

Area 3: Haslemere North of Town Centre

This area is characterised by:

- A variety of housing in age, size and style ranging from large country houses in substantial acreages to smaller terraced properties and apartments

- Examples are:

- 17thC Grade II listed Manor House, Three Gates Lane
- Carvers an Elizabethan-style country house, lying in 11.5 acres (4.7 hectares) of land



Three Gates Lane, Manor House

- A number of larger country houses have been split into wings or apartments and the grounds subdivided to provide further housing. Some have been converted into residential care homes
- Infilling over the years with the new houses being individually and sensitively designed
- Several small private lanes mostly entirely hidden from the public roads. For example Kemnal Park, a turning off Three Gates Lane, comprises 22 properties all in largish plots and very popular family homes. Most were built around the 1950s and are in traditional Haslemere style
- On either side of the A286 Grayswood Road are further sizeable houses of mixed ages and all with good front gardens which contribute to the rural feel of this entry into the town
- Weydown Road and Derby Road contain some of the largest houses in the town. Most houses date from the early part of the 20thC

- The area is strictly controlled by two measures:

- Lord Derby's Restrictive Covenant requiring each property to have at least 0.75 acre plot (0.3 hectare)
- WBC's identification of Weydown Road and Derby Road as Low Density Residential Policy BE6
- Traffic issues at the eastern end of Derby Road and top of Church Road with school-related traffic for St Bartholomew's Primary School and commuter parking



View of Weydown Road



Weydown Road, Ballindune

- High Lane contains a mix of houses large and small, with Oak Garth and The Garth being Grade II listed buildings of red brick with tall chimneys, designed in the late 19th century by local architect, J W Penfold
- Pine View Close, a distinctive road with individual detached properties of the 1930s, many subsequently extended
- Behind these houses lies a long drive to Oak Hall, another grade II listed building. It became a school (Wispers) which finally closed in 2009. Currently it is being developed into a retirement village.
- High Lane Estate:
 - A local authority estate built in the 1950s, many of the houses now owned privately



High Lane Estate

- Far-reaching views and spacious layout. It is widely thought to be one of the best social housing estates in Surrey.

- Car parking is an issue

- Kiln Avenue built in 2005: many red-brick houses and flats with small gardens, all with eco-friendly features

- High Lane Community Centre, the design of which sits un-comfortably within its surroundings

- A few small roads of private housing



Kiln Avenue

- Fieldway, high-density housing, some of which was previously owned by Waverley Borough Council



High Lane Community Centre

- Popesmead was built in 1905, with Bridge Road and Fieldway following. These are in local traditional style with brick and tile and some timbering.



Haslemere Hall

- The Haslemere Hall, the hub of culture in the town, dating from 1913 and subsequently extended at the side

- The former St Bartholomew's primary school now houses a nursery school, with the back wing used by the Haslemere Players. Around both sides of the former school playground, a group of town houses, St Bartholomew's Square,

was built in the mid-1990s

- Further local authority housing, some of which is specifically for older residents, can be found in George Denyer Close and at the far end of Fieldway.



Former St Bartholomew's primary school



Redwood Manor



George Denyer Close

Design guidelines for Haslemere: North of the Town Centre

- *Generic Design Guidelines also apply in relation to any development in this area and these are stated in context in sections 4, 5 & 6 and Appendix 1. The complete set of guidelines can be found in Appendix 8.*
- Trees, hedges and wide verges are an essential feature of the area, these should be maintained and incorporated into the design of new developments