan policies or revisions to national, regional and county planning guidance.



Grayshott's Design Statement

At the April 2001 Annual Parish Assembly concerns were raised that the planning regulations as they affected Grayshott were insufficiently robust and the concept of a Village Design Statement was suggested as a way of overcoming this problem. Subsequently the Parish Council agreed in July 2001 that a design statement would be the appropriate means of progressing the matter and that the residents rather than the parish council itself should produce it; however, a parish councillor would be allocated to the project in a liaison capacity, and some funding would be provided to meet initial expenses. An open meeting was arranged for residents who were interested in forming a team, and the first meeting of the Village Design Team took place on 21st February 2002

This statement has been compiled following:

- The response to a questionnaire, which, in 2002, was delivered to about 1,000 households and collected from homes and shops used as central collection points in the Parish (with a 30% response).

- Village clubs and organisations were contacted to ensure they had sufficient questionnaires and to encourage a good response.

- Presentations and displays were made to the Parish Assemblies in 2002 & 2003.

- Displays and opportunities for discussion of the VDS drafts were made during the following village events in 2002: the Jubilee Picnic, the Village School Fete, the Party in Grayshott and the Grayshott Horticultural Society annual show. Grayshott Primary School received a presentation.

- For several months in 2002 there was a permanent display in a centrally situated shop window which described the aims of the VDS and requested comments.

- On 9th November 2002, a widely publicised open workshop was held in the Village Hall, which provided useful debate, information and guidance.

- In 2004 a draft copy of the statement was presented to the Parish Assembly; copies were distributed at the assembly and given to key village organisations as well as being available at central distribution points throughout the village and on the Grayshott website. A 25% response to the draft document was received.

The following organisations supported the production of the VDS: Grayshott Women's Institute; 'Buy in Grayshott', 'Party in Grayshott' and Grayshott Pottery. Assistance has also been provided by Grayshott Parish Council and East Hampshire District Council. The statement represents the collective opinion of residents and is a useful addition to planning guidance documents. It has a particular role in providing a detailed assessment of the local character of Grayshott by describing its unique and individual features. It should be respected in any development in order to retain local distinctiveness.

In this VDS

DESIGN GUIDELINES have been adopted as non-statutory planning guidance and are on light green background.

ACTION POINTS refer to further objectives expressed by residents for future action and are on light yellow background.



Fox and Pelican Public House, Headley Road.

Location & Setting (see Map 2 Pages 10-11)

Grayshott is on the margin of north-east Hampshire, near Hindhead in Surrey, and lies on the B3002 between Hindhead and Headley. A small part of the settlement lies within Surrey. The original centre of the village and its later additions have been built on high ground between and beside three deep wooded valleys and westwards towards open sandy heathland.

To the north and north-west are the wooded areas of Whitmore Hanger, Whitmore Vale, Woodcock Bottom and Golden Valley, all containing Sites of Importance for Nature Conservation (SINCs). To the south lie Stoney Bottom and Waggoners Wells. The western edge adjoins the open sandy heathland of Ludshott Common. A small part of the eastern boundary adjoins the London to Portsmouth road. Part of Grayshott village settlement lies outside the county boundary in Surrey, but contributes significantly to the character of this approach to the village centre.

Grayshott is enhanced by much protected land around and within the parish owned by the National Trust, the Ministry of Defence, and some being acquired by Grayshott Heathland Trust.

Grayshott's closest beauty spots, the lakes and woods of Waggoners Wells and Bramshott & Ludshott Commons contain some ancient woodland which has been designated a Site of Special Scientific Interest (SSSI).

On Grayshott's doorstep is the internationally recognised Wealden Heath Special Protection Area (SPA), which locally includes Bramshott & Ludshott Commons, the Devil's Punchbowl & Hindhead Common. The scenery around Grayshott, with its rich and varied flora and fauna, is valued by residents and visitors alike.

