

January 2007

Guildford Landscape Character Assessment & Guidance

Final Report Volume 3: Townscape Assessment



Prepared by
Guildford Borough Council
and Land Use Consultants



**GUILDFORD LANDSCAPE
CHARACTER ASSESSMENT**

TOWNSCAPE ASSESSMENT

FINAL REPORT

**Prepared by
Guildford Borough Council
and
Land Use Consultants**

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ACKNOWLEDGEMENTS

Land Use Consultants (LUC) prepared an original technical report, as part of an integrated assessment of the character of the rural landscape, the rural-urban fringe and the townscape of Guildford on behalf of Guildford Borough Council. The Land Use Consultants team consisted of Kate Ahern, Jane Wilson, Rebecca Knight and Frances Curtis.

The study has been steered by officers from Guildford Borough Council (GBC); Kay Munt, John Davey, Lesley Waddell and Jo Bell and from Surrey County Council; Mike Dawson, and Dave Symonds. The GIS mapping was produced by Sue Rudd and graphically re-mastered by Paul Bodill of Guildford Borough Council.

GBC has provided additional information within the text and added comments from stakeholder consultation. The final report therefore represents the combined work of LUC and GBC.

I. INTRODUCTION AND CLASSIFICATION HIERARCHY

THE GUILDFORD BOROUGH LANDSCAPE

- I.1 Guildford Borough presents a very varied and dynamic landscape as shown by the presence of four different countryside character areas at the national level (see **Figure I.1**). Its landscapes vary from the lowland heaths within the 'Thames Basin Heaths' to the chalk downland on the Hog's Back ridge of the North Downs. These landscapes form an important setting to the historic settlement of Guildford in the centre of the borough and to the urban area of Ash and Tongham to the west.
- I.2 **Figure A** shows the context for the borough, including the Green Belts and the boundary of the Surrey Hills Area of Outstanding Natural Beauty (AONB) which covers much of the south of the borough.

OBJECTIVES OF THE STUDY

- I.3 There are a number of different landscape assessments covering Guildford District. However, these were produced at different times and to different methodologies. This assessment has been produced using the current guidance on landscape character assessment and with the benefit of information not previously available such as the Historic Landscape Character Assessment of Surrey.
- I.4 The study takes a three-tiered approach with the borough-wide study forming the context and framework for the more detailed urban-fringe and townscape assessments (see **Figure B**). Together, these linked assessments provide a comprehensive, integrated characterisation of the borough to fulfil the objectives of the study which are:
- to provide a tool for decision making in the development control process;
 - to inform planning policy formation;
 - to guide landscape management decisions;
 - to form an information source for Guildford's two Area Action Plans.
- I.5 Landscape Character Assessment is a tool for identifying the features which give a locality its sense of place, to help understand what the landscape is like today, how it came to be like that, and how it may change in the future as an aid to decision-making. It is endorsed within national Planning Policy under *PPSI: Delivering Sustainable Development*¹,

¹ 17. Protection and Enhancement of the Environment; Planning Policy Statement 1: National Planning Policies, ODPM, 2004

PPS7: Sustainable Development in Rural Areas², the Companion Guide to PPS22: on Renewable Energy³, the Manual for Streets⁴, and the draft South East Plan⁵.

- I.6 Government guidance requires that Plans, including Local Development Frameworks (LDFs) should be “objective led” and to this end the LCA provides within its guidelines a clear statement of what needs to be done to deliver outcomes from development and management, regarding the conservation, enhancement or restoration of the landscape. Therefore character has become a significant material consideration in planning policy formation.
- I.7 It is proposed that in Guildford Borough, this work will be an important part of the evidence base supporting the policies within the Guildford Local Development Framework (GDF) and will therefore be an initial information source for individual planning applications and a material consideration when considering development proposals. The LCA will need to be used in conjunction with saved policies of the Local Plan, the emerging LDF, and other adopted planning policy and guidance.
- I.8 First and foremost, the LCA will be an important tool to use when developing and assessing planning proposals. LCA delivers a suite of tools that can be used, and take forward a character-led approach to determining a spatial framework for application across a wide range of planning issues within the Borough, informing development location, transport and communications, recreation, biodiversity etc.
- I.9 LCA is also of value to the Community Planning process and the sustainability agenda generally. Since the adoption of Guildford’s Local Plan and Community Plan (both 2003), the promotion of landscape as an asset and an opportunity, and not simply as a constraint, has been further considered where; ‘*characterisation is used to help in accommodating necessary change without sacrificing local character*’. It is therefore proposed that local policies should be strengthened accordingly and expand upon existing safe-guarded local plan policies.

CLASSIFICATION HIERARCHY

- I.10 The various existing character assessments covering the Borough form the context for this study. The Countryside Character map of England was launched in 1997 and this provided the basis for the Surrey County landscape character assessment which was undertaken in 1997. The landscape assessment of the Surrey Hills AONB was then undertaken in 1998 and this drew on Surrey County Council’s county landscape assessment. These assessments were carried out following the principles contained in the Countryside Agency’s landscape assessment guidance that was current at that time (CCP 423).
- I.11 In 1999 the Interim Landscape Character Assessment Guidance was produced by the Countryside Agency and Scottish Natural Heritage and three years later, in 2002, the

² Key Principles iv, 12. Design and Character of Rural Settlements, 15. Countryside Protection and Development in the Countryside, 26. The Countryside around Urban Areas and 32. Equine related activities: PPS7: Sustainable Development in Rural Areas, ODPM, 2004

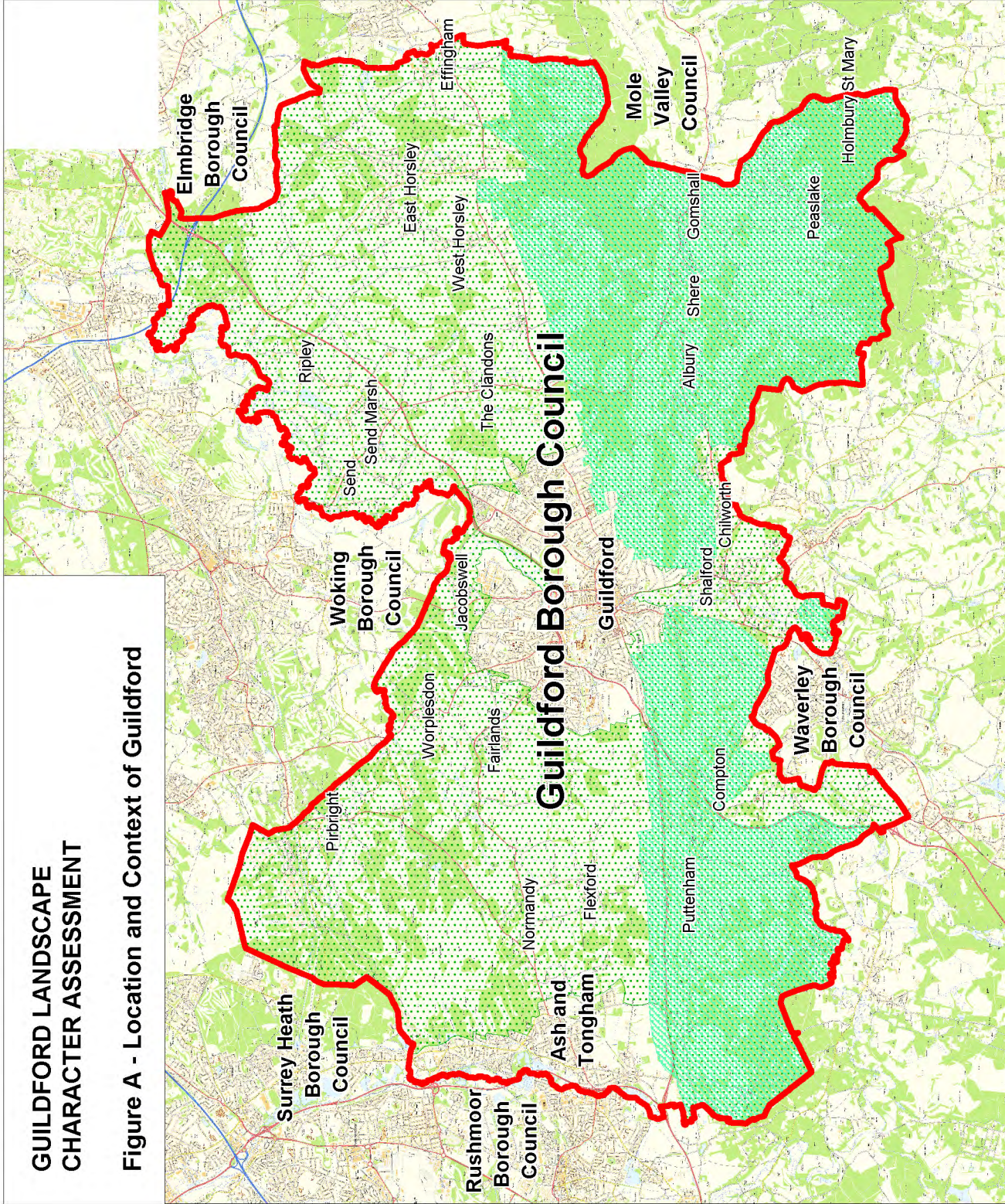
³ The Wider Landscape, Landscape Character and Landscape Sensitivity, Planning for Renewable Energy; A Companion Guide to PPS22, ODPM, 2004

⁴ 2.32-2.35 Place; Manual for Streets, Department for Transport, 2007




⁵ D7 Landscape and Countryside Management; The Draft South East Plan, South East England regional Assembly, 2006

GUILDFORD LANDSCAPE CHARACTER ASSESSMENT

Figure A - Location and Context of Guildford



Legend

-  Area of Outstanding Natural Beauty (GBC Local Plan 2003)
-  Green Belt (GBC Local Plan 2003)
-  Guildford Borough Boundary

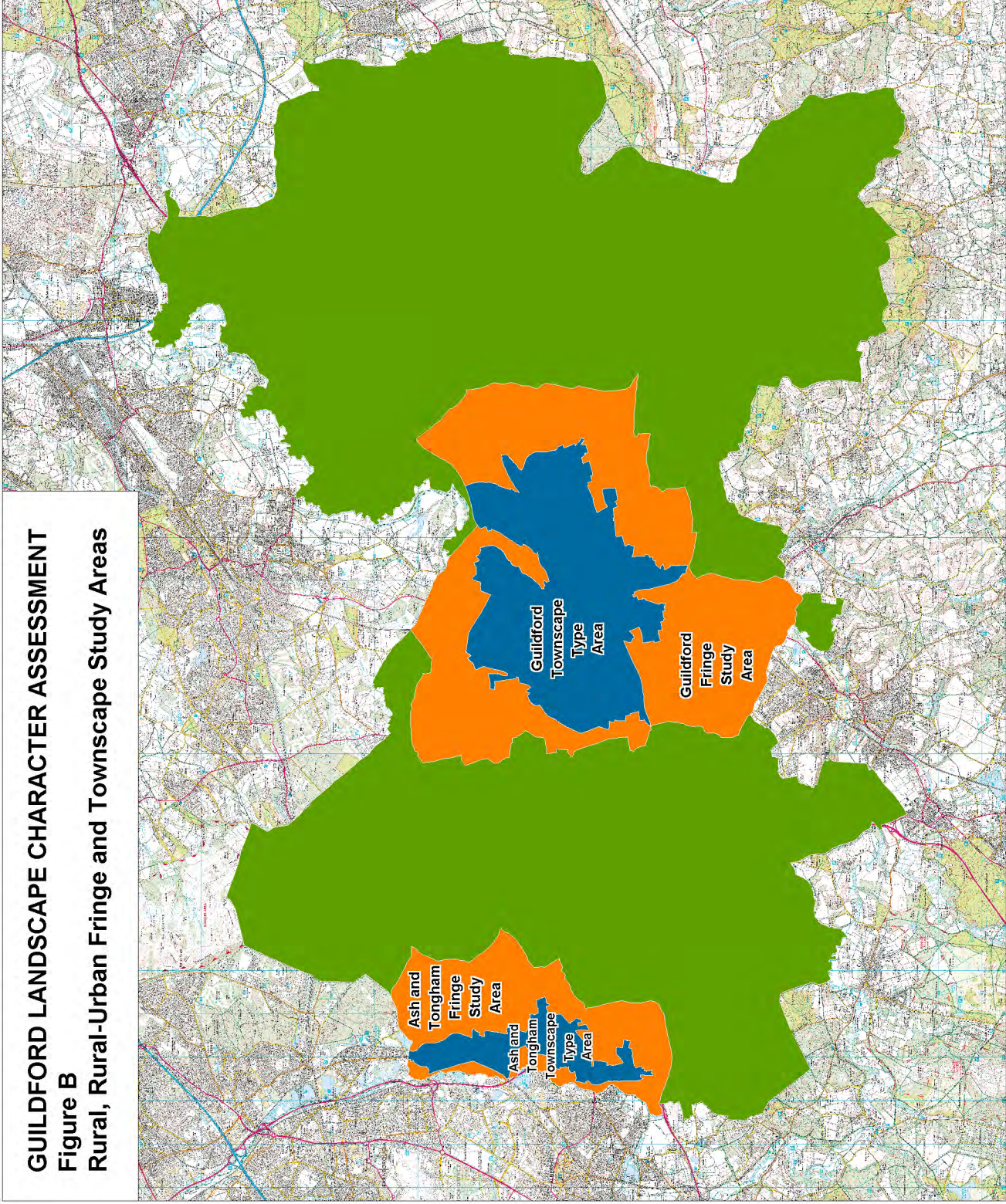


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GUILDFORD LANDSCAPE CHARACTER ASSESSMENT
Figure B
Rural, Rural-Urban Fringe and Townscape Study Areas



Legend

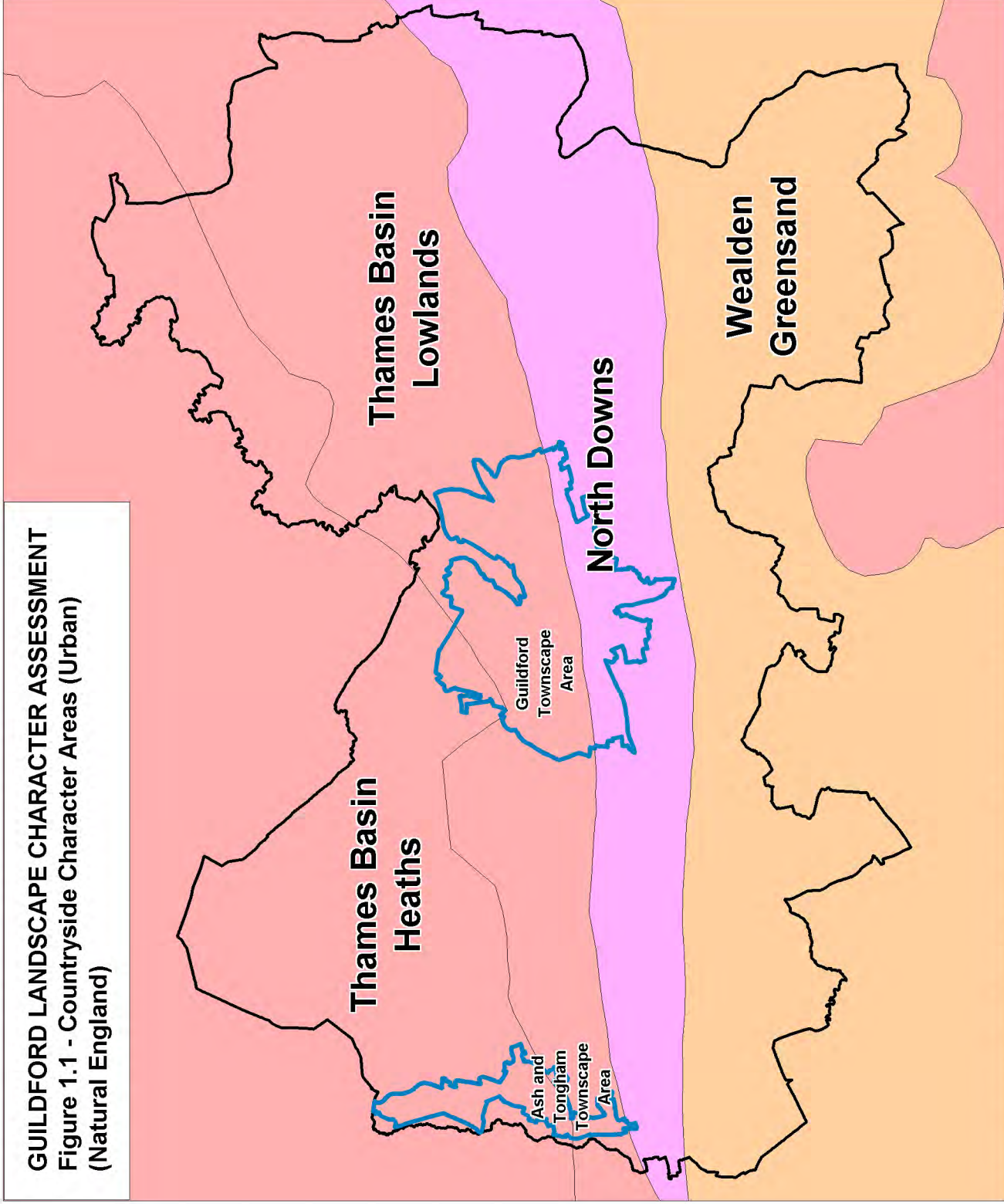
- Townscape Study Areas
- Rural-Urban Fringe Study Areas
- Rural Study Area

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GUILDFORD LANDSCAPE CHARACTER ASSESSMENT
Figure 1.1 - Countryside Character Areas (Urban)
(Natural England)



Legend

-  Guildford Borough Boundary
-  Thames Basin
-  North Downs
-  Wealden Greensand
-  Townscape Study Areas

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Table 1: Landscape Character Assessment Context – Relationship of Guildford Borough Landscape Types and Character Areas to Surrey County and AONB Landscape Character Assessments

Countryside Character Areas (National)	Thames Basin Heaths				
Surrey County LCA Areas	Lower Wey	Bagshot and Pirbright	Worplesdon	Painshill	
Surrey Hills AONB	n/a	n/a	n/a	n/a	
Guildford Borough Landscape Type	A: River Floodplain	H: Gravel Terrace	F: Unsettled Sandy Heath	G: Wooded and Settled Heath	
Guildford Borough Character Area	A1: Lower Wey River Floodplain	H1: Send Gravel Terrace	F1: Pirbright Common Unsettled Sandy Heath	G1: Worplesdon Wooded and Settled Heath	G2: Wisley Wooded and Settled Heath

Countryside Character Areas (National)	Thames Basin Lowlands		North Downs				
Surrey County LCA Areas	Wanborough	Ockham and Clandon	Hog's Back	Ranmore and Hackhurst Downs			
Surrey Hills AONB	n/a	n/a	North Downs: Hog's Back and Puttenham Vale	North Downs: Ranmore and Hackhurst			
Guildford Borough Landscape Type	E: Wooded Rolling Claylands		B: Chalk Ridge		C: Wooded Chalk Downs	D: Open Chalk Farmland	
Guildford Borough Character Area	E1: Wanborough Wooded Rolling Claylands	E2: Ockham and Clandon Wooded Rolling Claylands	B1: Hog's Back Chalk Ridge	B2: Albury and Hackhurst Chalk Ridge	C1: Merrow and Clandon Wooded Chalk Downs	C2: Effingham Forest Wooded Chalk Downs	D1: Clandon Open Chalk Farmland

Countryside Character Areas (National)	Wealden Greensand				
Surrey County LCA Areas	Upper Wey	Pipbrook and Tillingbourne	Shackleford		Leith Hill

Surrey Hills AONB	Greensand Valley: The Upper Wey	Greensand Valley: Pipbrook and Tillingbourne	Greensand Plateau: Shackleford		North Downs: Hog's Back and Puttenham Vale	Greensand Hills: Leith Hill	
Guildford Borough Landscape Type	A: River Floodplain	I: Greensand Valley	K: Wooded Greensand Hills	L: Open Greensand Hills	J: Mudstone Plateau	K: Wooded Greensand Hills	L: Open Greensand Hills
Guildford Borough Character Area	A2: Upper Wey River Floodplain	I1: Tilling Bourne Greensand Valley	K1: Puttenham Wooded Greensand Hills	L1: Shackleford Open Greensand Hills	J1: Loseley Mudstone Plateau	K2: Winterfold Wooded Greensand Hills/ K3: St Martha's Wooded Greensand Hills	L2: Peaslake Open Greensand Hills

Table 2: Relationship of types and areas between the three levels of assessment

Rural Landscape Type	A: River Floodplain			B: Chalk Ridge	
Rural Character Area	A1: Lower Wey River Floodplain	A2: Upper Wey Floodplain	A3: Guildford Wey Floodplain	B1: Hog's Back Chalk Ridge	B2: Albury and Hackhurst Chalk Ridge
Rural-Urban Fringe Character Area	A1: Lower Wey Rural-Urban Fringe	A2: Upper Wey Rural-Urban Fringe		B1: Hog's Back Rural-Urban Fringe	B2: Pewley Albury Downs Rural-Urban Fringe
Townscape character area	12A: River Wey		2A: Settled Wey	3A: West Guildford 6A: Farnham Road 7A: Guildown 8A: Guildford Park/Onslow Village	7B: Warwick's Bench

Rural Landscape Type	C: Wooded Chalk Downs		D: Open Chalk Farmland
Rural Character Area	C1: Merrow and Clandon Wooded Chalk Downs	C2: Effingham Forest Wooded Chalk Downs	D1: Clandon Open Chalk Farmland
Rural-Urban Fringe Character Area	C1: Merrow Downs Rural-Urban Fringe		D1: Clandon Open Chalk Farmland Rural-Urban Fringe

Townscape character area	1A: Guildford Historic core 6D: Charlottesville 7B: Warwick's Bench 7E: Epsom Road 8H: Pewley Hill 9G: St Luke's Square		1A: Guildford historic core 3B: North Guildford 6D: Charlottesville 7C: Merrow 7E: Epsom Road 8I: Merrow 9F: Box Grove
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Rural Landscape Type	E: Wooded Rolling Claylands		F: Unsettled Sandy Heath
Rural Character Area	E1: Wanborough Wooded Rolling Claylands	E2: Ockham and Clandon Wooded Rolling Claylands	F1: Pirbright Common Unsettled Sandy Heath
Rural-Urban Fringe Character Area	E1: Rydes Hill-Fairlands Rural-Urban Fringe (Guildford Rural-Urban Fringe) E1: Tongham Rural-Urban Fringe (Ash and Tongham Rural-Urban Fringe)	E2: Clandon Rural-Urban Fringe	F1: Ash Common Rural-Urban Fringe
Townscape character area	5D: Tongham Village 5C: Ash Street 6B: Guildford Barracks 8A: Guildford Park/Onslow Village 8B: Westborough/Woodbridge Hill 8C: Stoughton 8D: Park Barn 8E: Bellfields 8K: Ash Estate 8L: Tongham Estate 9A: Park Barn/Rydes Hill 9B: Chitty's 9C: Queen Elizabeth Park 9L: Ash Street (South) 9N: Tongham 10A: University of Surrey 10B: Royal Surrey County Hospital 11A: Cathedral Hill/Middleton Industrial Estates	4C: Burpham Village 6C: Stoke Fields 7D: Abbotswood 7E: Epsom Road 8F: Burpham 8G: Bushy Hill 8J: Ash Vale Estate 9D: Burpham Common 9E: Merrow 9N: Tongham 10D: Guildford College/Stoke park	

Rural Landscape Type	G: Wooded and Settled Heath		H: Gravel Terrace				
Rural Character Area	G1: Worplesdon Wooded and Settled Heath	G2: Wisley Wooded and Settled Heath	H1: Send Gravel Terrace	H2: Slyfield Gravel Terrace	H3: Peasmarsh Gravel Terrace	H4: Shalford Gravel Terrace	H5: Ash Vale Gravel Terrace
Rural-urban Fringe Character Area	G1: Worplesdon Rural-Urban Fringe (Guildford Rural-Urban Fringe) G1: Wyke Rural-Urban Fringe (Ash and Tongham Rural-Urban Fringe)			H2: Slyfield Rural-Urban Fringe	H3: Artington Terrace Rural-Urban Fringe	H4: Shalford Terrace Rural-Urban Fringe	H5: Blackwater Valley Rural-Urban Fringe
Townscape character area	5B: Ash Village 9L: Ash			11B: Slyfield Green		7B: Warwick's Bench	5A: Ash Vale 8J: Ash Vale Estate 9H: Station Road East 9K: Lakeside Estates 9N: Tongham 10E: Ash Vale School 11E: Nexus Park

Rural Landscape Type	I: Greensand Valley	J: Mudstone Plateau	K: Wooded Greensand Hills			L: Open Greensand Hills	
Rural Character Area	11: Tilling Bourne Greensand Valley	11: Loseley Mudstone Plateau	K1: Puttenham Wooded Greensand Hills	K2: Winterfold Wooded Greensand Hills	K3: St Martha's Greensand Hills	L1: Shackleford Open Greensand Hills	L2: Peaslake Open Greensand Hills

Rural-urban Fringe Character Area		J1: Loseley Mudstone Plateau Rural-Urban Fringe			K3: The Chantries Rural-Urban Fringe	L1: Brabhoeuf Manor-Mount Browne Rural-Urban Fringe	
Townscape character area					7B: Warwick's Bench	4A: St Catherine's Historic Village Core	

final guidance⁶ was published. This indicated the need to review the existing character assessments against the new methodology.

- I.12 Since the County Assessment and Surrey Hills AONB Assessment have been completed the national landscape typology has been developed (see **Figure 1.2**). In some parts of the borough the Surrey County Assessment fits comfortably within the national landscape typology, for example in the Thames Basin Lowlands and the North Downs. However, in other parts of the borough the national landscape typology provides a greater level of detail than the county landscape character areas, for example:
- the ‘Ranmore and Hackhurst Downs’ character area where the national typology distinguishes between the farmed chalk downland and the higher wooded downs; and
 - the ‘Western Surrey’ character area where the national landscape typology distinguishes between the slightly higher land to the west of the District bordering Ash and Tongham and the lower lying areas to the east.
- I.13 Most recently the borough has been included in the historic landscape characterisation of Surrey.
- I.14 This new assessment follows the most updated methodology, fits within the framework provided by the national landscape character areas and typology and draws on existing information contained in the county assessment, AONB assessment and management plan, and the historic landscape characterisation. **Table 1** shows the relationship of the rural character types and areas in this study to the AONB and county assessments.
- I.15 This study takes the assessment of the Guildford Landscape further, with integrated studies at three levels:
- the 1:25,000 scale assessment of the rural landscape of the whole borough;
 - the 1:10,000 scale assessment of the rural-urban fringe;
 - the 1:10,000 scale study of townscape character.
- I.16 A detailed methodology for the assessment is given in the following chapter. For ease of reference **Table 2** gives a summary of all three levels of assessment showing how the Rural Assessment landscape types and character areas relate to the Rural-Urban Fringe and the Townscape character areas.
- I.17 The three studies have been carried out and should be read in conjunction with one another. The borough wide assessment provides the overview with the rural/urban fringe and townscape studies providing greater detail in these respective areas. For

⁶ The Countryside Agency and Scottish Natural Heritage (2002) Landscape Character Assessment Guidance for England and Scotland (CAX 84).

example, where a townscape area abuts the rural/urban fringe theme both studies should be consulted.

2. METHOD STATEMENT

INTRODUCTION

- 2.1. The approach to this study followed best practice as promoted by the Countryside Agency in the *Landscape Character Assessment Guidance for England and Scotland* (2002) but also required development of new ways of working due to the three tiered approach linking the rural landscape with the rural-urban fringe and the townscape of the borough. This methodology was developed in close cooperation with the client steering group.

This assessment is concerned primarily with Landscape Character, rather than with landscape quality or value. Issues of quality or value will be relevant when LCA is used to inform decision-making, but the LCA methodology itself seeks to distinguish between the identification of landscape character and assessing the quality or value of that character.

- 2.2. The Project Design is shown in **Figure C**.
- 2.3. Geographic Information Systems (GIS) has been used to collate and present the graphical data provided as paper mapping within this report. This data has been input and will be maintained by GBC. Public access to LCA will be available electronically through the Council's website at Guildford.gov.uk

STAGE I - CHARACTERISATION

Desk Study/Review

- 2.4. The initial desk study reviewed the existing landscape character assessments that cover the borough. The national framework provided by the Character of England Map (Joint Character Areas) and the National Landscape Typology (Landscape Character Types) set the overall context for the study.
- 2.5. The desk study also reviews the physical and human influences that have shaped the landscape of the borough. Physical influences (natural factors) include geology, soils, landform, drainage, and land cover, which, in turn, have a strong influence on patterns of human occupation and activity. Research also covered cultural/social factors such as patterns of settlement and land use, enclosure, and socio-economic and cultural traditions and influences from pre-historic times to the present day and looked at current change in the landscape and the pressures for change acting on the landscapes and townscapes of the borough.

Draft Characterisation

- 2.6. The draft characterisation stage of the work maps draft character area boundaries and established a hierarchy of assessment in the borough, in advance of the fieldwork.

Borough-wide study

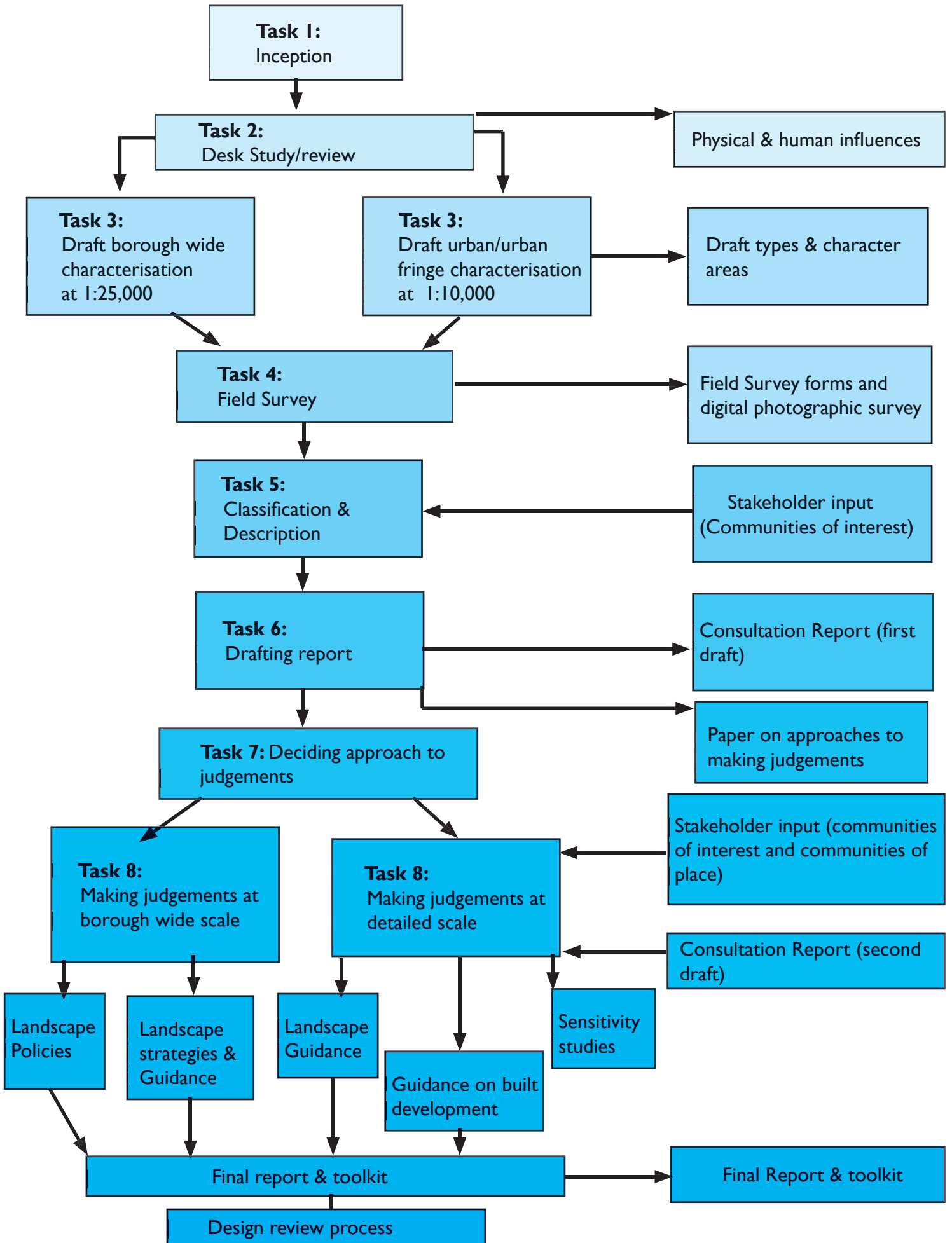
- 2.7. The draft borough-wide landscape classification assimilates and updates existing landscape assessments covering the borough (*The future of Surrey's landscape and Woodlands* Surrey Council [1997] and *The Surrey Hills Landscape Countryside Commission* [1998]) to refine boundaries within Guildford Borough at 1:25,000.
- 2.8. Since these assessments were undertaken before the publication of the most recent guidance on landscape character assessment, the Countryside Character Areas and National Landscape Typology took precedence as a framework for the draft assessment.
- 2.9. Layers of information have been produced using GIS mapping of geology, soils, landform, drainage, landcover, environmental designations, land use and historic landscape types/areas and analysis of this range of data layers covering both natural and cultural attributes of the landscape allowed the development a draft characterisation at the borough-scale for field testing.
- 2.10. The approach followed best practice as promoted by the Countryside Agency in the *Landscape Character Assessment Guidance for England and Scotland* (2002) in maintaining a distinction between landscape types and character areas, and developing a hierarchical approach as follows:
 - **Landscape Types** - which are generic and share common combinations of geology, topography, vegetation and human influences, e.g. 'River Flood Plain' or 'Greensand Valley';
 - **Character Areas** - which are single and unique, discrete geographical areas of the landscape type, e.g. 'Lower Wey River Floodplain' or 'Tilling Bourne Greensand Valley'.
- 2.11. The borough wide rural assessment classifies the landscape at a scale of 1:25000 defining Landscape Types and within these particular geographical areas of distinctive landscape as Landscape Character Areas. The Townscape Assessment is undertaken at 1:10,000 scale and defines generic Townscape Types and within these local Townscape Character Areas. In the townscape assessment the Townscape Types are the main unit forming the basis of the description and evaluation. .
- 2.12. The more detailed townscape classification builds upon the borough-wide landscape character areas also taking into account urban land use, urban morphology (built form and style) and surviving built historic components. The townscape classification also took into account the residential character types identified in the Guildford residential design guide and the Town Centre Conservation Area Appraisal. The draft townscape characterisation was produced at 1:10,000 scale for testing in the field.

Field Survey

- 2.13. The field survey confirms draft classifications as initially defined by the desk study. It also identifies additional character area subdivisions and defines precise boundaries. The survey is rigorous and systematic using written observations, map annotations, and photographs. Standard survey checklists adapted to each level of classification ensure that landscape features and characteristics are recorded in a consistent and

Figure C: Project Design

Inputs/Outputs



objective way. An example field survey sheet for this assessment is included in **Appendix 2**. Photographs were used to record character, attributes and distinguishing features.

- 2.14. The field survey assesses and records each area in terms of its key characteristics and features as well as perceptual characteristics. It also assesses the current state of the elements and features of the landscape/townscape and evidence of forces for change. When considered together, this allows guidelines for conservation, management and enhancement to be established.
- 2.15. The townscape field survey provided:
- a description of physical and human influences (e.g. geology, topography, evidence of evolution of the built form, age of built environment);
 - notes on the buildings types present and on vernacular style and local materials;
 - a checklist of townscape morphology and landscape elements (e.g. street and block pattern, 3D massing - scale and density of buildings, enclosure and street proportions, boundaries, roads hierarchy and character, landuse/image, civic space, landmarks and focal points, nodes, views and visual sequences, trees and their contribution to character, open spaces, private gardens, vegetation types, accessible countryside in the urban fringe); and
 - observations on condition, forces for change and pressures on the townscape and on management needs and opportunities for enhancement.

Classification and Description

- 2.16. The combined desk research, field maps and field records allows for a final classification of the landscape, described in accordance with the guidelines in the Landscape Character Assessment Guidance for England and Scotland 2002.
- 2.17. The townscape assessment focuses on townscape types, giving key characteristics and describing physical influences, human influences, townscape morphology and landscape elements.
- 2.18. **A note on boundary lines:** The precision of boundaries drawn around landscape character areas and types varies with the scale and level of detail of the assessment. The rural assessment has been mapped at the scale of 1:25,000 and the rural-urban fringe and townscape assessments at 1:10,000. The written and graphic information and data provided within the LCA is intended for use at these scales.
- 2.19. In reality landscape character rarely changes abruptly and the boundaries indicated in the Guildford Landscape Character Assessment therefore represent zones of transition in character relating to changes in topography, geology soils, cultural patterns, land use etc. rather than marked changes on the ground. In practice boundaries of this nature have been drawn to follow physical or mappable features such as roads, lanes or field boundaries which provide 'best fit', for example in the rural assessment the boundary between *E1: Wanborough Wooded Rolling Claylands* and *G1: Worplesdon Wooded and Settled Sand Heath* which largely follows the line of the A323.

STAGE 2 – EVALUATION

Approach to Judgements

- 2.20. The approach to making judgements was determined by the need to meet the objectives of the two scales of assessment:
- to inform the emerging spatial strategy for Guildford;
 - to provide a context for individual planning applications;
 - to provide land management guidance; and
 - for the more detailed assessments to inform the area action plans and determine the zone of influence for Guildford’s urban fringe landscapes.
- 2.21. The approach has been informed by current best practice and in particular the new approaches being developed for identifying landscape sensitivity and capacity being promoted through the Countryside Agency’s recent Topic Paper 6⁷.
- 2.22. The townscape assessment evaluation considered the key elements of townscape morphology (such as street pattern and scale and density of buildings) and landscape elements (such as the contribution of gardens or trees) plus views and landmarks. These were examined at the townscape type level, although application to individual areas was noted. The evaluation put together information from the desk study, field survey and consultation and for each element identifies:
- their contribution to townscape character and condition;
 - sensitivities, forces for change and pressures on the townscape;
 - management guidance and opportunities for enhancement; and
 - how these apply to the individual character areas within the townscape type.

STAGE 3 – CONSULTATION

- 2.23. Stakeholder consultation is key to the success of landscape character assessment. The approach in this study follows that proposed by the landscape assessment guidance to engage both communities of place and communities of interest. This two stage approach takes the form of initial fact finding and understanding special values with communities of interest, followed by wider public consultation with communities of place.