The view from the community is that any extension of development beyond the current Settlement Policy Boundary to the north, northwest or south would destroy the beauty of the wooded valleys and encroach upon ecologically important areas. Any extension to the west would diminish the 'local gap' between Grayshott and nearby villages and irrevocably alter the character of this part of the village. Furthermore additional development on high ground may exaggerate the problem of erosion by fast moving water after heavy rainfall.

There is a need to ensure that storm water systems are adequate and keep ahead of drainage requirement.

Location & Setting

DESIGN GUIDELINES

Development should:

- take account of the Settlement Policy Boundary as defined in the adopted EHDC Local Plan: First Review
- retain and where possible enhance important areas of nature conservation, woodland and heathland which contribute to the character and setting of the parish
- not be permitted in undeveloped areas of woodland and heathland which are important features in the overall character, quality and appearance of the parish
- not be permitted on the wooded valleys within the Settlement Policy Boundary, where it would harm the landscape character of the village
- avoid areas where it would increase the risk of flooding and erosion of valleys as a result in changes to surface water run-off unless that risk can be overcome by mitigation measures.

ACTION POINTS

- Encourage closer liaison between Hampshire and Surrey County Councils with regard to developments close to the boundary
- Consideration should be given to preparation of a Local Conservation Plan.

Examples of valued buildings outside the Conservation Area



The Old Cycle Shop, Headley Road



Western Lodge, Crossways Road

History of Grayshott, Settlement Pattern & Conservation Area

Pre-Victorian Period

Until the railway arrived at nearby Haslemere in 1859, Grayshott, or 'Graveshotte' (signifying 'a clearing in the woods') was never more than a hamlet of small farms, broomsquires' cottages and a haunt for notorious brigands. As recorded in the Domesday Book, Grayshott was within Headley Parish and part of the 'Waste of the Manor' of Sutton. Ownership was passed from King Stephen (1135 – 1154) to his brother Henry of Blois, Bishop of Winchester. Later, when that manor was divided, Grayshott became part of the Manor of Wishanger. 'Wakeners Wells' (now known as Waggoners Wells), was created in the 17th century by the Hooke family of Bramshott.

Some traces of this early period remain in the broomsquires cottages of Stoney Bottom and Whitmore Vale, in the outlines of holding pens for livestock along the drovers' road in Stoney Bottom and in dry sandstone walls and boundary banks. The sites of some original farms are known: for example Grayshott Farm and Bull's Toft, now known as Grayshott Hall and The Old Farmhouse (Headley Road). Many of Grayshott's footpaths and bridleways, so much a feature of the village, were established in those days.

Victorian and Edwardian Period

The sale of land following the Acts of Enclosure of the 1850s defined the limits and shape of the village. Wealthy families were attracted to the area, which became known as 'Little Switzerland' due to the healthy air and beautiful scenery. Its accessibility from the railway at Haslemere established Grayshott as a working village and a holiday destination. Early residents included Alfred, Lord Tennyson, Sir Arthur Conan Doyle, George Bernard Shaw and Flora Thompson (author of 'Lark Rise to Candleford' and 'Heatherley'). This period established the pattern of the village with the valued balance of residential and commercial premises at its core.

Grayshott is fortunate in retaining a number of Victorian shopfronts which add to the character of the village and these were identified in the questionnaire as being particularly appreciated by residents. This period gave the village some fine examples of Victorian and Edwardian architecture, some of which are included in the conservation area.

Development Between the Wars

There was a steady growth in the number of attractive smaller properties examples of which can be seen in the area of Grayshott School, such as Beechanger Cottages and Whitmore Hill Cottages.



Crossways Road (Conservation Area) illustrating decorative clay tile hanging, shop fronts and roofing.

Development Since the Second World War

The residential area of Grayshott was significantly enlarged by the Kingswood Firs and Waggoners Wells estates, with their own characteristics of low-density housing, wide verges, many trees and narrow roads.

In the centre of the village, though their value as business outlets is appreciated, some commercial buildings have been of poor design (e.g. Grove House - currently Tesco Express), out of character (e.g. Beacon View House - currently the Travel Agent's), or scale or building line (e.g. Marlborough House - the office block beside the Fox and Pelican). Moreover they were built without regard to overall visual impact.