Consultation with Communities of Interest

- 2.24. Communities of interest including statutory agencies such as English Heritage, English Nature and the Environment Agency have been consulted at the initial stage of assessment, in addition to relevant non government organisations and neighbouring authorities. Consultation was by letter followed up by telephone interview, and

⁷ Countryside Agency and Scottish Natural Heritage (2004) Landscape Character Assessment Guidance for England and Scotland - *Topic Paper 6: Techniques for Judging Capacity and Sensitivity*.

assisted in the initial characterisation as well as enabling a greater understanding of forces for change.

Consultation with Communities of Place

- 2.25. Formal Consultation with Communities of Place was undertaken by Guildford Borough Council as a Guildford Development Framework public consultation in line with its Statement of Community Involvement. Comments from Communities of Place were invited after distribution of the Draft Report on disk, through the Council's website and for viewing in several public buildings throughout the Borough.
- 2.26. In addition, a more informal form of consultation was developed by Guildford Borough with a series of postcards depicting character area photographs and their descriptions for all 3 levels of the characterisation, which were distributed at major public events such as the County Show and Farmers Markets. Called Viewpoint* What's Yours? The postcards were designed for use as a normal postcard by removing a tear-off section although they also allowed for the return of a postcard to the Council with observations of people's favourite viewpoints and landscapes. Responses were crucial in providing objective information for inclusion within the landscape perception sections of this report.
- 2.27. Written responses received through formal consultation were catalogued through the Council Committee Reporting structure and, where appropriate, changes were incorporated into the text of the Final Report.

3. THE GROWTH OF GUILDFORD AND ASH AND TONGHAM

INTRODUCTION

- 3.1. The urban areas within Guildford Borough overlie the physical landscape. The townscape character assessment of the urban areas of Guildford and Ash/Tongham was undertaken at a scale of 1:10,000.
- 3.2. A review of the growth of Guildford and Ash/Tongham sets the context for the townscape classification. An extract of the Historic Landscape Character Assessment for Guildford and Ash and Tongham is shown in **Figures 3.1** and **3.2**. The growth of the urban areas is illustrated in **Figures 3.3** and **3.4**.

THE GROWTH OF GUILDFORD

The beginnings of Guildford (500-1086)

- 3.3. Guildford was originally settled by the Saxons, where the great east/west road along the chalk ridge to London dropped sharply down hill and crossed the River Wey. Guildford was developed as a commercial and defensive centre owing to its position along the route to London. A Saxon Fort was built (in the Castle's current location) and the steep approach from the east became Guildford's famous cobbled High Street. St Mary's Church, in Quarry Street, was probably the original church dating to between 950 and 1100AD. It postdates an earlier wooden church on this site in the 7th century¹. It is suggested that houses of this time would have been along Quarry Street near to the river bed. The name Guildford comes from the Saxon word 'Gyldeforda' meaning 'golden ford' which may refer to the golden sand in the riverbed.
- 3.4. In the tenth century, Guildford was made a borough by Royal Charter and given permission to mint its own silver coins indicating its status as the commercial centre of Surrey.
- 3.5. In 1066 the Normans invaded Guildford, destroyed the ancient Saxon fort and built a stone Norman castle in its place. This Royal castle was built south of the High Street to protect it and was added to in the early 12th century (1140) with an impressive Tower Keep. In the 1160s Henry II built new private rooms in the bailey below the motte probably used by the sheriff as his office and prison.
- 3.6. Two roads developed parallel to the High Street now known as North Street and Castle Street (formerly Upper and Lower Backside). North Street was the site of the cattle market until the nineteenth century. Many disused quarries are found in the town where it has developed over the chalk and entrances to old clunch mines can still be seen. The use of clunch, a granular chalkstone found within Guildford in the lower chalk beds of the North Downs was prevalent as medieval building material within the town, as noticeable in Castle Street and the castle itself. Later it became more widely used in the form of lime, having been calcined or 'burnt' in a kiln.

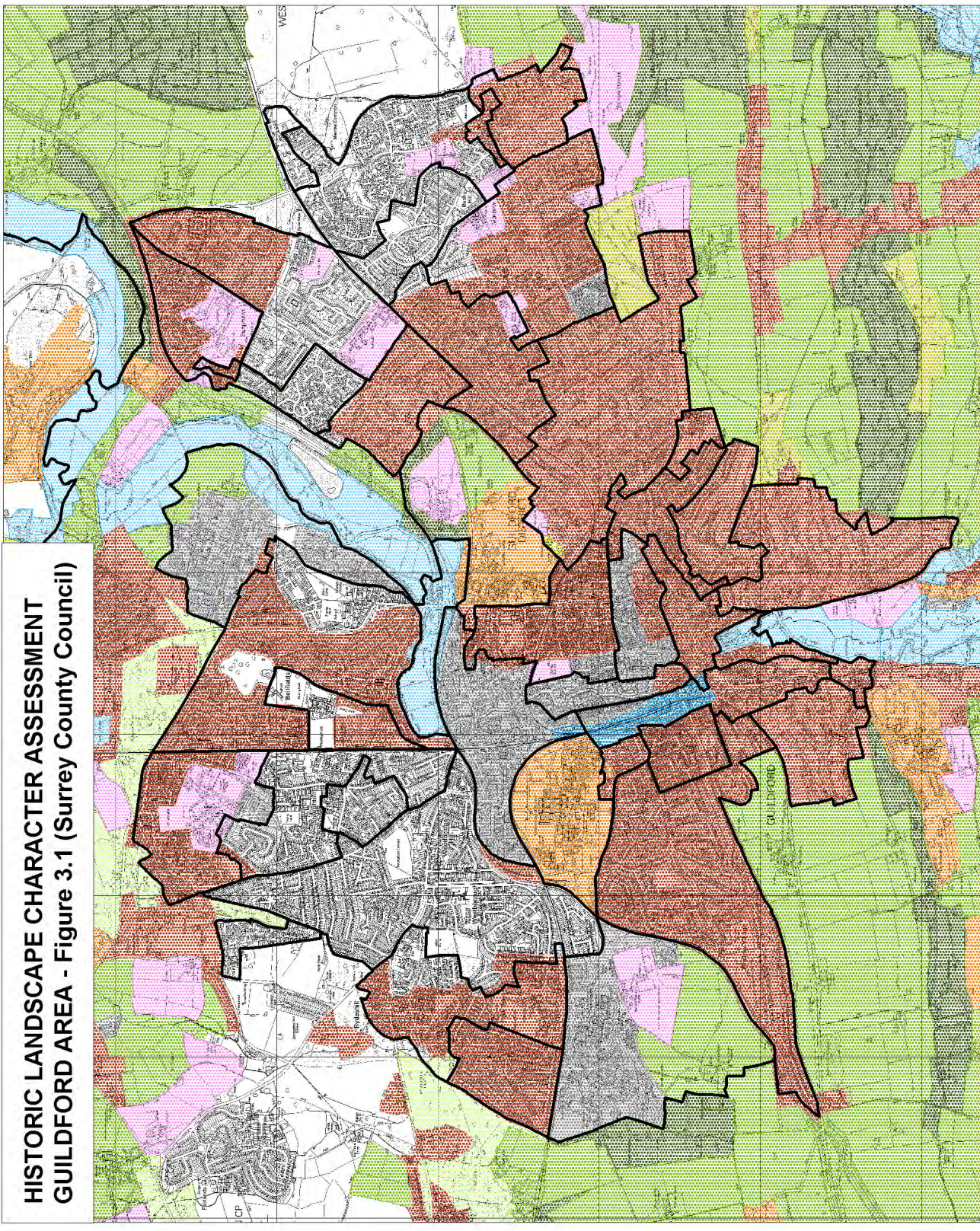
Medieval Guildford (1086-1500)

- 3.7. The Domesday Survey of 1086 records that at this time Guildford was the main town in Surrey and contained 75 plots and 175 heads of household². Guildford was a borough by 1130 and given status as the county town of Surrey in 1257 but it failed to develop into a large regional centre owing to its proximity to London.
- 3.8. During Medieval times Guildford consisted of three parishes with Holy Trinity and St Mary's surrounding the High Street and St Nicholas's across the river neighbouring Artington. The family chapels at Holy Trinity and St Nicholas provide remnants of the medieval town.
- 3.9. A house of Dominican friars was founded in the 13th century on the east bank of the river, a little to the north of the High Street, at the end of Friary Street, opposite the royal park (which was located across the river). The site is now the 'Friary Centre', a shopping centre constructed in the 1980's.
- 3.10. Many of the houses in the High Street may have had chalk undercrofts in the 13th century with an example remaining beneath 72 High Street and the Angel Hotel. Reference is made to Guildford being a prosperous trading centre in the 12th century with Jewish banking services. Bargate sandstone was another popular local material, as used in the development of the castle in the 12th century. Outside the castle on Quarry Street a two-order arch formed part of the 13th century castle fortifications. Manor Farm to the west of Guildford is sited on the position of a Royal Hunting Lodge within a royal deer park. The land within the park was separated from its surroundings by a park pale including sites, which still refer to this former use such as Stag Hill.

Guildford in the Middle Ages (1500-1600)

- 3.11. Guildford became a prosperous market and farming community with the growth of the wool trade during the Middle Ages. The surrounding land was used to graze sheep and local villages spun the yarn and wove the cloth before bringing it into Guildford for the various finishing and dyeing processes. Milling and fulling industries influenced the landscape and architecture within the River Wey valley and Guildford is also likely to have had a role in distributing produce from the locally prevalent glass, iron and pottery industries. The town also became a convenient stopping off point on the route between London and Portsmouth with a number of coaching inns being built along the High Street. The Half Moon Tavern was present in Guildford in 1540 and the Town Hall developed in the 1600s surrounded by a mix of Queen Anne and Jacobean style architecture.
- 3.12. In the 16th and 17th centuries the town grew with more large buildings emerging, no doubt reflecting the wealth the town enjoyed with the establishment, by Sir Richard Sutton, of the first inland waterway navigation within the country on the River Wey. Opened in 1653 to provide a freight transport link for chalk for fertiliser, bricks, pottery and gunpowder to the Thames and London, its' original terminus was at Town Wharf which still retains its timber treadwheel crane, now a scheduled ancient monument.
- 3.13. Other notable buildings include Guildford Grammar School, established at the beginning of the 16th century and in the 1550's moved to a new building in what is

**HISTORIC LANDSCAPE CHARACTER ASSESSMENT
GUILDFORD AREA - Figure 3.1 (Surrey County Council)**



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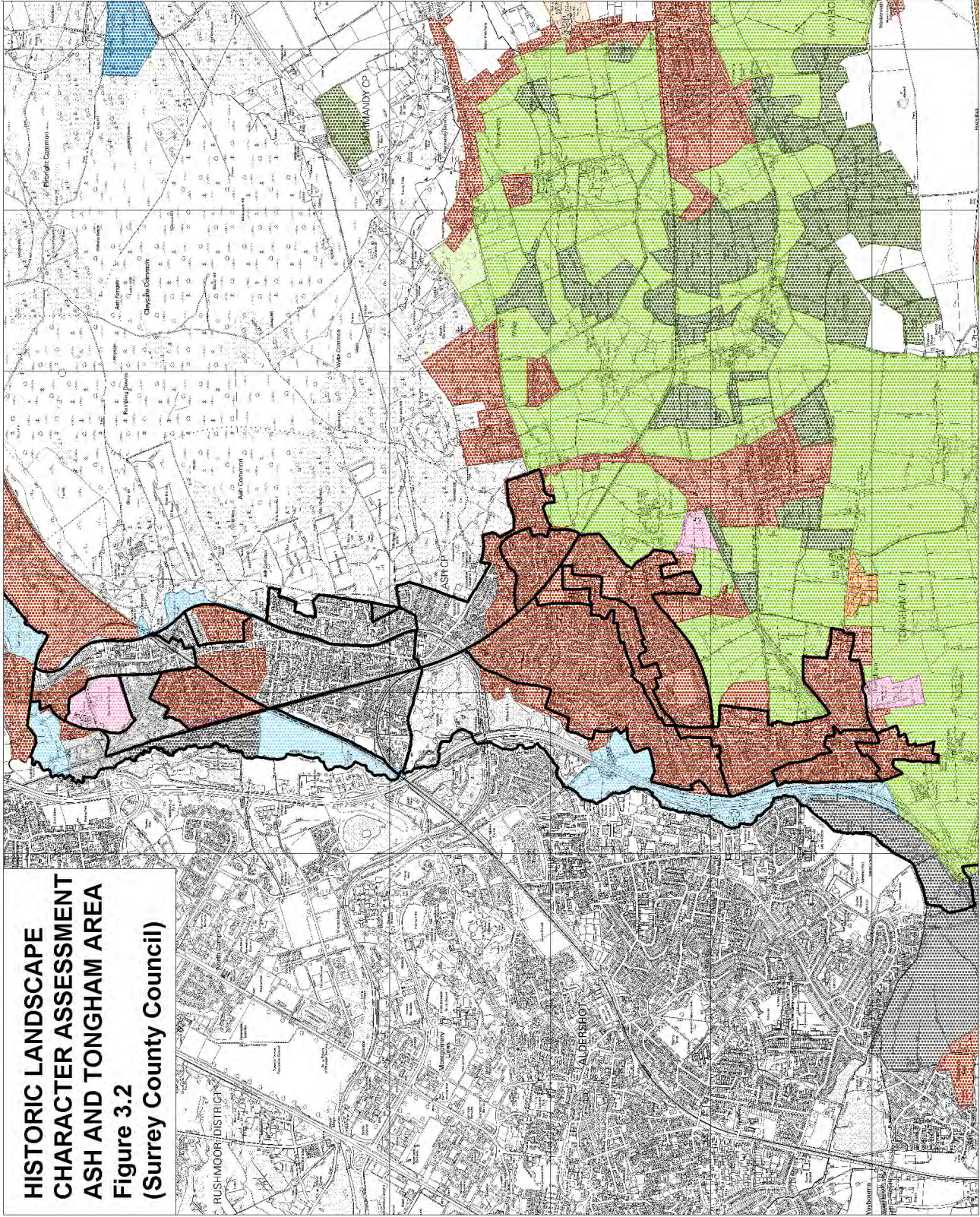
Legend

- Commons
- Communication Facilities
- Downland
- Extracive Industry
- Field Patterns
- Horticulture
- Military and Defence
- Other Industry
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- Recreation
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**HISTORIC LANDSCAPE
CHARACTER ASSESSMENT
ASH AND TONGHAM AREA
Figure 3.2
(Surrey County Council)**



Legend

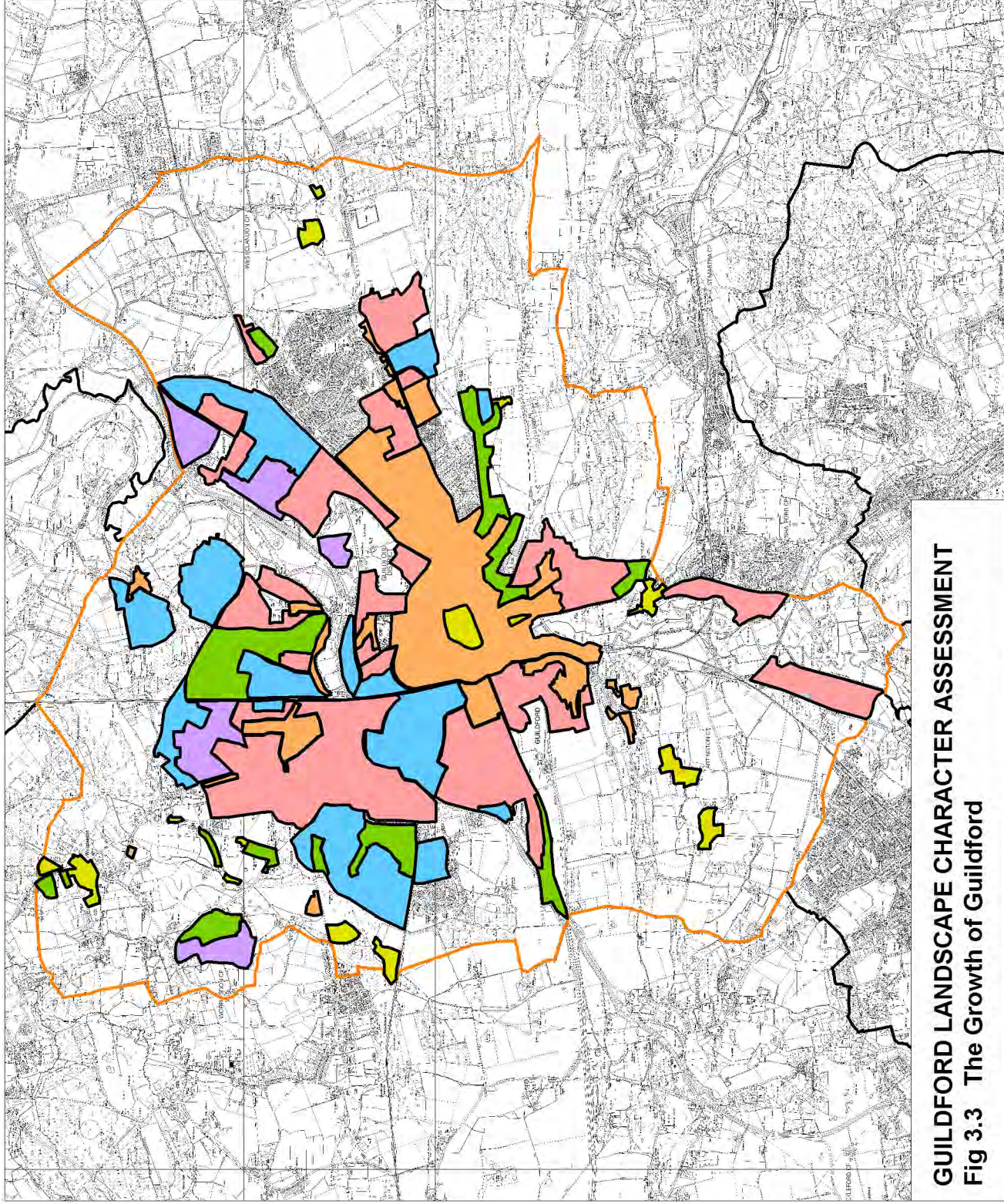
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GUILDFORD
 B O R O U G H

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Legend

-  Guildford Urban Fringe Study Area
-  1 - 1st Edition (to 1871)
-  PW - Pre War - 1919 (1871 - 1919)
-  IW - Inter War - 1940s (1919 - 1938)
-  POS - Post War - 1960 (1939 - 1962)
-  60s - 1960s - 1980s (1962 - 1983)
-  80s - Post 1980s (1983 - present day)
-  Guildford Borough Boundary

Sources:
 The Ichonography or Ground Plan of Guildford, the County Town Survey of 1739
 Historic Ordnance Survey Maps

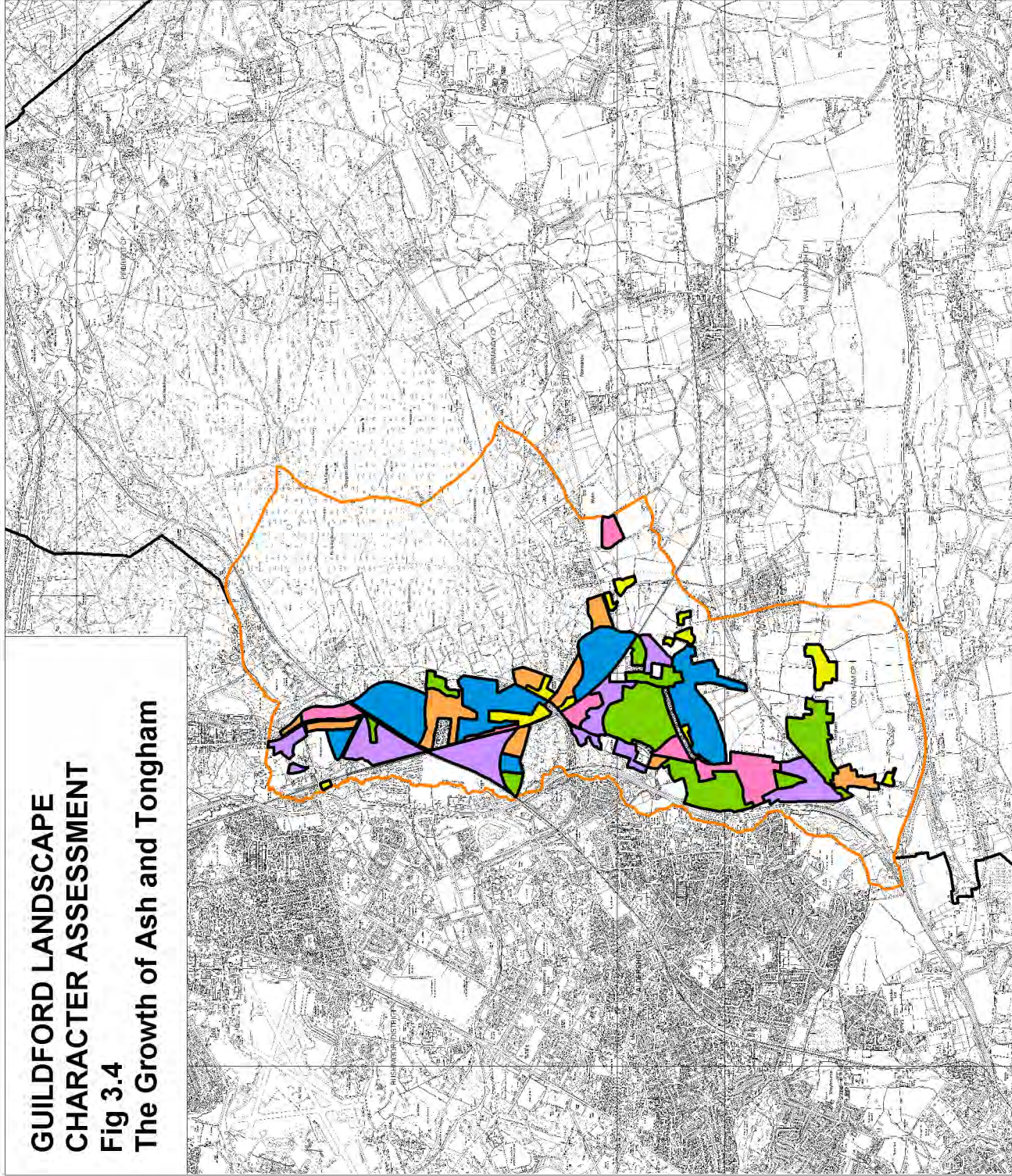
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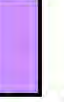

GUILDFORD LANDSCAPE CHARACTER ASSESSMENT
Fig 3.3 The Growth of Guildford

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GUILDFORD LANDSCAPE CHARACTER ASSESSMENT
Fig 3.4
The Growth of Ash and Tongham



Legend

-  Ash and Tongham Urban Fringe Study Area
-  1 - 1st Edition (to 1871)
-  PW - Pre War - 1919 (1871 - 1919)
-  IW - Inter War - 1940s (1919 - 1938)
-  POS - Post War - 1960s (1939 - 1962)
-  60s - 1960s - 1980s (1962 - 1983)
-  80s - Post 1980s (1983 - present day)
-  Guildford Borough Boundary

Sources:

The Ichnography or Ground Plan of Guildford, the County Town Survey of 1739
 Historic Ordnance Survey Maps

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now the Upper High Street, and Abbot's Hospital founded in 1619-1622 as an almshouse for elderly Guildfordians by George Abbott, Archbishop of Canterbury.

- 3.14. It is suggested that many of the houses in Guildford would have been timber-framed structures of the 16th and 17th century with some medieval buildings remaining both within the town centre (many of which were given new fashionable brick facades in baroque, rococo or classical styles) and also in several older villages later subsumed by the growth of Guildford, in particular, Joseph's Road defines what remains of the old village of Stoke with numbers 7-11 half timbered buildings with herringbone brick infill possibly of the 16th century⁴ and a cluster of buildings at the heart of St Catherine's Village.

Stuart - Early Georgian Guildford (1600-1800)

- 3.15. The first census of population was Richardson's in 1739 who estimated that around 2,000 people lived in Guildford and this figure persisted until the late 18th century.
- 3.16. Georgian Guildford (18th Century) was not much bigger than it had been in medieval times, consisting mainly of the High Street with passages leading to North Street and Castle Street and Sydenham Road which were called Lower and Upper Backside at this time. The town had no market square with markets held along the High Street and on the wasteland between Quarry Street and the river. Settlement was present along Quarry Street, Upper High Street and Chertsey Street at this time. Haydon Place and Leapale Lane were both present to the north of North Street.
- 3.17. The first map of the borough shows how the land either side of the High Street was divided into long narrow plots with a house or shop built on each plot. The plots of land belonging to inns and taverns became public thoroughfares known as 'gates'. Many 'gates' such as Angel Gate (an archway leading to a yard and lane down to North Street) remain today along the High Street. Swan Lane, Tunsgate and White Lion Walk also celebrate former inns and Milkhouse Gate provides an example of a 'domestic gate'.
- 3.18. Brewing became a major industry in Guildford from the mid 1700's, supported by Guildford's prosperous corn market for barley, the prevalent local water supply, and high grade hops grown on land to the west of the area. At its height 6 town breweries clustered around the river valley, the most well known being Friary Meux.
- 3.19. Several fine examples of late 17th Century architecture are present on Guildford High Street, including Guildford's most iconic building, the Guildhall. Pevsner describes the Guildhall as *'a ship's superstructure...with gables, cupola, pedimented windows and pilasters all jockeying for position on the Guildford skyline'* (p.45).
- 3.20. Prosperity in trade continued and the 'Guildford Penny' was established in 1749 on all trade on the Navigation raising so much revenue in one year to allow the town's streets to be repaved, and many private houses of architectural merit vied for attention.
- 3.21. Notable private houses survive in Guildford House built in 1660 and Somerset House which was built around 1700. Brick facades were often added to earlier buildings in the 18th century, which can today be seen along Quarry Street and within the rebuilding of Holy Trinity Church between 1749-1763, its square tower

becoming major a landmark in views of the town. The coaching trade was firmly established by this time with no less that 5 coaching inns within the town, including names which still survive today such as the White Lion, Angel and White Hart Inns. Lloyds bank was originally Guildford Old Bank built in 1765. At the west end of the High Street Mount House was built in 1730 with views down towards the High Street. Millmead House was built in 1740, and now forms part of the Borough Council Offices.

Late Georgian - Victorian Guildford (1800-1900)

- 3.22. During the nineteenth century urban growth occurred across the whole of Britain. Guildford was no exception - the official censuses in 1801 gave a total population of 2,634 for the three borough parishes of Holy Trinity, St Mary's and St Nicholas. By 1887 the population was 13,100.
- 3.23. William Cobbett took in Guildford during one of his rural rides in 1822 saying, "The town of Guildford, taken with its environs, I, who have seen so many many towns, think the prettiest, and taken altogether, the most agreeable and most happy looking that I ever saw in my life. Here are hill and dale in endless variety; here are the chalk and the sand vieing with each other in making beautiful scenes; here arc a navigable river and fine meadows; here are woods and downs; here is something of everything but fat marshes and their skeleton making agues."
- 3.24. Several notable civic projects celebrated this growth with the construction of a new Cornmarket in the landmark Tunsgate arch (and now demolished assize courts removed in 1935 to create a through road) built by public subscription in 1818 on part of the site of the Three Tuns Inn on the High Street, which together with the Guildhall opposite form an imposing knot of buildings, and the laying of the characteristic granite setts in the High Street in 1868.
- 3.25. Later in this phase the town received several of its important outlying architectural landmarks at this time when military minds recognised Guildford's important location and topography, with Pewley Hill receiving an Admiralty semaphore tower as part of a chain between London and Portsmouth during 1822-1847 and the creation of two forts at Pewsey Down and Henley Grove in the late 1890's, constructed as the westernmost end of a defensive line, along the North Downs, against invasion.
- 3.26. Also utilising the steep slopes of the town to give and receive wide views of its top is Booker's Tower, a 4 storey gothic octagonal tower folly which was created in Mount cemetery.
- 3.27. The principal cause of the growth in population was the arrival of the London and South Western railway in 1845. The New Guildford Line (built 1885) made it possible to live in Guildford and work in London and so the population of Guildford started to increase rapidly.
- 3.28. However, as the railway arrived the Corn Laws were repealed and Guildford's once-prosperous grain trade declined. Physical expansion of the town was limited because much of the land on its outskirts could not be sold for development because of legal restraints. Land was still available for industrial purposes such as for clay for brickworks at Guildford Park Road.

- 3.29. The first large-scale residential development was Charlotteville. This area, south-east of the town, was owned by Dr T. Jenner Sells and was laid out for residential development by Henry Peak, the first Borough Surveyor, responsible for much of the infrastructure and superstructure development of Guildford at this time, and who was to design many of Guildford's buildings subsequently. Sells named the estate Charlotteville after his wife, and the streets after famous doctors. There was an unusual arrangement in that both villas for the middle classes and smaller houses for workers were intermingled – later developments separated the classes rigidly. In 1863 the Royal Surrey County Hospital was built on the Farnham Road. This still stands today and is now known as the Farnham Road Hospital. The new streets advanced steadily outwards from the old centre.
- 3.30. Larger residential properties such as Piccard's Rough, St Catherine's, illustrate the local influence of the Arts and Crafts school of architecture and the initial development of the Surrey vernacular style. Built to a design by Richard Norman Shaw circa 1878, its typical gabled roofs, large ornamental chimneys, and the decorative use of local natural materials including bargate stone, red brick, timber, iron and clay tile-hanging, typifies these buildings with other important examples in the Wycliffe Buildings on Portsmouth Road by H Thackeray Turner.

The Garden Suburbs and Inter-War Suburbanisation (1900-1945)

- 3.31. By 1900 town planning ideas were emerging and in 1906 the first council houses were put up in Cline Road. The first town planning legislation was passed by '*The Housing, Town Planning Etc. Act*' in 1909, but the Act did little to tackle the housing shortage.
- 3.32. Some expensive villas were constructed on the hills to the south of the town in the style of the 'garden suburb'. The Surrey vernacular continues in Warwick's Bench where there are three houses by Baillie Scott, one of these with a *Jekyll* garden and on Chantry View Road is the house Roger Fry built for himself in 1913.
- 3.33. Industry still persisted in the town centre with the building of the country's first purpose built motorcar factory by Denis Brothers, now known as the Rodboro Buildings.
- 3.34. The influx of soldiers returning from the First World War exacerbated the accommodation problem and the result was the beginning of Onslow Village, an estate on the hillside on the former royal deer park west of the town.
- 3.35. From 1916 post-war reconstruction became an important government priority. The obvious area for expansion was to the north of the centre of Guildford since the Downs limited building to the south. Council estates were built on the *Wooded Rolling Claylands* and *Gravel Terrace* landscape types where topography was less limiting – the layout of the estates reflecting the rolling character of the underlying landscape. The detailed design and layout of these state-assisted council housing programmes were more standardised than the earlier garden suburbs.
- 3.36. By the 1930s workers were beginning to migrate to Guildford from the areas of high unemployment in the north and west, seeking work on such projects as the by-pass, completed in 1934. The Town and Country Planning Act allowed the Council to

restrain development from 1932 and the Mount Field was purchased at the end of the High Street which remains as open space today.

- 3.37. Over the river on the high ground of Stag Hill, Guildford Cathedral was built in 1936 in a Gothic style with a bulky central tower. The cathedral is visible from many areas within, and outside, Guildford's urban area.
- 3.38. In the 1940s a number of the properties in the High Street and Quarry Street were listed. The land at the foot of the High Street, adjacent to the Town Bridge is recorded as vacant although it was suggested that Riverside gardens be introduced which would help to do justice to the approach into Guildford on the train. The building of a new theatre was contemplated as well as retaining the open-air market.

Post-War Suburbanisation (1945-1960)

- 3.39. In 1945 it was noted by Brian Leighton in his Guildford Survey that Guildford had been spared from extensive bomb damage although there were slums which needed to be dealt with. It also stressed that the High Street should continue as the centre of Municipal life. Leighton discusses the religious and educational development with the technical college to acquire University status. Light industries were to be located on specified areas avoiding further heavy industry. According to Leighton's Survey the principal aim of the plan in 1945/6 was to; *'tidy up building development on the perimeter and keep inviolate the surrounding agricultural land, as well as downland and woodland, thus providing a marked contrast between built-up and rural areas'* (p.4).
- 3.40. After the Second World War many towns and cities continued to meet their housing needs in low-density peripheral estates. In Guildford large post-war estates were developed to house the rising population at Bellfields and Park Barn. The 1945 Survey of Guildford noted that *'much of the inter war housing was put up sporadically without fostering it into a community estate and with vacant plots of land left to spoil'* and identified Stoke Hill Housing estate as an opportunity area to *'develop a neighbourhood unit converting it into a garden village with houses along curving tree lined streets having access to a range of local amenities and with extensive tree planting to soften the built form'*.
- 3.41. In his plan of 1946 Jellicoe refers to expensive development being concentrated on the south and east sides of Guildford town centre whilst scattered cheap buildings were concentrated on the west and northeastern sides. Jellicoe suggested that the edges of the town be kept surrounded by agricultural land and that the main areas of post war settlement should be around the cores of Onslow, Stoughton, Bellfields, Burpham and Merrow. The 1945 survey outlines the importance of preserving the open spaces at Stoke Park, Merrow Downs, Pewley Hill, Chantry Woods and Shalford Park as well as removing the industrial zone to the north of the bypass which ought to revert back to open meadow land.
- 3.42. Jellicoe's 1945 plan¹³ of Guildford shows imminent development occurring along the Guildford and Portsmouth Roads to the east and up around the brickworks. Development was also planned around George Road, Artillery Road and Markenfield Road.

- 3.43. The majority of Jellicoe's plan was not implemented, although the building of his suggested road at Millbrook formed a barrier to east-west movements through the town and cut the High Street off from the Town Bridge.

1960 to the Present Day

- 3.44. From 1960 there was an enthusiasm across the country for system built high-density housing as part of urban renewal.
- 3.45. Within the town centre Norfolk House was built in 1960 and in 1962-63 the Sydenham Road multi-storey car park off from the High Street was also built. North Street saw a large amount of rebuilding in the 1960s, although some buildings of the mid 18th century remain.
- 3.46. Guildford continues to expand, mainly to the north along the main arterial road routes with several post 1960's residential estates of various styles at Park Barn, Rydes Hill, Burpham, Merrow and Boxgrove. Most follow the general design principles of housing established throughout this time including a predomination of detached or semi-detached residential properties, the creation of few new local landmarks and over-dominant highway engineering and car parking, they display some degree of success in creating or retaining local character or identity.
- 3.47. In the 1970s and 1980s the imposition of a major transport infrastructure scheme in the gyratory system, and large-scale un-relieved commercial development of the Friary shopping centre, Friary Street and Debenhams department store effectively visually and physically segregates the town centre from its heart by the river.
- 3.48. In recent years sites within Guildford town centre and the surrounding area have been identified for potential redevelopment with the key aims of providing new useable open public space, improving pedestrian and cycle access through the town centre, discouraging reliance on the car and enhancing the retail core. Land at Bedford Road opposite the Odeon Cinema as well as former Farnham Road bus depot are seen as potential sites for residential, hotel, retail, office, leisure, entertainment and cultural uses with the later as a potential open space. Other areas identified in the emerging Guildford Development Frameworks and Town Centre Area Action Plan as major active or potential redevelopment opportunities are the area around Bedford Road/Mary Road, the North Place Day Centre and Bellerby Theatre in Leapale Lane, Woodbridge Road and Woodbridge Park industrial estate, the Civic area, Ladymead Fire station and land and buildings at Guildford Railway Station.
- 3.49. Commercial development continues to occur in the town centre in the 1970s and 1980s and a major change to the town centre in the future is imminent with the extension of the Friary Shopping Centre now programmed. Since the 1980s significant new housing development has taken place in the urban areas, although the population of Guildford has only risen slowly.

THE GROWTH OF ASH AND TONGHAM

- 3.50. The built up area of Ash and Tongham lies between Aldershot and Guildford. Immediately to the west of the built up area is the natural boundary of the

Blackwater Valley. The B3411 Blackwater Valley Relief road connecting Ash Vale to Ash runs north south more or less in parallel with the Basingstoke Canal.

The Origins of Ash and Tongham

- 3.51. Ash was given by its Saxon owners to the Monks of Chertsey Abbey and grew from a rural village on the road between Guildford and Aldershot. In AD 1170 Ash was recorded as 'Essa' meaning Ash Tree.
- 3.52. By the 18th century Ash and Ash Vale and Ash Green to the south were still small rural villages. St Peter's Church at Ash is the original village church, which has early medieval origins. Another early building in Ash village is Hartshorn Cottage dating to 1350. In the 19th century a shingle spire was added to St Peter's Church and this now forms a prominent landmark.
- 3.53. In 1189 AD Tongham was recorded as 'Tuangham' meaning a place of a fork between two rivers. Tongham was involved in major hop-growing and brewing and there still is a working brewery, The Hogs Back Brewery, to the south of Tongham. Evidence of Tongham's village centre remains at the crossroads where a few surviving timber-framed cottages and an oast house can be seen.
- 3.54. The Basingstoke Canal was opened in 1796 to connect Basingstoke to the Wey at Byfleet, as a way of supporting agriculture in the area by connecting the area of North East Hampshire with the London markets. The canal runs in a north-south direction, parallel to the River Blackwater, before turning west to cross the Blackwater valley on an aqueduct and embankment.

The Growth of Ash and Tongham

- 3.55. Ash, Ash Vale and Tongham grew as a result of the arrival of the railway line in 1849, the army in 1853 who used Ash Common as a training ground, and more recently commuters moving to the area. In 1801 Ash had a population of 601 people, which grew to 3,074 in 1901 and to 15,748 in 1981. The arrival of the railway resulted in a reduction in the use of the Basingstoke Canal.
- 3.56. The new stations, located at Ash and Ash Vale formed a focus for new settlement and houses were built along the main approaches to the stations in a linear formation. These linear developments are still visible in the townscape today, although they have been subject to infill with more modern housing. These 'Victorian/Edwardian Villages' have landmark buildings such as Ash Common National School, opened in 1860, St Paul's Church in Tongham, built 1866, and Victoria Hall on Ash Hill Road, built in 1897 to commemorate the Diamond Jubilee of Queen Victoria.
- 3.57. Ash Vale became a boat centre in the late 1890s when A. J. Harmsworth, working as a carpenter for the canal company, built a boathouse at Ash Vale. It became a major barge building and repair centre from 1923 until 1947. After this time the canal suffered a number of setbacks and changes in ownership. After a period of disuse the Canal was rescued and officially re-opened in 1991.
- 3.58. The population of the area continued to rise with the building of inter-war and post-war estates and in the early 1950s Ash's village green was turned into an asphalted

roundabout. By 1981 the population of Ash had grown to 15,748 and the population of Tongham had grown to 2030.