The loss of the Victorian Post Office in Crossways Road where Flora Thompson worked and its replacement by Amity House, with its incompatible roofline and inappropriate finishing details, prompted the instigation of the Conservation Area. Other significant buildings recently lost have included The Kings Peace, the Cenacle and Grayshott Nursing Home (formerly a school).

It is felt that Grayshott's remaining Victorian and Edwardian heritage should be protected and that any new buildings should be designed to blend with the prevailing village scene.

History of Grayshott, Settlement Pattern & Conservation Area - *continued*

Community Commitment

The village owes much of its character to the generosity and vision of some of the early families, principally the Whitakers, the I'Ansons, the Lyndons and the Vertues. These families gave land for the Village Primary School (1871), the laundry (now developed as Grayshott Pottery), St. Luke's Church (started 1898, consecrated 1900, tower completed 1910), both of the Village Greens, the War Memorial site, the Fox and Pelican Pub (1899), the Village Hall (1902), the Fire Station (1907), St. Joseph's Catholic Church and Presbytery (1911), the War Memorial to Canadian troops (1914-1919) the sports field (1927), lands for council housing, three tennis courts, two allotment sites and Philips House. Many villagers also donated funds for these projects. In later years property was donated by several residents to the Grayshott Housing Association for letting to local families. Grayshott's sense of community has a long history and continues today due to the enthusiasm and efforts of its residents.

The Village Today (see Maps on Pages 2 and 10-11)

The centre of Grayshott is the densely built commercial and residential area of Headley Road and Crossways Road and the focal point of the village is St. Luke's Church at Five-Ways crossroads. Results from the questionnaire showed that the most highly valued aspects of the village are the views of St. Luke's, the Victorian and Edwardian buildings, the Village and Lyndon Greens, the wooded valleys, the significant number of footpaths and bridleways, the verges, hedges and many fine trees. It is regretted that the two storey St. Luke's church rooms have obscured the view of the Church from the west. It is necessary to monitor change of use of both land and premises in order to maintain the mix of small residential properties with front gardens interspersed between commercial premises, which are characteristic of the village centre.

Approaches to the Village

When arriving from the west and north via Headley Road, Hammer Lane or Whitmore Vale Road, the visual impact is rural. Properties beside these roads are bordered either by natural woodland, hedges with mature trees, or by wide verges. Those properties outside the Settlement Policy Boundary, for example Applegarth Farm and Grayshott Hall on the Headley Road, as well as those beside Whitmore Vale Road and Hammer Lane, contribute greatly to the 'Local Gaps' between Grayshott and Headley Down, and also Churt (in Surrey). Arriving from the east and south-east along Headley Road or Crossways Road, from the A3 Portsmouth Road, where the housing density is greater, the presence of mature trees, hedges, flower beds and wide verges contribute greatly to the 'green' character of Grayshott.



Headley Road western approach to village (note green character)

Conservation Area (see Map 2 on Pages 10-11)

Grayshott has a small Conservation Area, designated in 1991, which includes the Victorian and Edwardian buildings on both sides of Crossways Road from Five-Ways as far as the car park. Also included are St. Luke's Church (a Grade 2 listed building), the Village Greens, the shops at Nos. 1-7 Headley Road and the Fox & Pelican public house. (Grayshott has two more listed buildings, they are: St Joseph's RC Church and Bowes Cottage in Whitmore Vale Road).

Outside the Conservation Area

In the centre of the village are several Victorian and Edwardian shops and homes, which contribute greatly to Grayshott's character, and could be considered for inclusion within an extension of the existing Conservation Area. In addition, residents appreciate the character and historical merits of buildings, including Aumara and The Old Cycle Shop in Headley Road, and Western Lodge in Crossways Road.

Several of the houses built by the early families remain, such as Grayshott House, Pinewood, Hunters Moon, Apley House, Windwhistle, Marchfield and Rockdale House.