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4. TOWNSCAPE CLASSIFICATION

DEFINING TOWNSCAPE TYPES

- 4.1. The townscape classification uses the borough-wide landscape character areas as a framework, but also incorporates information on urban land use and urban morphology. The draft townscape classification was undertaken by overlaying information on:
- geology;
 - topography;
 - land use (from the local plan);
 - age of the built environment (by examining historic OS maps at intervals from the first edition to the present day);
 - street layout and pattern (from the present day OS map).
- 4.2. The classification also takes into account the residential character types identified in the Guildford residential design guide⁸ and the Surrey Historic Landscape Classification⁹, extracts of which are shown in **Figures 3.1** and **3.2**. The development of Guildford, Ash and Tongham is illustrated in **Figures 3.3** and **3.4** and is outlined in Chapter 3 above.
- 4.3. Twelve distinct townscape types have been identified:
1. Historic Core
 2. Settled River Corridor
 3. Historic Fringes
 4. Historic Village Cores
 5. Victorian/Edwardian Villages
 6. Victorian Suburbs
 7. Gardens Suburbs
 8. Inter-war/Post-war Suburbs
 9. Post 1960s Residential Estates
 10. Institutional Buildings associated with Open Space
 11. Industrial/ Retail Parks

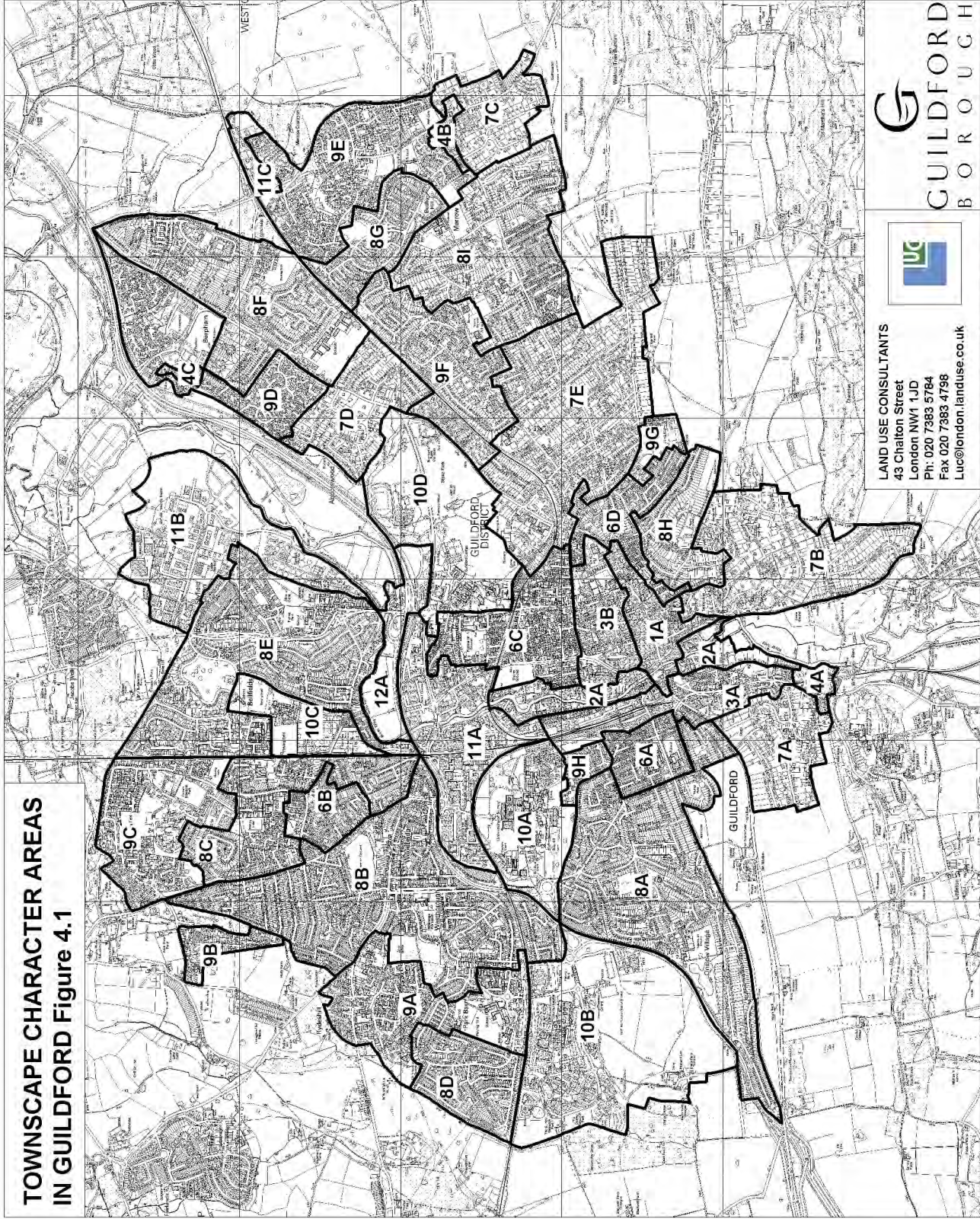
⁸ Guildford Borough Council (2004) *Residential Design Guide – Supplementary Planning Guidance (Interim Copy)*.

⁹ Surrey County Council, the Countryside Agency and English Heritage (March 2001) *Surrey Historic Landscape Characterisation: Volume 1 Main Report and Volume 2 Historic Landscape Character Types*.

12. Open River Floodplain.

- 4.4. The townscape types are sub-divided geographically into distinct character areas that have their own individual character or 'sense of place'. **Table 3** provides a list of townscape types and their constituent character areas in Guildford and Ash/Tongham and these are illustrated on **Figure 4.1: Townscape Types and Character Areas in Guildford** and **Figure 4.2: Townscape Types and Character Areas in Ash/Tongham**.
- 4.5. It should be noted that there are subtle differences between and within the individual landscape types and character areas. The boundaries illustrated therefore sometimes transitions rather than marked changes on the ground.

TOWNSCAPE CHARACTER AREAS IN GUILDFORD Figure 4.1



GUILD F O R D
B O R O U G H



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Historic Core
1A. Guildford Historic Core
Settled River Corridor
2A. Settled Wey Corridor

Historic Fringes
3A. West Guildford Historic Fringe
3B. North Guildford Historic Fringe

Historic Village Cores
4A. St Catherine's
4B. Merrow Village Centre
4C. Burpham Village

Victorian/Edwardian Suburbs
6A. Farnham Road
6B. Guildford Barracks
6C. Stoke Fields
6D. Charlottesville

Garden Suburbs
7A. Guilddown
7B. Wanwicks Bench
7C. Merrow
7D. Abbotswood
7E. Epsom Road

Inter-war/Post-war Suburbs
8A. Guildford Park/ Onslow Village
8B. Westborough/ Woodbridge Hill
8C. Stoughton
8D. Park Barn
8E. Bellfields
8F. Burpham
8G. Bushy Hill
8H. Pewley Hill
8I. Merrow

Post 1960s Residential Estates
9A. Park Barn/ Rydeshill
9B. Chitty's
9C. Queen Elizabeth Park
9D. Burpham
9E. Merrow Common
9F. Boxgrove
9G. St Luke's Square

Institutional Buildings Associated with Open Space
10A. University of Surrey
10B. Royal Surrey County Hospital
10C. Bellfields
10D. Guildford College/ Stoke Park

Industrial/Retail Parks
11A. Woodbridge Industrial Estates
11B. Slyfield Green
11C. Merrow Common Industrial Estate
Open River Floodplain
12A. River Wey Open River Floodplain

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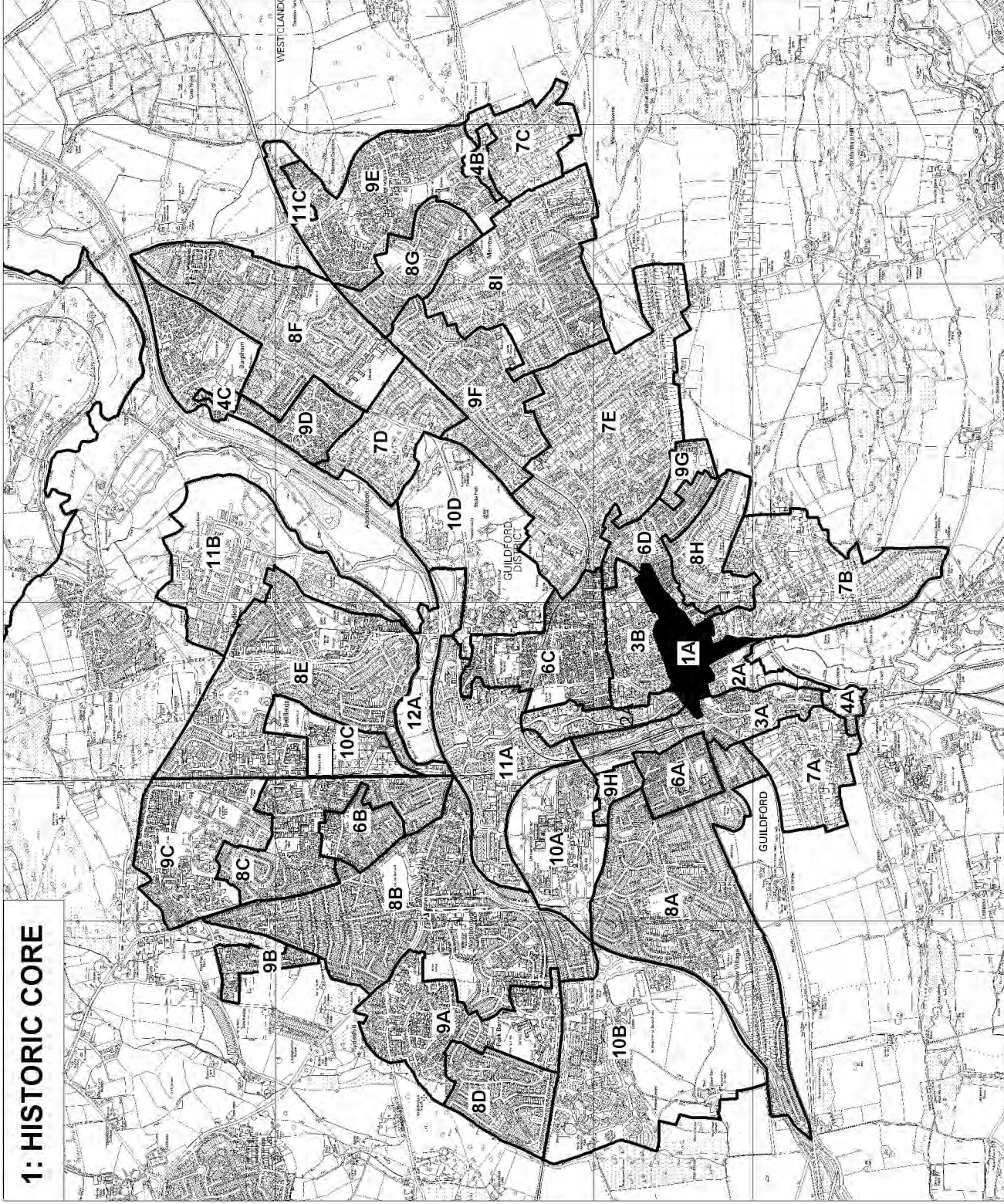
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Table 3: Townscape Classification

Townscape Types	Townscape Character Areas in Guildford	Townscape Character Areas in Ash/Tongham
1. Historic Core	1A. Guildford Historic Core	N/A
2. Settled River Corridor	2A. Settled Wey Corridor	N/A
3. Historic Fringes	3A. West Guildford Historic Fringe 3B. North Guildford Historic Fringe	N/A
4. Historic Village Cores	4A. St Catherine's 4B. Merrow Village Centre 4C. Burpham Village	N/A
5. Victorian/Edwardian Villages	N/a	5A. Ash Vale 5B. Ash Village 5C. Ash Street 5D. Tongham Village
6. Victorian Suburbs	6A. Farnham Road 6B. Guildford Barracks 6C. Stoke Fields 6D. Charlottesville	
7. Garden Suburbs	7A. Guildown 7B. Warwicks Bench 7C. Merrow 7D. Abbotswood 7E. Epsom Road	7F Horseshoe Lane
8. Inter-war/Post-war Suburbs	8A. Guildford Park/ Onslow Village 8B. Westborough/ Woodbridge Hill 8C. Stoughton 8D. Park Barn 8E. Bellfields 8F. Burpham 8G. Bushy Hill 8H. Pewley Hill 8I. Merrow	8J Ash Vale Estate 8K Ash Estate 8L Tongham Estate
9. Post 1960s Residential Estates	9A. Park Barn/ Rydeshill 9B. Chitty's 9C. Queen Elizabeth Park 9D. Burpham 9E. Merrow Common 9F. Boxgrove 9G. St Luke's Square 9H. Guildford Park and Cathedral Close.	9I Station Road East 9J Ash Vale 9K Lakeside Estates 9L Ash 9M Ash Street (south) 9N Tongham

Townscape Types	Townscape Character Areas in Guildford	Townscape Character Areas in Ash/Tongham
10. Institutional Buildings associated with Open Space	<p>10A. University of Surrey (<i>incorporating Guildford Cathedral and Stag Hill</i>)</p> <p>10B. Royal Surrey County Hospital (<i>incorporating the Surrey Research Park and UNIS Manor Farm Campus</i>)</p> <p>10C. Bellfields</p> <p>10D. Guildford College/ Stoke Park</p>	10E Ash Vale School
11. Industrial/ Retail Parks	<p>11A. Woodbridge Industrial Estates (<i>incorporating Ladymead and Middleton Industrial Estates and Guildford Business Park</i>)</p> <p>11B. Slyfield Green</p> <p>11C. Merrow Common Industrial Estate</p>	11D Nexus Park (<i>incorporating Lysons are Ind. Est</i>)
12. Open River Floodplain	12A. River Wey Open River Floodplain	N/A

1: HISTORIC CORE



**Guildford Landscape
Character Assessment**

**Townscape Types and
Character Areas
Guildford**

**1A. Guildford Historic
Core**

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TOWNSCAPE TYPE I: Historic Core



TYPE I: HISTORIC TOWN CORE

KEY CHARACTERISTICS

- relates to the historic core of Guildford;
- medieval street pattern of east-west routes linked by narrow lanes running north-south - the High Street forms the central spine;
- narrow plots with 2 or 3 story buildings – a juxtaposition of different building ages and styles;
- a large number of historic buildings and buildings of architectural note;
- older buildings are typically constructed from sandstone, clunch and flint and timber frame with later buildings constructed from brick – many have stucco or tile hung exteriors;
- road surfaces are typically cobbled or block paved (with some red and blue block pavers) with stone kerbs and yorkstone pavements;
- street furniture such as street sign posts and bollards are cast iron and painted black or, in the High Street, blue;
- views are typically framed views along streets and pedestrian alleys;
- the high density of buildings and narrow streets contribute to a perception of enclosure;
- the area is notable for the absence of front gardens and street trees;
- churchyards and riverside vegetation provide areas of soft landscape amongst the hard landscape.

DESCRIPTION

Physical Influences

This townscape type corresponds to the oldest part of Guildford, located around the first crossing point of the River Wey where the River Wey pushes through a gap in the chalk ridge. It therefore includes part of the *River Floodplain* and *Gravel Terrace* landscape types and extends up onto the *Open Chalk Farmland* landscape type to the east of the River Wey Crossing.

The rising topography either side of the River allow good views in an east-west direction, creating a strong visual connection between the town and surrounding public open space.

Human Influences

The Historic Core of Guildford was originally settled by the Saxons, developing as a commercial and defensive centre owing to its position along the route to London. A Saxon Fort was built (in the Castle's current location) and the steep approach from the east became the High Street.

St Mary's Church, in Quarry Street, is on the site of an earlier wooden church and was probably Guildford's original church.

In 1066 the Normans invaded Guildford, and the stone Norman castle was built. The Tower Keep was built in the 12th century.

By this stage the street pattern had developed which is so characteristic of the Historic Core today. Two roads were built parallel to the High Street named Upper and Lower Backside and known today as North Street and Castle Street/Sydenham Road. Land either side of the High Street was divided into long narrow plots with a house or shop built on each plot. Narrow lanes and passages between the plots provided access between the High Street and Upper and Lower Backside. The town ditch ran along North Street and this is still visible today as a series of steps on the south side of the street. North Street marks the edge of the *Historic Core*.

The town also became a convenient stopping off point on the route between London and Portsmouth and a number of coaching inns were built along the High Street. Some of the names survive today, for example the White Lion, Angel and White Hart Inns.

Guildford Grammar School was established on the High Street at the beginning of the 16th century. Georgian Guildford (18th Century) was not much bigger than it had been in medieval times, consisting mainly of the High Street with passages leading to North Street and Castle Street.

Guildford House was built in 1660 and Somerset House was built around 1700. Brick facades were often added in the 18th century, which can today be seen along Quarry Street. Lloyds Bank was originally Guildford Old Bank built in 1765. At the west end of the High Street Mount House was built in 1730 with views down towards the High Street. Since the 18th century change has focussed on additions to existing buildings, some re-development of plots, introduction of traffic systems, replacement of old and worn out streetscape features, and the arrival of chain stores to the High Street.

One of the biggest changes to the Historic core occurred in the 1960s with the building of Millbrook resulting in cutting the High Street off from the now pedestrianised Town Bridge. This isolated area of historical core on the western bank of the river contains a small segregated portion of the High Street that once marked the entrance to the Town Centre from the main routes leading to the west and south. It contains a cluster of buildings focussed around the landmark bargate stone St Nicholas Church with a small grass graveyard to the side and adjacent to decorative 19th century Caleb Lovejoy Almshouses.

Townscape Morphology

The street pattern is based on the underlying Medieval street pattern, which is made up of three main east-west routes (the High Street in the centre with North Street to the north and Castle Street/Sydenham Road to the south) linked by a series of narrow pedestrian lanes/passages or 'gates' running in a north-south direction. The High Street forms the central spine of the area.

This street pattern divides the area into narrow plots with narrow buildings facing the main east-west streets. Buildings are typically 2 or 3 stories - the narrow streets create a feeling of enclosure, a perception that is particularly heightened in the narrow passages or 'gates'.

The architecture includes a great variety of buildings from a variety of periods, from the Saxon St Mary's Church to the 12th century stone Tower Keep of the Castle to the 20th century reinforced concrete and glass building that is hidden between the High Street and

North Street. However, most of the buildings are 17th, 18th and 19th century town houses with shops at the ground floor. The older buildings are typically constructed from sandstone or clunch and flint with later buildings constructed from brick. Many of the brick buildings have stucco exteriors or are tile hung. Other features of the buildings include timber framing and bow windows. Public life was lived on the street and focussed on the High Street with the market located there until 1865 – there were no formal outdoor public spaces such as a market square.

The *Historic Core* is characterised by a high density of historic buildings. Buildings of architectural note include the 16th century Tudor Grammar School, the 17th century Guildhall, Abbot's Hospital and Cloth Hall, the early 18th century Somerset House in Wren style, the 18th century Lloyds Banks with its pilasters, columns and Rococo plasterwork, and the early 19th century Town Hall with its famous clock which defines the skyline of the views uphill and forms a feature in views of the Hog's Back in downhill views. Pevsner describes the High Street as having 'unity-in-diversity' and it is this juxtaposition of different building ages and styles that creates the special character of the *Historic Core*.

Boundary walls are typically stone or brick, some with flint detailing. Road surfaces are cobbled or block paved with stone kerbs. The town ditch still survives as a level change on North Street. Furniture such as street signposts and bollards are cast iron and painted black. The main landmarks are the Castle Keep (which is surprisingly well hidden from views within and around Guildford apart from some views from the south) and the church tower of Holy Trinity Church at the eastern end of the High Street, St Mary's on Quarry Street, and St Nicholas' on the western bank of the River lately joined by the House of Fraser extension.

Views are typically framed views along streets and alleys. The most impressive of these are framed views along the High Street forming extensive views out of the immediate area to the east and west using the topography. Key views are from The Mount looking east towards Trinity Church Tower and from Guildford Town Hall looking west towards the Hog's Back. The Castle Mound provides a vantage point for panoramic views across Guildford where vegetation allows. Later development of rear gardens and courtyards has created a dense, jumbled roofscape visible from many viewpoints and for which it is highly important in retaining its visual attractiveness.

Landscape Elements

The *Historic Core* is notable for its high density of buildings and absence of front gardens and street trees. The Castle Grounds, Castle Cliffe Gardens and churchyards, most notably the serenity of the enclosed churchyard of grass and highly valued mature trees behind Holy Trinity Church, well used by pedestrian to reach the High Street, provide the largest areas of soft landscape in the *Historic Core* although they are mainly visually and physically separate from the adjacent street scene. Other notable landscape elements are the riverside vegetation alongside the River Wey and hanging baskets, which provide some colour along the High Street and North Street. London plane trees are the dominant street trees plus the mature elm on the upper High Street.

Vegetation types relate to the underlying physical landscape, particularly alongside the River Wey where weeping willows, alder and poplar line the banks of the river.

TOWNSCAPE CHARACTER AREAS

The description of this landscape type applies to the following townscape character areas:

Guildford

IA: Guildford Historic Town Core

This area is defined as the historic core of Guildford, reflecting the extent of Guildford during the Medieval and post-Medieval periods up to approximately 1739.

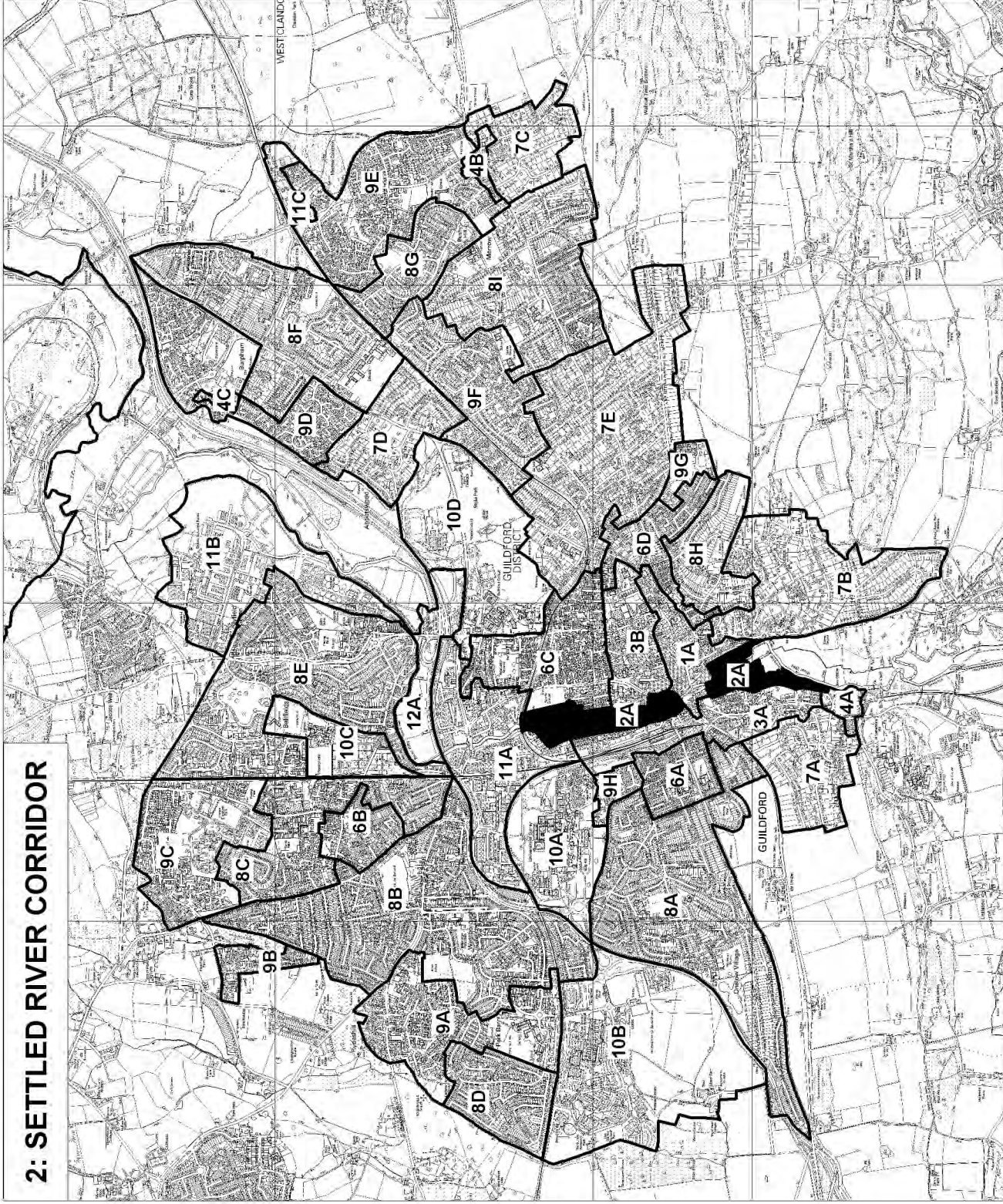
EVALUATION

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
Townscape Morphology:			
Medieval street pattern of east-west routes linked by narrow lanes running north-south defined the character of the townscape.	The Medieval street pattern is vulnerable to road improvements, particularly those that would alter the layout of the street pattern and character of the narrow lanes.	Resist road improvements that would alter the layout or scale of the streets. Encourage new development to work within existing alignment and topography. Encourage highway improvements, which retain the human scale of the streets. Maintain and reinforce a visual connection between the High Street and Town Bridge/the Mount.	Applies to the whole of the <i>Guildford Historic Core</i> .
Narrow plots with 2 or 3 story buildings are typical and define the streetscape of the <i>Historic Core</i> .	Narrow building plots are vulnerable to amalgamation into larger plots. Any change in building heights would alter the street width to building proportion, which would fundamentally alter the character of the <i>Historic Core</i> .	Conserve the narrow plot width and 2-3 storey building heights that are typical of the <i>Historic Core</i> on the street frontage.	Applies to the whole of the <i>Guildford Historic Core</i> .
Building materials include sandstone, timber frame, clunch, flint and brick with stucco or tile hung exteriors , which reflect the local geology.	The historic core is vulnerable to introduction of new materials, which could erode the local vernacular if they are not sensitively used.	Use modern materials with care. Where possible combine with local materials such as sandstone, clunch, flint and brick with stucco or tile hung exteriors, which reflect the local vernacular.	Applies to the whole of the <i>Guildford Historic Core</i> .
Road surfaces are granite cobbled or clay brick paved with stone pavements and kerbs and heritage style furniture such as finger sign posts and bollards are cast iron and painted blue/black which contribute to the	Introduction of insensitive materials and styles could disrupt the unity of the <i>Historic Core</i> .	Use traditional materials such as cobbles, stone kerbs, and black painted cast iron street furniture to maintain the unity of the <i>Historic Core</i> . Reconsider unity of street furniture	Applies to the whole of the <i>Guildford Historic Core</i> .

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
`historic' character of the core.		finish – blue/black.	
Landscape elements:			
Notable for the absence of front gardens and street trees which allows the buildings to dominate. However, where street trees are present they are notable landscape elements e.g. the street tree outside Trinity Churchyard, the street tree outside the Grammar School and the trees in Milkhouse Gate.	The townscape is sensitive to the planting of street trees that could obscure the facades of important buildings.	Buildings typically do not have front gardens. Avoid planting street trees, which could obscure important or historic building facades. Consider referring to historic prints when locating new planting.	Applies to the whole of the <i>Guildford Historic Core</i> , but particularly to the High Street where there is the highest density of historic buildings.
Public gardens and churchyards provide areas of soft landscape and mature vegetation amongst the hard landscape and provide tranquil oases e.g. Trinity Churchyard, St Mary's Churchyard, St Nicholas' Churchyard, the Castle Grounds, and Castle Cliffe Gardens on Quarry Street, Quakers Acre.	The tranquil character of the public gardens and churchyards is vulnerable to erosion by intrusive or noisy activities. Trees will mature and eventually die.	Maintain churchyards and public gardens as tranquil oases. Consider a programme of replacement tree planting where necessary to conserve the presence of mature vegetation in these spaces. Provide long term management plan including details of use, features, furniture, infrastructure, historic features etc. and plans for future management, restoration and appropriate uses and change.	Maintain Trinity Churchyard, St Mary's Churchyard, and St Nicholas' Churchyard as tranquil oases and monitor maturation of planting. Consider using planting that reflects the underlying landscape character of the chalk ridge within the Castle Grounds and Castle Cliffe Gardens on Quarry Street. Plan for replacement of mature trees.
Riverside vegetation is important because it indicates the presence of the river and provides a green backdrop to views down the High Street. It also forms part of the River Wey wildlife corridor.	The townscape is sensitive to loss of riverside vegetation, which marks the course of the River. Riverside vegetation is vulnerable to encroachment of hard landscape.	Conserve riverside vegetation that indicates the presence of the river and provides a green backdrop to views down the High Street. Plan for any future loss with a programme of replacement and encourage native or suitable waterside species to enhance habitats and wildlife value along the River Corridor.	Applies to the riverside vegetation on the banks of the River Wey in the centre of Guildford.
Views and Landmarks			
Views within this area are typically framed views along streets and	The townscape is vulnerable to new built development that could obscure	Conserve views along streets, particularly those to the chalk ridges in	Key views in the <i>Guildford Historic Town</i>

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
<p>alleys – the chalk ridge forms a backdrop to some views indicating the landscape setting of the town.</p> <p>Various viewpoints over roofscape.</p>	<p>key views to the chalk ridges that form a setting to the town.</p> <p>Continuing development overbearing, or reducing attractiveness of historical roofscape or buildings through inappropriate scale, massing or incongruous positioning of plant.</p>	<p>the background.</p> <p>Conserve panoramic views from high points e.g. from the Castle Mound.</p> <p>Ensure all developments consider the visual impact on key views or viewpoints and roofscapes.</p>	<p>Core include:</p> <ul style="list-style-type: none"> • The view westwards along the High Street to the Mount/Hog's Back chalk ridge with the Town Hall clock in the foreground. • The view westwards along North Street to the Hog's Back chalk ridge. • View eastwards along the High Street from the Mount with the Tower of Trinity Church on the skyline. • Panoramic views from the Castle Mound. • Elevated viewpoints both within this area and from surrounding townscape areas
<p>There are a large number of landmarks in the Historic Core, particularly church towers. These are important in views both within and from outside the <i>Historic Core</i>.</p>	<p>The Historic Core is sensitive to any new building that would compete with the historic landmarks.</p>	<p>Conserve the historic landmarks and views to these landmarks.</p>	<p>Important landmarks in the <i>Guildford Historic Town Core</i> include:</p> <ul style="list-style-type: none"> • Trinity Church Tower; • St Mary's Church Tower; • St Nicholas' Church Tower; and • The Castle Keep. • The Guildhall Clock and cupola; • Tunsgate Arch. • Abbots Hospital

2: SETTLED RIVER CORRIDOR



**Guildford Landscape
Character Assessment**

**Townscape Types and
Character Areas
Guildford**

2A. Settled Way Corridor

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TOWNSCAPE TYPE 2: Settled River Corridor



TYPE 2: SETTLED RIVER CORRIDOR

KEY CHARACTERISTICS

- the River Wey is at the core of the area;
- main roads run parallel to the Wey with narrow access lanes and paths leading off these to the river banks;
- predominantly large scale late 20th century development of commercial and industrial buildings;
- presence of historic buildings connected to the river such as the boathouse at Dapdune Wharf;
- variety of building materials and styles from brick built historic warehouses and cottages to 20th century metal and glass industrial buildings;
- River Wey crossed by bridges of a variety of ages and materials;
- public open spaces include former meadows, public gardens and more urban areas linked to civic buildings such as the Yvonne Arnaud theatre;
- the river towpath lined by vegetation forms a rural oasis in the heart of Guildford and a link to the surrounding urban-rural fringe and rural areas;
- strong links to the *Historic Town Core*.

DESCRIPTION

Physical Influences

This townscape type is part of the *River Floodplain* rural landscape type. The level, low-lying nature of the river corridor is fundamental to its character. The *Floodplain* is bounded by slightly higher gravel river terraces, or to the south by steeply rising chalk ridges and these surrounding areas are built up giving an enclosed character to the type with corridor views along the river generally framed by settlement on either side.

Human Influences

This type shows successive layers of history, with the basic form of the River Wey, the mill pool and the town mill to the south still present in much the same outline as shown on the Ichnography of Guildford dating from the early 18th century. Remnants of traditional riverside industries and the use of the river for transport are present for instance in the former boatyard at Dapdune Wharf. The river is now predominantly used for leisure and is busy with narrow boats. Dapdune Wharf is a centre for the National Trust who also own and conserve the river through their management plans and policies. The change brought by the development of Guildford during the late 19th and the 20th century is manifested in the use of Millmead, a former mansion at the south of the area for council offices and by the clustering in the central area of large scale entertainment buildings such as the town's three theatres and its cinema, some of which are housed in historic warehouse buildings.

The development of Millbrook and the road gyratory system in the 20th Century effectively separated the river from the historic town centre and creates an effective barrier to pedestrian access. Access is gained to the riverside by a series of at grade controlled road crossings, subways and footpaths.

Townscape Morphology

The River Wey forms the core of the area and the street pattern generally runs parallel to the river, introduced predominantly during the late 19th century (such as Walnut Tree Close) or the 20th century (such as Millbrook). The areas between the roads and the river are taken up by development, often large individual commercial, civic or entertainment buildings most of which face away from the river with little or no active frontages facing the river itself. Small-scale footpaths or lanes run between the buildings give access to the river towpath and footbridges.

Buildings are generally large scale, set in individual plots with parking or narrow areas of open space around them. To the north industrial and commercial buildings contain the river within a narrow corridor with little access apart from the linking towpath. In the centre and particularly to the south of the area the buildings are set back from the river and there are areas of public open space, which shows the influence of the historic pattern of riverside meadows.

Development is dense in the type, with the large buildings providing enclosure and highly urban views to the centre and north in particular. Some glimpses of the river corridor can be seen in the narrow gaps between the buildings or through car parks.

Subject to much re-development there are a few early historic buildings in the area, with a cluster of buildings with 17th century origins around Millmead and Millmead House, which dates from c. 1700 although it has been much altered. The buildings at Dapdune Wharf are redolent of an early industrial heritage, with brick built cottages and timber boatyard buildings. Other historic remnants are the Treadwheel crane on the Town Wharf, and brick buildings such as The Billings on Walnut Tree Close, the former auction house opposite, the Electric Theatre housed in the 1903 Town Electricity works building, and Town Mill adjacent to the 20th Century modernist Yvonne Arnaud Theatre. Most other buildings are 20th century, brick, metal and glass and bear little relation to their site or its heritage, the most successful being sited adjacent to the Billings and successfully utilising a modern interpretation of this earlier building's plan, scale, mass and vernacular.

Boundaries are largely modern with a variety of materials along the roads and facing the river. Some of the river has pedestrian railings and other sections not. To the north there is a disparate mixture of wire, metal and wooden fencing in very mixed condition forming the boundary with the towpath. In the southern area there are a few historic boundaries in particular enclosing Westnye Gardens (bargate stone walls and cast iron railing sections).

Views are primarily enclosed corridor views along the river. These are rural in character to the north and south and more urban in the centre of the area. There are a number of bridges and the views tend to be focussed on these. The large buildings block views of the river from the adjacent roads but there are some intriguing glimpses through to the vegetated river corridor, and from the public plaza at Bedford Road towards the terraced historical warehouse building across the navigation. At the far south of the area views out to the surrounding rural area to the south, consisting of meadows give a lush natural feel.

Landscape Elements

Trees feature in the *Settled River Corridor* landscape type, with mature willows and poplars lining parts of the river corridor, strengthening its rural character. There are also alders along the river in the northern section along with regenerated sycamore. To the south there are mature street trees, in particular mature London planes around Millmead.

Open spaces are varied in character, the key one being the river corridor itself, which forms the heart of the area. This long narrow space is lined by the towpath and crossed by bridges giving a high level of access in some sections although to the north in particular it feels secluded and peaceful. The area around Millmead is heavily used for recreation so that, although it retains the historic form of riverside path and meadow, the quantity of benches, bins and signage gives the area more of the atmosphere of a municipal park. In the central area there are various hard paved, more urban open spaces, for instance around the Electric Theatre where the views and sound of passing traffic tend to dominate the scene. Westnye Gardens is a small formal park.

There are few private gardens in the type; the grounds of the buildings are mainly used for car parking, occasionally with shrub and tree planting.

Riverside vegetation reflects the underlying landscape character and the type forms an important link to rural-urban fringe character area A2: *Upper Wey Rural-Urban Fringe* to the south.

The urban voids created by at-grade car parks on Millbrook, the former Farnham Road Bus Station and at Millmead provide some of the most open views and interaction between the river and the surrounding urban fabric.

TOWNSCAPE CHARACTER AREAS

The description of this landscape type applies to the following townscape character areas:

Guildford

2A: Settled Wey Corridor

The *Settled River Wey Corridor* is the only townscape area in this type. This lies at the very centre of Guildford running north south with the *Historic Core* lying across its centre. It abuts and forms the urban boundary with the rural/urban fringe of Guildford to the south.