Particular attention should be given to the period detail, alteration, design, size and placing of buildings close to the Conservation Area where they might disrupt the visual context of the area. Marlborough House, for example, would have been less obtrusive had its facade been set further back from the road, in line with Lloyds Bank.

History of Grayshott, Settlement Pattern and Conservation Area

DESIGN GUIDELINES

The layout and design of development should:

- respect the remaining Victorian and Edwardian buildings in Headley Road, Crossways Road and the village centre
- maintain or enhance the views of St. Luke's Church and the village greens
- define property boundaries by the use of hedges, wide verges or low, wooden fencing as these are features which characterise the village
- include landscaping as an integral part of the design and protect mature trees
- respect the character of the village centre, which features residential properties with small front gardens and commercial premises
- maintain traditional shop fronts which add to the character of the shopping area
- discourage modern shop front styles which detract from the character of the shopping area
- protect historic landscape features such as dry sandstone walls and boundary banks.

ACTION POINTS

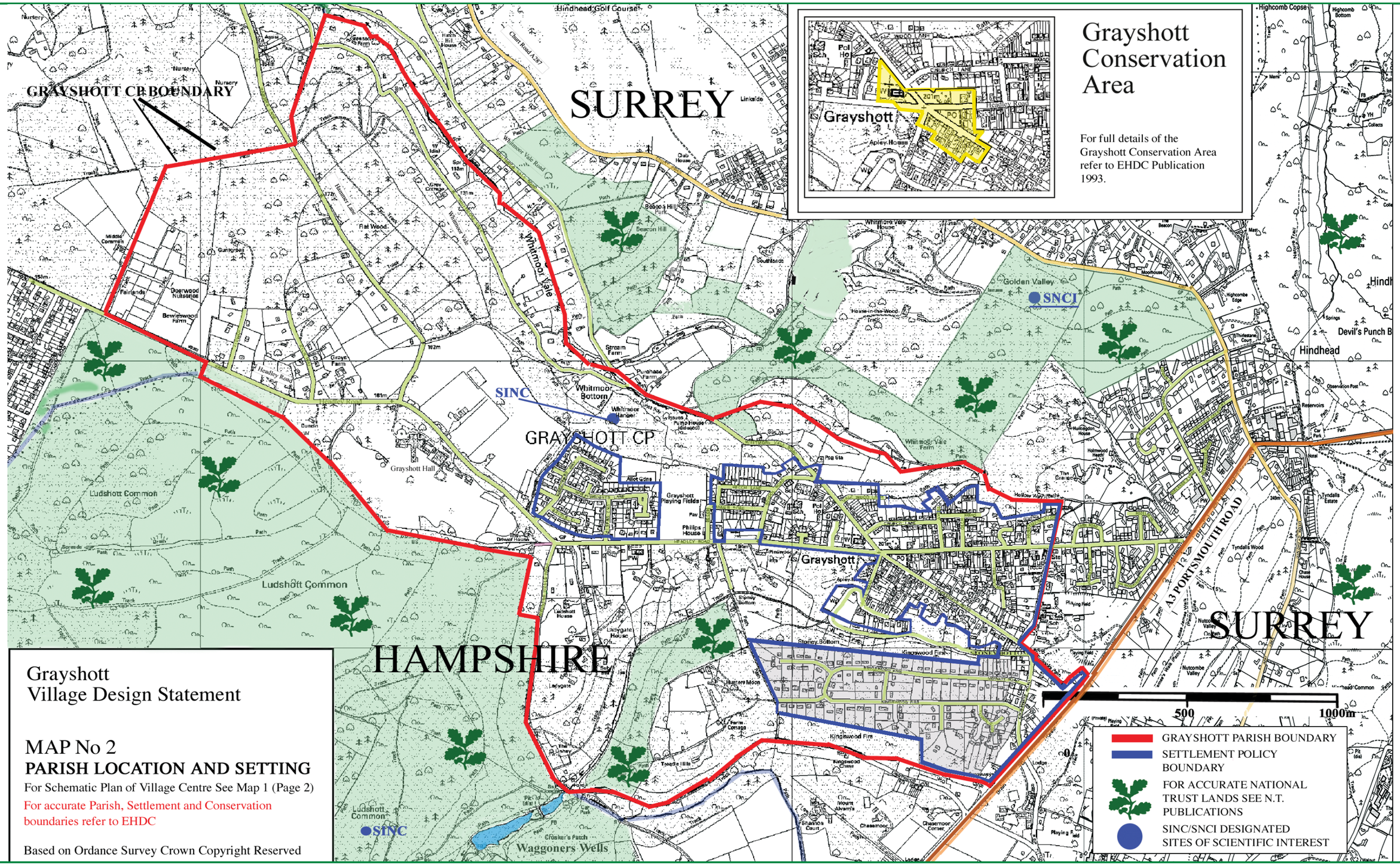
Consideration should be given to:

- extending or adding to the Conservation Areas in Crossways and Headley Roads (see Conservation Area document and Countryside Design Summary available from East Hampshire District Council)
- reviewing the Local Plan policy relating to retail frontages.



Overlooking the Golden Valley from Grayshott Pottery

Map 2. Parish Location and Setting



Grayshott
Village Design Statement

MAP No 2
PARISH LOCATION AND SETTING
For Schematic Plan of Village Centre See Map 1 (Page 2)
For accurate Parish, Settlement and Conservation boundaries refer to EHDC

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Building Style & Detail

Although there is no single predominant style in Grayshott, individual areas of the village have their own characteristics.

Village Centre

The village centre has a predominantly Victorian and Edwardian style of steeply pitched roofs with either slate or plain tiles, gable ends, barge boards and decorative tile hung finishes of natural clay above red brick walls.



Note: gables, clay tile hanging, pitched tile or slate roofs and sympathetic extension.

These buildings are predominantly of two storeys, with some of three storeys where the third is within the roof. Results from the questionnaire show these features to be highly valued. Development should respect this style of steeply pitched roofs, gables and clay tile hung exteriors. Unfortunately some replacement buildings and in-fill developments have tended to be less interesting or in some cases positively unattractive, such as Grove House and National Westminster Bank.



Whitmore Hill Cottages

Around the Village Centre

Around and beyond the centre of the village are attractive examples of period developments of semi-detached and terraced houses, which contribute to Grayshott's character, such as The Avenue and Whitmore Hill Cottages.



The Avenue

Kingswood Firs Estate

Kingswood Firs benefits from special status H9 in the Local Plan. This policy is designed to maintain the existing low density character of the area. Kingswood Firs should retain its characteristic styles of low density housing, many trees, wide verges and narrow roads; see The Local Plan for further details.



Kingswood Firs

Waggoners Wells Estate

Waggoners Wells Estate is an interesting example of open plan development and could be considered for similar status as Kingswood Firs in order to protect its characteristics of low density housing, wide verges and narrow roads.



Waggoners Way



Grayshott School (School Road) - an example of a sympathetic extension to the original Victorian building.

Future Development

Good quality contemporary design sympathetic with adjoining properties and their location can be encouraged, although these opportunities are obviously rare. All new buildings should be designed to reflect existing building lines and roof heights and should relate well to existing period character. An example of developments totally lacking in sympathy are those on each side of Aumara in Headley Road.



Aumara Headley Road- examples of unsympathetic developments on each side.

Off street parking spaces for new residential or commercial buildings should be adequate and an integral part of the site. Garage blocks and parking spaces should not obscure the front of buildings. The retention of mature trees and hedges and the planting of trees in new developments are essential to the rural atmosphere of the village.

In addition to the usual plans, developers should provide accurate elevation drawings showing how a building will appear in relation to its neighbouring buildings and surroundings as required by EHDC. Developers involved in commercial developments should ensure that the size and colour of any signage should be sympathetic to a village situation (i.e. not be too dominant), and they should also refer to the EHDC 'Shop Fronts Design Guide (1997)'

Alterations and extensions to houses

Alterations and additions should reflect in proportion, detail and materials the style of the existing building. Particular attention should be paid to the design of extensions and porches and the placing of satellite dishes. An example of a well designed, compatible extension is that added to the Victorian part of Grayshott School. Developers and residents should also refer to the EHDC 'Design Guide for Residential Extensions'.