EVALUATION

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
Townscape Morphology:			
Street pattern is determined by the course of the river with major roads densely lined by large scale buildings running parallel to the waterway and crossing it on bridges while footpaths, subways and a few minor roads give access to the river banks.	Major roads and large scale buildings form visual and physical barriers cutting the river off from the townscape of Guildford.	Consider opportunities to enhance footpath and minor road links to the river through sensitive signage and improvements to surfacing and boundaries. Remove obstacles to movement if possible, and replace with at grade crossings. Improve pedestrian links where possible.	Applies to the whole of the <i>Settled Wey Corridor</i> but particularly to the north.
Main roads are urban with largely tarmac surface, kerbed pavements and prominent signage contrasting with a few minor roads and pedestrian routes.	Pressure from increased volumes of traffic for road improvements including signage and traffic controls and which would further alter the layout of the streets and the character particularly of the minor roads.	Keep signage and street furniture to a minimum and ensure it is appropriate in design, scale and materials to the historic townscape and to the rural character of the river corridor.	Applies to the whole of the <i>Settled Wey Corridor</i>
Bridges crossing the river vary in materials and age including some of late 20 th century utilitarian design carrying major routes at the centre of the town.	Pressure from increased volumes of traffic may lead to modifications to existing bridges or the construction of new ones despite National Trust policy to resist consent, which will affect the rural character of the River Wey.	Conserve the historic bridges and encourage sensitive design of modified or new bridges to enhance the character of the river corridor. In liaison with The National Trust Consider opportunities to enhance or replace existing bridges that are highly urban in character and unsympathetic to the rural ambiance of the river. In liaison with The National Trust explore opportunities to increase pedestrian links through the creation of new footbridges	Applies to the whole of the <i>Settled Wey Corridor</i>

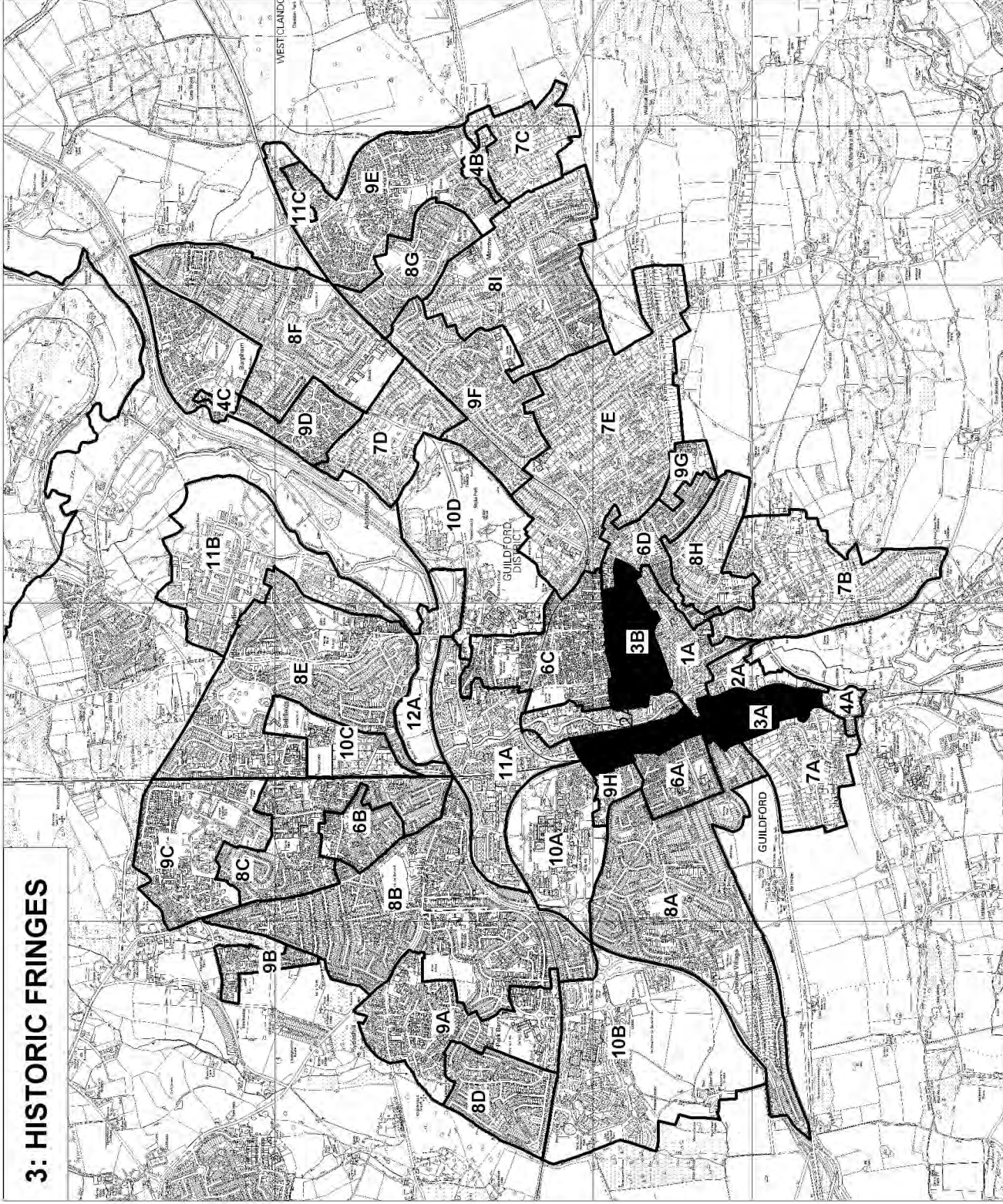
Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
<p>Car parking areas are urban in character affecting the rural, peaceful ambiance of the riverside.</p>	<p>Pressure for more car parking areas may erode the rural character of the river corridor.</p> <p>Redevelopment for housing/mixed use.</p>	<p>Resist additional parking areas that would further erode the rural character of the river corridor.</p> <p>Ensure development guidance to create useable public space to river frontage and respect views across site to river to prevent further isolation of the river corridor from the surrounding townscape.</p> <p>Consider opportunities for tree planting in existing car parking areas to link these visually to the riverbanks.</p> <p>Strengthen boundary planting to existing and new public car parks to screen views from the navigation, having due regard to safety.</p>	<p>Applies to the whole of the <i>Settled Wey Corridor</i> but particularly to the south around Millmead where there are substantial areas of car parking.</p>
<p>Building materials include brick, render, metal and glass - the variety of materials and colours affecting the rural character of the river corridor in places.</p>	<p>Further diversification of building materials will continue to visually fragment the area.</p>	<p>Encourage sensitive and consistent use of materials reflecting the historic character (such as brick, render, clay tile and slate) to increase the unity of the area.</p>	<p>Applies to the whole of the <i>Settled Wey Corridor</i></p>
<p>Boundaries include modern metal, wooden and wire fencing along the river edges and enclosing the car parks and buildings to the north while to the south there are a few historic boundaries such as the stone wall of Westnye Gardens. Railings range from heritage style to red crash barriers.</p>	<p>Further diversification of boundary materials will continue to visually fragment the area and offer no continuity of design and character.</p> <p>Some of the boundaries to the north are in poor condition and give an unkempt appearance to the riverbanks.</p>	<p>Encourage sensitive and consistent use of boundary materials appropriate to the character of the area for instance brick walls or carefully designed metal fencing.</p> <p>Encourage use of hedges, and boundary shrub and tree planting particularly along the immediate river corridor using native species to reinforce the rural character and</p>	<p>Applies to the whole of the <i>Settled Wey Corridor</i></p>

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
		<p>improve screening from adjacent roads.</p> <p>Carry out safety audit to look at removal of existing sections of railings and prevent new being erected.</p> <p>Exploit all opportunities to replace discordant structures and ensure that new and replacement structures conform to a consistent palette of colours and design styles to give continuity across both sides of the river.</p>	
Landscape elements:			
<p>Trees feature in the type, with mature willows lining parts of the river corridor, plus alders and sycamore. To the south there are mature street trees, in particular mature London planes around Millmead.</p>	<p>Mature trees will require replacement in time.</p>	<p>Consider a programme of replacement tree planting where necessary to conserve the presence of mature vegetation in the type, using species appropriate to the underlying rural character and riverside location (native willows and alders on the river banks) or reflecting the local historic character (i.e. presence of plane trees around Millmead).</p> <p>Encourage new tree planting to extend the visual influence of the immediate riverbanks for instance into adjacent car parks or public open space.</p>	<p>Applies to the whole of the <i>Settled Wey Corridor</i></p>
<p>Public open spaces includes the river towpath and small riverside</p>	<p>Pressure of use threatens the peace and tranquillity of the riverside open</p>	<p>Ensure that infrastructure to support public enjoyment (paths,</p>	<p>Applies to the whole of the <i>Settled Wey Corridor</i></p>

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
<p>green spaces around Millmead, plus more urban open spaces such as to the south of the Electric theatre and Town Wharf. Dapdune Wharf is a property open to the public by the National Trust and provides tranquil green space enriched by the industrial heritage of the buildings.</p> <p>Westlyn Gardens is a small formal public park.</p>	<p>space.</p>	<p>seats, bins and lighting) are kept to a minimum and carefully designed and placed to conserve the rural tranquillity of the riverside spaces.</p> <p>In more urban areas (such as around the theatre) consider opportunities for planting to strengthen visual links with the river and screen views to traffic (for instance using willows and native shrubs).</p> <p>Conserve and enhance the landscape of the riverside strengthening the pattern of usable open space.</p> <p>Conserve the historic designed landscape of Westlyn Gardens.</p>	
<p>Riverside vegetation is important in providing a green corridor through the centre of Guilford and a wildlife resource. It also reflects the underlying landscape character of the river floodplain.</p>	<p>The townscape is sensitive to loss of riverside vegetation, which marks the course of the River.</p>	<p>Conserve riverside vegetation and plan for any future loss with a programme of replacement. Make the vegetation more natural to enhance habitats and wildlife value along the river corridor.</p>	<p>Applies to the whole of the <i>Settled Wey Corridor</i></p>
<p>The river towpath provides a strong link to the surrounding rural urban fringe areas particularly to the south.</p>	<p>Pressure of public use may urbanise this rural link.</p>	<p>Ensure that facilities for public use (signage, paths, seats) are carefully designed and placed to conserve the rural character of the towpath and river corridor.</p>	<p>Applies to the whole of the <i>Settled Wey Corridor</i></p>
<p>Views and Landmarks:</p>			
<p>Views in this type are dominated by the river, with corridor views along the waterway framed by the buildings on either side, views to and from bridges, and glimpses of the green river corridor from the</p>	<p>Views along the river corridor are vulnerable to the increasing urbanisation of the centre of Guildford with pressures for car parking, development and leisure use.</p>	<p>Conserve the views of the rural river corridor.</p> <p>Assess the visual impact of development upon adjacent rural/urban fringe.</p> <p>Ensure all developments consider</p>	<p>Key views in the <i>Settled Wey Corridor</i> include:</p> <ul style="list-style-type: none"> • Views from bridges over the river • Views from the south of the

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
parallel roads. The views into A2: <i>Upper Wey Rural-Urban Fringe</i> links the centre of Guilford with the rural-urban fringe to the south.		the visual impact on key views or viewpoints.	<p>area into the meadows of A2: <i>Upper Wey Rural-Urban Fringe</i></p> <ul style="list-style-type: none"> • View to Dapdune Wharf from the river towpath • Views of and the historical setting created by the 19th Century warehouse buildings around the Billings
Landmarks in the Settled River Corridor are historic and modern buildings and bridges, which are important in views within the type.	The Settled River Corridor is sensitive to new development, which would detract from the existing landmarks.	<p>Conserve and where appropriate enhance the landmarks within the type.</p> <p>Consider opportunities for enhancing the setting of landmarks such as the theatres.</p>	<p>Landmarks within the <i>Settled Wey Corridor</i> include:</p> <ul style="list-style-type: none"> • Millmead • Dapdune Wharf • The Yvonne Arnauld and Electric Theatre theatres • Bridges over the river • The 19th Century warehouse buildings • The Scheduled Ancient Monument Treadwheel Crane • Views to the towers of St Nicholas and St Mary's

3: HISTORIC FRINGES



**Guildford Landscape
Character Assessment**

**Townscape Types and
Character Areas
Guildford**

**3A. West Guildford
Historic Fringe**

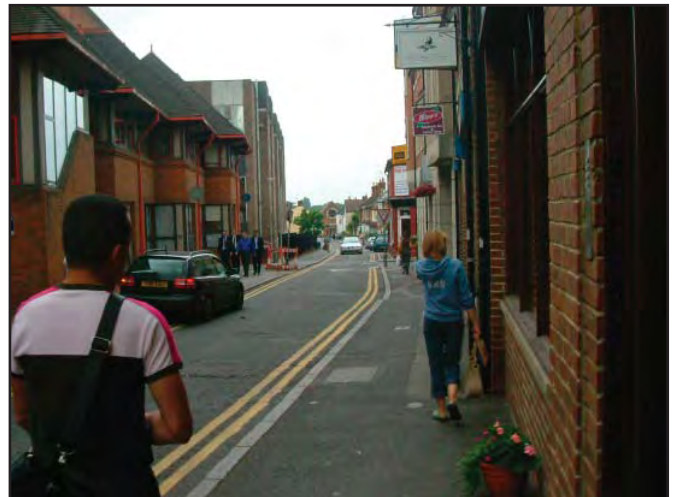
**3B. North Guildford
Historic Fringe**

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TOWNSCAPE TYPE 3: Historic Fringes



TYPE 3: HISTORIC FRINGES

KEY CHARACTERISTICS

- relates to the initial expansion beyond the historic core of Guildford in the 19th century;
- presence of major transport routes of arterial roads (on long established routes) and the railway;
- small scale street pattern relating to the historic core survives to some extent but modified by Victorian and 20th century development;
- a densely built up area juxtaposing varied building ages and styles with large modern commercial buildings and blocks of flats set alongside older domestic scale houses;
- roads vary from the wide major roads to minor narrow residential streets, predominantly tarmac with kerbed tarmac or concrete paved pavements;
- older buildings are typically constructed from brick, occasionally stone and flint with later buildings of modern brick, glass and concrete;
- the area is notable for the absence of front gardens and street trees (apart from Portsmouth Road where tree belts on private land line the road), a few large mature trees reflect the underlying rural character;
- green open space is limited to that associated with institutions and civic buildings and therefore predominantly private or visually segregated from the street scene;
- views are typically framed along streets with the presence of large scale buildings creating a strong sense of enclosure and urban feel, while some views across the river valley link different areas of the town;
- heavily used and busy nodes of major shopping areas, road junctions and the railway station.

DESCRIPTION

Physical Influences

This townscape type is founded principally on the *Chalk Ridge* and *Open Chalk Farmland* rural landscape types with the northern section of *3A: Western Guildford Historic Fringe* on the *Wooded Rolling Claylands*, and an area at the western edge of *3B: North Guildford Historic Fringe* on *Gravel Terrace*.

The underlying chalk geology gives a gently sloping topography to *3B: North Guildford Historic Fringe* while the southern section of *3A: Western Guildford Historic Fringe* lies on the base and lower slopes of the *Hog's Back Chalk Ridge* giving a more dramatic landform with views to the rising ridges to the west and across the river to the east.

Human Influences

The *Historic Fringes Townscape Type* is based on the early stages of expansion of Guildford outwards from the *Historic Core*. Important elements in forming the areas were the historic transport routes, now transformed into the arterial roads (although also still functioning as residential streets) of the A320 (Stoke Road) and A322 (Woodbridge Road) in 3B: *North Guildford Historic Fringe* and A3100 (Portsmouth Road) in 3A: *Western Guildford Historic Fringe*. North Street (forming the southern boundary of 3B: *North Guildford Historic Fringe*) developed as Lower Backside, a wide street parallel to the High Street and the site of the cattle market until the nineteenth century.

The basic framework of streets in the *North Guildford Historic Fringe* was present by the early 18th century. The Ichnography or Ground Plan of 1739 shows a grid of streets and lanes containing gardens to the north of Lower Backside. North south running routes such as Frog Lane (now Haydon Place) are in the same alignment as the “gates” (narrow alleys off the High Street). As the population of Guildford expanded, particularly in the latter half of the 19th century the area was developed with terraced residential streets constructed on the sites of the gardens. Although the connection was retained in part with the historic core in the road layout and scale of blocks much larger commercial developments have been added in the 20th century such as the Friary Centre and multi storey car park at Leapale Road which ignore this earlier pattern.

Area 3A: Western Guildford Historic Fringe has been formed by linear expansion along the Old Portsmouth Road to the south west of the historic core and by the creation of the railway station (opened 1845). The second half of the 20th century saw the construction of the gyratory major one-way system in the centre of the area plus substantial office blocks, which have fragmented the urban fabric in this area and created physical barriers to movement.

Townscape Morphology

The street pattern in the *Historic Fringes* is dominated by major arterial roads leading out from the centre of Guildford. In between these major roads smaller streets follow the medieval pattern relating to the historic core in the *Northern Historic Fringe* or have a more recent and more spacious pattern in the *Western Guildford Historic Fringe*.

Buildings in these areas are varied in scale, age and style. There is housing in the form of Georgian villas along the Portsmouth Road or late Victorian terraces along Station View and north of North Street, plus flats from the mid and late 20th century in five storeys blocks or towers. Alongside these are large-scale commercial buildings such as the Friary Centre and office blocks.

A low key entrance is created into the historic core with the Early 19th Century classical style villas line the Portsmouth Road as it descends towards the town centre and there are residential blocks of vernacular style on or near Portsmouth Road such as Condor Court, and notable several Arts and Crafts buildings by H. Thackeray Turner in the Wycliffe Buildings, and The Court with its grass quad on Buryfields are of particular merit.

Buildings are predominantly built of traditional red brick but with some stone buildings. Developments from the 20th century use a wider variety of mass produced materials including brick in a variety of colours, glass and concrete.

Several internal gateways into the historic town centre fall within the area due to its ‘fringe’ location and role to the type and this area is busy and highly populated with many nodes such as the railway and bus stations, the one-way system, and the shopping facilities of

North Street and the Friary Centre. Landmarks include the tower blocks west of the Portsmouth Road again the Friary Centre, the railway station.

Views are largely enclosed corridor views down roads, varying in scale from the wide arterial routes lined by office blocks to intimate Victorian streets on a medieval pattern. Modern commercial buildings are often highly visible due to their larger scale. Area 3A: *Western Guildford Historic Fringe* has some more open views across the river valley to the rising chalk ridges to the west and east which provide a visual connection between these two physically separated sides of the town.

Landscape Elements

The *Historic Fringe* has a high density of buildings so landscape elements are limited to the Royal Grammar School playing fields, private gardens and open spaces around blocks of flats plus limited open space around Allen House Gardens, York Road and the Civic Centre. The open space around the Civic Centre forms a gateway and transition into the town centre from adjacent residential areas.

In the Victorian terraces there are a few small front gardens bounded by low railings, brick and rendered walls as well as some hedges and a mix of ornamental species. Grassy open spaces around blocks of flats have decorative planting of shrubs and small trees.

A few large mature trees are apparent adjacent to older houses, fringing the Royal Grammar School playing fields with tree groups and belts providing a wooded backdrop along Portsmouth Road. These trees relate to the underlying physical landscape, particularly large beech and yews on the chalk ridge (3A: *West Guildford Historic Fringe*).

TOWNSCAPE CHARACTER AREAS

The *description* of this landscape type applies to the following townscape character areas:

Guildford

3A: West Guildford Historic Fringe

This area forms a ribbon of residential and larger commercial development to the west of the *Historic Core* of Guildford. It lies within the rural character areas; *E1: Warnborough Wooded and Rolling Claylands* (to the north) and *B1: Hogs Back Chalk Ridge* (to the south).

3B: North Guildford Historic Fringe

3B: North Guildford Historic Fringe is situated to the north of the *Historic Core of Guildford*. It lies mainly within the rural character area *D1: Clandon Open Chalk Farmland* with a section to the west within *H2: Slyfield Gravel Terrace*.