Building Style & Detail - *continued*

Building Style & Detail

DESIGN GUIDELINES

In and around the village centre development should:

- wherever possible incorporate features such as decorative clay tile-hung upper elevations, gables, gable features, barge boards, steeply pitched roofs of either slate or plain clay tiles and decorative ridge tiles
- respect building lines
- generally not exceed two storeys
- avoid flat roofed buildings or extensions
- use traditional materials where possible
- avoid detracting from the street scene of a property by inappropriate positioning of garages, car ports and car-parking, which where possible should be at the side and rear of a building
- where possible retain or incorporate generous landscaped spaces or verges between buildings and pavements.

(Below) Conservation Area: Headley Road.
Note: steeply pitched, tiled roofs, gable ends and tile hung finishes above red brick walls; buildings are 2 storeys. Note also inappropriate style of bollards.

In Kingswood Firs Estate only limited development is likely to be permitted due to its special H9 status in the Local Plan. However were it to be permitted it should.

- respect the characteristics of low density, two storey buildings
- ensure that the landscape of mature trees, hedges and verges is maintained.

In the Waggoners Wells Estate development should:

- retain the characteristics of spacious open plan development, with wide verges and mature trees.

In all areas of the Parish, extensions, porches and garages need to be subordinate to and compatible with their primary unit.

ACTION POINT

Consideration should be given to:

- maintaining H9 status for Kingswood Firs Estate and extending it to Waggoners Wells Estate
- providing street scene elevations for planning applications in sensitive areas.



Open Spaces & Landscape Features

In the centre of the village Grayshott has two small greens: The Village Green and The Lyndon Green, both protected by charity status. A Sports Field is located on the north side of Headley Road (west). There are two allotment sites, one in Hill Road and the other beside the Sports Field. The Grayshott Heathland Trust (at the time of writing) is acquiring land adjoining Fairlands at the western edge of the Parish, with the aim of returning it to heathland. Wide verges and the larger informal spaces beside public pavements such as those at Waggoners Bend and opposite Beechanger End by the Headley Road, owned by the County Council, contribute to the distinctive 'green' character of Grayshott. The many trees, often on privately owned land (for example the trees lining Headley Road, Whitmore Vale Road, Hammer Lane and Stoney Bottom) are greatly appreciated and also have a significant influence on the character of the village.

Details of the height and materials used for property boundaries should be included in planning applications and should be appropriate to immediate and overall surroundings. Preference should be given to natural boundaries of indigenous trees and shrubs.


Beechanger Cottages


Waggoners Bend

Open Spaces & Landscape Features

DESIGN GUIDELINES

- Development should be designed to respect the existing landscape framework of the parish and should retain and incorporate existing landscape features into the proposals
- Existing woodland and important trees should be maintained and safeguarded
- Trees that have had to be felled should be replaced where it is appropriate to do so
- Indigenous trees and shrubs should be used for boundary planting
- Boundary treatments should blend with immediate and overall surroundings
- Any development proposals near the important green spaces in the village, notably the Village Green and the Lyndon Green should respect their character and setting
- The 'informal' green spaces in the parish such as Waggoners Bend and Beechanger End which contribute to the green character of the approach to the village should be protected
- The allotment sites, which add to the character of the parish and are valued as recreational open space, should be retained as such.

ACTION POINT:

- The Parish Council should consider a programme of protection for the trees of Grayshott. This could take the form of an annual survey of important trees in the village and, when under threat, could result in the issuing of tree preservation orders by the District Council.

Lanes, Bridleways & Footpaths

An important and distinctive feature of the village is the matrix of quiet wooded lanes, bridleways and footpaths providing links between different sections of the village, as well as access to the surrounding countryside; these are in constant use by residents and visitors.

Valewood Lane, Whitmore Vale Road, Stoney Bottom, Hill Road and Hammer Lane are tree-lined rural lanes largely without pavements or road markings, and should be protected to retain their rural character. Where alterations to existing properties or boundaries beside lanes and footpaths are proposed, their design should not be allowed to spoil the rural character of the lanes, or to damage areas of environmental importance.

Lanes, Bridleways & Footpaths

DESIGN GUIDELINES

Development should:

- not detract from the network of footpaths bridleways and lanes
- maintain the rural character of footpaths, bridleways and lanes by avoiding inappropriate surfaces, markings, signs or street furniture
- define boundaries to footpaths sympathetically by using indigenous trees and shrubs as boundaries
- ensure tree and landscape management is carefully and appropriately applied.



(Above) Waggoners Wells Lane (Note: rural character has been maintained through minimal use of road markings, lack of pavements and sympathetic boundaries).



Stoney Bottom

Traffic Management, Pedestrian Safety, Side Roads & Parking Facilities

Traffic Management and Pedestrian Safety

Grayshott's shopping centre and free off-street parking draws customers from beyond its boundaries. The considerable volume of through traffic is due to Grayshott's proximity to the A3, the route to Haslemere Station and four neighbourhood schools. Response to the questionnaire indicates that a major concern of residents is to reduce the speed and volume of traffic and to improve safety for pedestrians and cyclists. Initial traffic calming measures have been partially successful. Further measures were suggested in responses by residents to the questionnaire and draft VDS for both Headley Road and Crossways Road in the village centre: the introduction of a 20mph speed limit through the village; speed cameras, speed cushions or bumps; raised textured or coloured road surfaces to make drivers more aware of pedestrians and cyclists; and a pedestrian crossing. Lower speed limits on the outskirts of the village were also suggested. Any traffic calming measures should be attractively designed using rural and traditional materials as achieved in Petersfield.

The off-loading of large commercial vehicles has increased, as has the flow of traffic through the village. These two facts mean that gridlock has become commonplace at certain times of the day. The use of smaller delivery vehicles should be encouraged.

Side Roads

Roads serving Kingswood Firs and Waggoners Wells estates are narrow, but their wide verges, trees and gardens give an open and green framework. The characteristics of these estates should be maintained without infilling.

In the older centre of the village, side roads are often extremely narrow; for example, The Avenue, Glen Road and Avenue Road. Properties here were mostly built before garages or car-parking facilities were expected, so on-street parking is inevitable. Any developments in roads such as these should pay particular attention to the effect they would have on the number of vehicles using the road and the accessibility for emergency services.

Parking Facilities

Parking for shoppers remains a problem in spite of three small car parks and some roadside parking places. Businesses that set up in the village must specify, as a required planning condition, the number of parking spaces needed, and how they will be provided without using existing residential car parking areas or car parks in shopping areas.

Any new business which is reliant on deliveries to its premises should satisfy all planning authorities that its parking and delivery requirements do not encroach upon the existing village car parking provision.

All new residential developments should provide adequate off-street parking.

Traffic Management, Pedestrian Safety, Side Roads & Parking Facilities

DESIGN GUIDELINES

In order to maintain the overall quality of the environment and reduce congestion, particularly in the centre of Grayshott, development should:

- provide adequate off-street parking for both commercial and residential requirements
- provide adequate loading and offloading bays especially to the rear of commercial properties
- where possible give priority to pedestrians and cyclists.

ACTION POINTS

Consideration should be given by the County Council to:

- lowering speed limits, to encourage lower speeds on approaches to the village and Grayshott School
- promoting lower speeds, in the village centre, through for example the use of attractively designed pinch points, speed bumps, platforms or cushions of rural or traditional materials such as those in Thursley, Godalming or Petersfield rather than inappropriate or garish materials
- the retention of on-street parking
- giving priority to pedestrians and cyclists through, for example, the use of raised, textured or coloured road surfaces of attractive design and traditional materials
- maintaining the character of the roads that serve residential areas and respect the open and green framework provided by mature trees and gardens
- maintaining the character of the rural lanes and narrow side roads and avoiding road widening or straightening or road markings where they would detract from the character of the village by reducing the width of the wide verges.
- Grayshott School could consider developing a traffic plan.

Signs & Street Furniture

At present, not enough thought has been given to the compatibility of design, materials and layout of many street features, resulting in an unsatisfactory mismatch of styles. Too frequently signs and furniture detract from valued views and open spaces within the village.
Where the design of the 'finger post' at Five-Ways junction fits in well with the village scene, the black and yellow plastic bollards associated with the pinch points do not.

When items of street furniture are added or replaced they should be of rural rather than suburban or urban nature and made of traditional materials.

At Five-Ways and at the Headley Road entrance to the village from the Portsmouth Road (A3) there is a proliferation of signage. There is a need to reduce the number of signs throughout the village; in general, they should be kept to a minimum.



There is a wide variety of lamp-post design and lighting colour: in future this needs to be co-ordinated, particularly in the Conservation Area; new posts and replacements should be of the design adjacent to the Millennium Sculpture.

(Left) Preferred lamp-post design

In the village centre, shop front and illuminated signs should be sympathetically chosen. (refer to EHDC Shopfronts Design Guide (1997)).

(Below) An unsightly clutter of street signs - the Headley Road eastern approach to the village.



Example of unsympathetic shop signage

Signs & Street Furniture

DESIGN GUIDELINES

- Within the village centre sympathetic shop front signage should be used, preferably timber, externally illuminated.
- To avoid a proliferation of signs every care should be taken to avoid unnecessary signage.

ACTION POINTS

Shop owners, councils and other bodies should:

- avoid the use of plastic, brightly coloured materials or large items of street furniture which would detract from the village style and character
- not add to the number of signs already present within the village and where absolutely necessary signs should be limited in size and colour and should be removed when no longer required
- use compatible street lighting to match that in the Conservation Area
- ensure that signs and street furniture do not detract from views of the greens, the open spaces, the church, the Conservation Area, the War Memorial or other views within the village
- comply with EHDC Shopfronts Design Guide (1997).



Infrastructure & Services

Catchment Requirements

Population growth within and around Grayshott demands an increase in the capacities of health, education, police, public transport and social services and any increase in development should be matched by a corresponding increase in support services. There is a need for improved community facilities, particularly for the youth of Grayshott.

Other Services

Utilities (electricity, gas and water) should be encouraged to minimise the intrusion of their services, avoiding overhead cables, and unsympathetic location of posts and masts. External infrastructures such as air conditioning units should be sited unobtrusively.

Telecommunication

Mobile phone masts and their associated base stations are a source of concern to residents. They need to be sited away from housing, schools and areas where children, particularly, enjoy recreational facilities. They should be sited where they will not affect views or green spaces which contribute to the character of the parish. Full attention should be given to EHDC's Supplementary Planning Guidance on Telecommunications issued in October 1999 (and any subsequent updates).

Infrastructure & Services

ACTION POINTS

Consideration should be given to:

- matching development with a corresponding increase in the support services
- incorporating services with every effort made to minimise their intrusiveness
- sitting communication masts away from people or sensitive open areas
- developing community meeting rooms especially for young people
- developing youth facilities.



Examples of the unsympathetic sitting of services.

Conclusion & Acknowledgments

Grayshott is a thriving modern village with a healthy commercial centre. In 2002, Grayshott celebrated 100 years as an independent parish. The village has twice won the "Hampshire Village of the Year" award, and the inaugural Calor "Business in the Community" competition for England and Wales, launched by HRH the Prince of Wales. It is surrounded by an area recognised internationally for its environmental value. Residents wish to retain the character and ethos of the village, and ensure that future change and development is compatible with its present style and atmosphere. The success of Grayshott depends on the balance between residential and commercial activity, its community spirit and the beauty and environmental value of its setting.

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St Joseph's RC Church - Listed building