EVALUATION

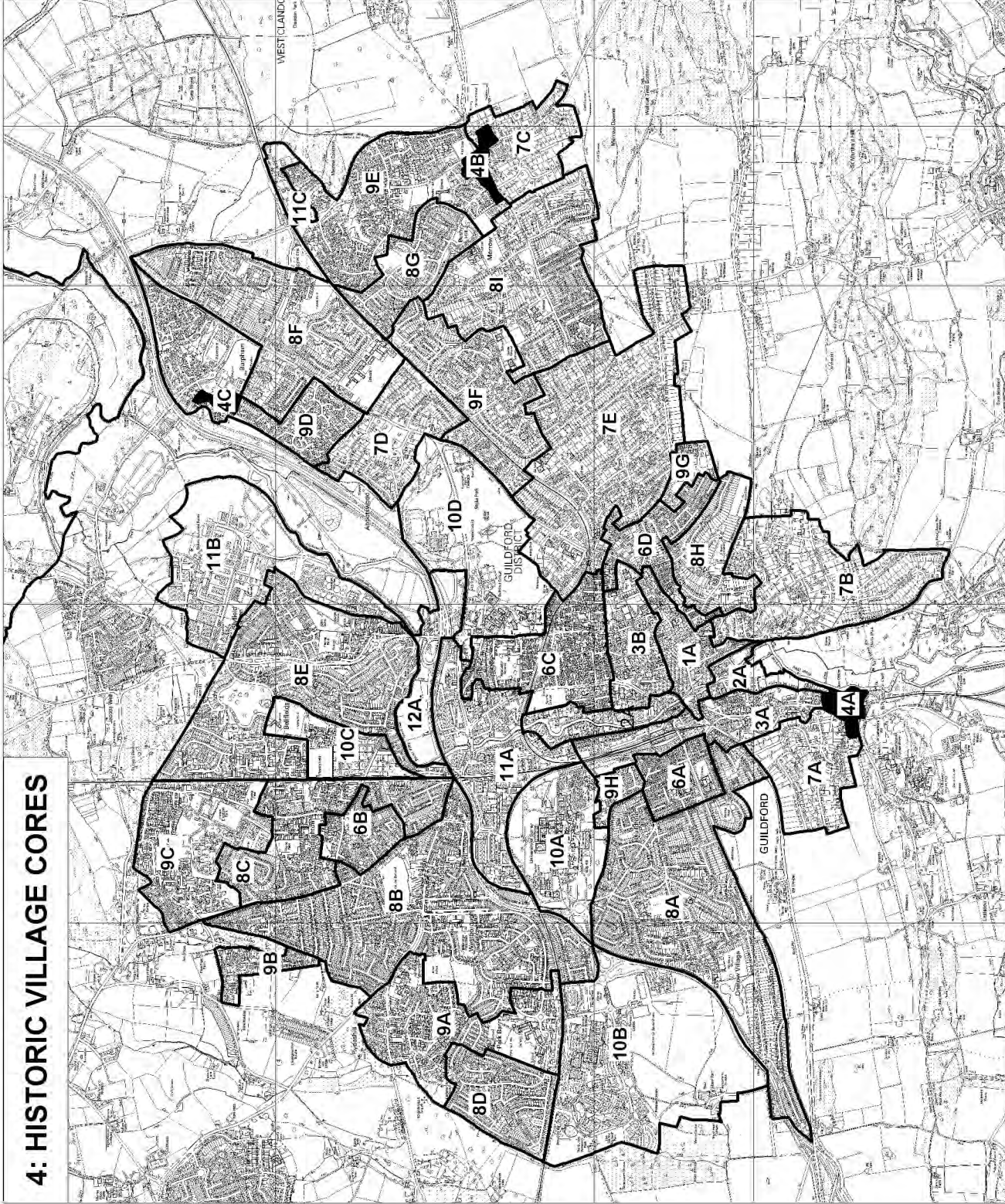
Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
Townscape Morphology:			
Street pattern of main arterial roads and intersecting narrow streets (with some of these connected to the historic core of Guildford).	The street pattern of the smaller scale roads is particularly vulnerable to large-scale redevelopment, which would further erode the links to the Historic Core.	Conserve the scale and street pattern that is strongly linked to the <i>Historic Core</i> and resist any further loss of connections. Encourage creation or restoration of new pedestrian connections to supplement existing urban routes.	Applies to all areas but particularly: <i>3B: North Guildford Historic Fringe</i> where the street pattern has elements of the medieval layout linking the area to the Historic Core.
Urban roads with largely tarmac surface, kerbed pavements and prominent signage.	Pressure from increased volumes of traffic for road improvements including signage and traffic controls, which would further alter the layout of the streets and the character of the narrow roads. Main arterial roads have been engineered to prioritise traffic ignoring other functions (for instance where roads are residential) and other users.	Resist road improvements that would further alter the layout or scale of the minor roads. Keep signage and street furniture to a minimum and ensure it is appropriate in design, scale and materials to the historic townscape. Consider opportunities to enhance links with the <i>Historic Core</i> for instance by using similar surfacing materials. Encourage design solutions, which restore neighbourhood feel. Reduce visual dominance of tarmac with reintroduction of traditional paving materials. Restore balance between vehicular and pedestrian space where possible. Highlight and strengthen internal gateway sites.	Applies to all areas.
Building materials are typically brick, occasionally stone and flint	The <i>Historic Fringes</i> are vulnerable to pressures for development. Further	Use modern materials with care. Where possible use materials which	Applies to all areas.

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
with later buildings of modern brick, metal, glass and concrete.	diversification of building materials could lead to increased fragmentation of the historic character of the areas.	relate to the vernacular style of existing buildings in the area and reflect the underlying physical influences.	
Landscape elements:			
<p>A few private gardens particularly in the Victorian terraced streets and the Georgian villas, with a variety of boundary treatments plus some converted to parking spaces.</p> <p>Open grassy spaces around blocks of flats feature decorative shrub planting and a few trees.</p> <p>Small areas of public open space with mature trees and municipal formal recreational facilities.</p> <p>Boundaries typically bargate stone /brick walls of various height or iron railings/low timber fences to residential properties</p>	<p>Front gardens vulnerable to loss of boundaries and planting due to conversion to parking.</p> <p>Diversification of garden boundaries leading to a loss of unity in the streetscape.</p> <p>Intensification of formal recreation.</p> <p>Boundaries sensitive to loss or fragmentation</p>	<p>Consider provision of guidance on Georgian and Victorian gardens including boundary treatments and sensitive ways of incorporating car parking.</p> <p>Encourage planting of native species of shrubs and trees reflecting the underlying landscape character in the open spaces around flats particularly on the major approaches into town in order to retain a rural feel.</p> <p>Encourage retention of openness and inclusive use of small areas of public open space. Conserve open space around the Civic Centre.</p> <p>Encourage new development to respect scale of streetscape and with suitable space to street frontage where necessary.</p> <p>Provide suitable, useable open space within new development.</p> <p>Encourage the retention of existing or creation of new boundaries in keeping with local style</p>	Applies to all areas.
Some large mature trees at edges of area providing wooded backdrop and reflecting the	Loss of mature trees as setting for urban edge owing to over-maturity and pressures for further	Ensure the conservation of important individual trees and tree groups and encourage management	Applies mainly to 3A: <i>West Guildford Historic Fringe.</i>

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
underlying geology.	development.	plan to programme of native tree planting to replace over mature specimens and retain the rural setting.	
Views and Landmarks			
Views are typically corridor views along streets , often with abrupt changes in scale in the buildings giving an urban feel. Valuable panoramic views from elevated railway lines.	The townscape is vulnerable to further disruption through development insensitive in scale to the surrounding historic buildings.	<p>Ensure that new development is respectful of its context and that views along streets, particularly those linked to the <i>Historic Core</i>, are considered in the design and placement of new buildings.</p> <p>Conserve gap views down side streets to retain views to river valley and visual connection to hills opposite.</p> <p>Assess visual impact of development from 2A and 7B.</p> <p>Assess visual impact of development on 1A. Assess visual of development on adjacent fringe areas.</p> <p>Take opportunities to strengthen visual links with the <i>Historic Core</i>.</p> <p>Assess visual impact of development from elevated viewpoints including the railway line.</p>	<p>Applies to all areas.</p> <p>Applies to 3A</p> <p>Applies to 3A</p> <p>Applies to 3B.</p>
Landmarks tend to be large-scale buildings, some of which are of poor architectural quality, such as the shopping centre and tall blocks of flats.	<p>Pressure for large-scale new development threatens the hierarchy of the buildings within the townscape with historic and civic structures dwarfed by recent commercial development.</p> <p>Increasing numbers of large-scale buildings will tend to dominate views</p>	<p>Ensure that the historic townscape and views from the surrounding areas are considered in relation to new, large-scale development.</p> <p>Encourage reduction of the visual dominance of existing overly large building mass.</p>	<p>Landmarks include:</p> <ul style="list-style-type: none"> • the tower blocks west of the Portsmouth Road; • the railway station; • St Saviours Church Spire; • the Friary Centre.

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
	into the town centre from the outskirts and from the key viewpoints on the North Downs.		<ul style="list-style-type: none"> • Wycliffe Buildings

4: HISTORIC VILLAGE CORES



**Guildford Landscape
Character Assessment**

**Townscape Types and
Character Areas
Guildford**

4A. St Catherine's

4B. Merrow Village Centre

4C. Burpham Village

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TOWNSCAPE TYPE 4: Historic Village Core



TYPE 4: HISTORIC VILLAGE CORES

KEY CHARACTERISTICS

- historic villages now subsumed into the outer suburbs of Guildford;
- dominated by central roads often with cross roads or junctions;
- centred on key historic buildings usually a church and a pub sometimes with cottages or Victorian/Edwardian houses plus infill of later dwellings behind and between these;
- common materials are brick, render and occasional stone, with slate or clay tile roofs;
- views focus on landmark buildings particularly churches or are contained corridor views along the principal roads;
- few open spaces in these areas apart from churchyards;
- cottage gardens, hedges and mature trees contribute to rural character.

DESCRIPTION

Physical Influences

This townscape type is founded on a variety of landscape types: *Wooded Rolling Claylands*, *Open Chalk Farmland* and the *Open Greensand Hills*. The topography of the underlying landscape has influenced the roads, which form the spines of the villages. For instance the A246 (through Area 4B: *Merrow Village*) follows the edge of the dip slope of the North Downs and the A3100 takes a route around the base of the greensand hills (through area 4A: *St Catherine's Village*).

St Catherine's Village has more dramatic topography with the hills rising to the west giving a rural backdrop to the area and the road passing through a sunken section within the greensand ridge, overlooked by St Catherine's Chapel, creating a dramatic gateway into Guildford. Elsewhere the level topography means that views are limited to those along roads or to local landmarks such as churches.

Human Influences

The *Historic Village Cores* are small villages or hamlets which are now part of Guildford due to the expansion of the urban area during the late 19th and the 20th century. They all feature historic buildings, in particular churches (St John at *Merrow*, St Luke at *Burpham* and the 12th century St Catherine's Chapel at *St Catherine's*) and public houses (the early 17th century Horse and Groom at *Merrow* and the 16th Century Ship Inn at *St Catherine's*). There are also some older residences from grand houses (*Merrow House* of c.1800) to 19th century red brick cottages at *Burpham* and *St Catherine's*.

As Guildford has expanded and overtaken these settlements more modern infill has been added in between buildings and behind the village streets. At *Merrow* change has been most radical with the central road widened and a 20th century row of shops with flats above replacing older village buildings.

Townscape Morphology

The street pattern for the *Historic Village Cores* is a dominant central road sometimes with a crossroads close to the principal buildings of the church and pub. Minor roads lead off the central road sometimes in the form of intimate alleys (as at *St Catherine's*) or residential streets linking into the surrounding suburban areas (as at *Merrow*). Historic routes are reflected in road layouts for instance at *St Catherine's* where the Pilgrim's Way crosses the A3100 to lead down Ferry Lane to the historic crossing point of the Wey.

Buildings are generally two storey with short terraces, plus detached houses. Larger scale buildings are principally public houses, churches, and substantial rows of shops (at *Merrow and St Catherine's*), with a large detached manor house within landscaped grounds at *Artington Manor* off Portsmouth Road in *St Catherine's*. The buildings on the roads behind the main streets tend to be residential, and at less density those on the main roads.

Architecture in the *Historic Village Cores* includes 17th, 18th and 19th century and early 20th century with infill from the mid and late 20th century. Materials are red brick, render plus occasionally stone (particularly for churches and also for buildings and walls at *St Catherine's* reflecting its position on the greensand) with slate or clay roof tiles.

The relationship of the buildings to the principal roads varies, with occasional older houses facing directly onto the street while others have front gardens of varying depth. The residential streets behind tend to be more uniform with mid 20th century and dwellings set in individual garden plots although at *St Catherine's* there are cottages on lanes or around courtyards reached by alleys creating an intimate, rural ambience. Boundaries include traditional stone or brick walls and railings plus wooden picket fences.

There is a clear road hierarchy with the main roads forming the core of the areas and minor and residential roads running off these. These main roads vary in character with some (particularly at *Merrow*) urbanised in character, widened and with traffic control infrastructure such a pedestrian crossing with traffic lights and a one-way system with associated signage. In contrast the road through *Burpham* (*Burpham Lane*) retains more of its historic rural character as a narrow lane enclosed by hedgerows and cottage gardens. Buildings are characteristically sites immediately on the back of the pavements giving a sense of enclosure to the roads.

Local landmark buildings (churches and pubs) are a key feature of these areas forming focal points and strengthening their identity as remnant villages.

Views are contained mainly along roads and to local landmarks in the more level areas on the clay and the lower dip slope of the North Downs. At *St Catherine's* the rising greensand hills to the west form a rural, wooded backdrop to the area and there are views to *St Catherine's Chapel* from the south and north.

There are minor nodes in the areas for instance the row of shops and around the pub and church at *Merrow*.

Landscape Elements

There are few open spaces in this type, with the churchyards at *Merrow and Burpham* forming the most prominent. These form a setting for these key buildings and contribute to historic village character through their tranquil green space, mature trees and boundaries (particularly the stone and flint wall of *St John* at *Merrow*). *St Catherine's Hill* performs much the same function in *St Catherine's*. There is also a recreation ground at *Merrow* of simple grassland enclosed by hedges.

In the *Historic Village Cores* gardens vary in size and treatment. Often small cottage gardens front the older residential buildings for instance at Burpham where thick hedges and small trees reinforce the rural village character. Elsewhere there are larger gardens, part of later suburban infill.

There are few grass verges in these areas with the roads lined by pavements with few or no street trees. There are some fragments of hedgerows and a wooded belt to the south of Epsom Road in *Merrow* and at *Burpham* a thick hedge forms the boundary of the recreation ground. Mature trees in back gardens and the yews and other conifers in the churchyards and on St Catherine's Hill contribute enclosure and a rural feel to the areas.

Vegetation responds to the underlying landscape character in this townscape type to a limited extent. For instance the wooded belt to the south of the Epsom Road in *Merrow*, of mature oaks and hedgerow planting reflects the rural character of the *Open Chalk Farmland*. Oak is predominant on *St Catherine's Hill* with mature Scots pine and beech trees prominent in views to back gardens and to the rising hill to the west reflecting the underlying character and geology of the *Open Greensand Hills*.

TOWNSCAPE CHARACTER AREAS

The description of this landscape type applies to the following townscape character areas:

Guildford

4A: St Catherine's

St Catherine's is located on the southern approach to Guildford, the A3100 (Old Portsmouth Road) at the very edge of the urban area. It lies within the rural character area *L1: Shackleford Open Greensand Hills*.

4B: Merrow

Merrow lies close to the eastern boundary of Guildford, straddling the Epsom Road and at the base of the dip slope of the North Downs. It is within the rural character area *D1: Open Chalk Farmland*.

4C: Burpham

Burpham is situated at the north east of Guildford and, unlike the other areas, is based around a minor road, Burpham Lane. The area is within the rural character area *E2: Ockham and Clandon Wooded Rolling Claylands*. The townscape area forms the urban boundary with the rural/urban fringe of Guildford.

Ash/Tongham

There are no areas of this type in Ash/Tongham.

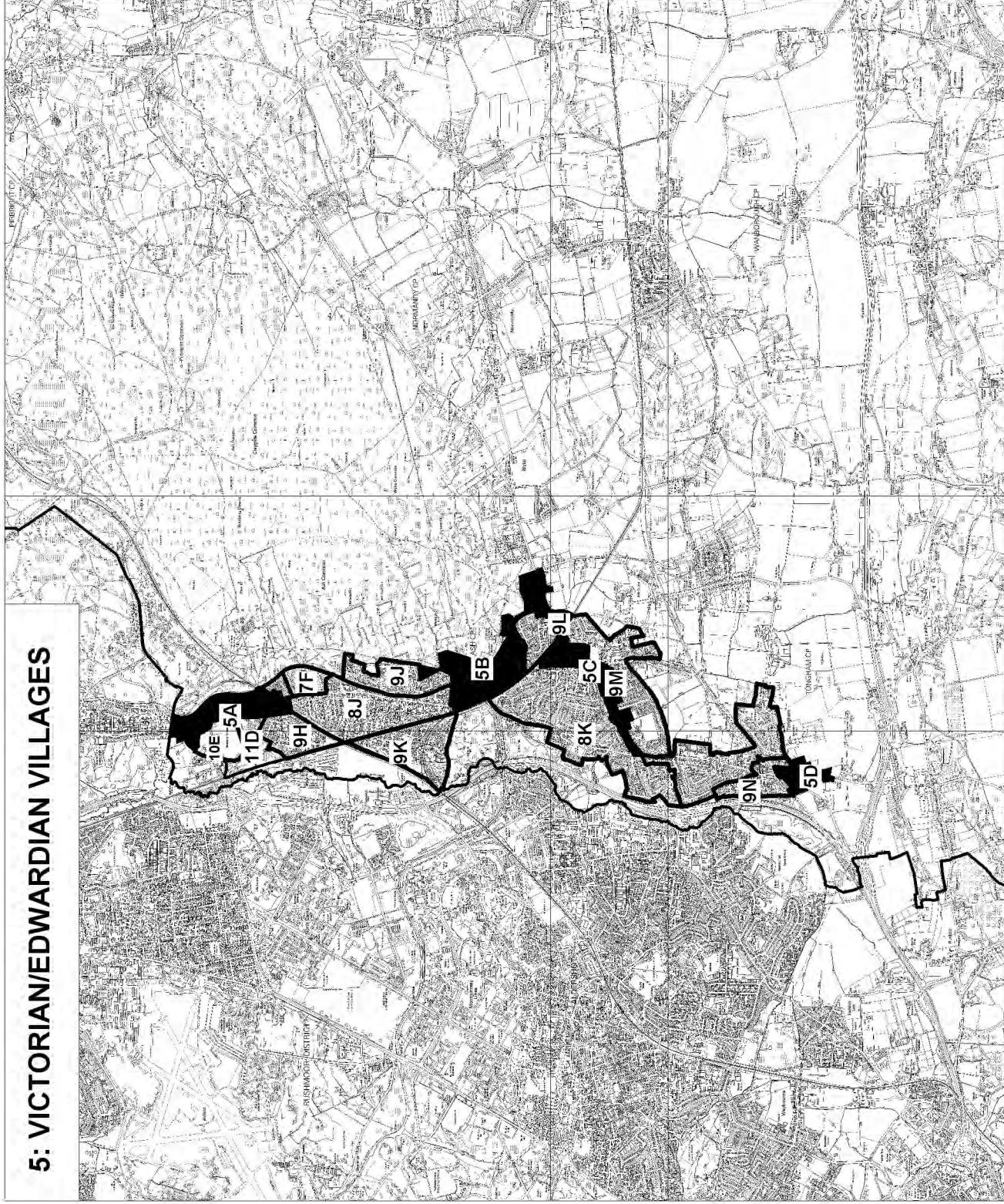
EVALUATION

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
Townscape Morphology:			
Dominant central road sometimes with a crossroads, with key buildings (e.g. church and public house) plus houses of varying ages and sized including Victorian terraces and later detached dwellings.	The historic character of the central roads of the villages are vulnerable to further erosion from insensitively designed modern infill and changes to older buildings.	Conserve and encourage restoration of the historic buildings that are key to the character of the type. Ensure that further development is sympathetic in style and materials and strengthens the village character.	Applies to all areas.
Building materials include brick, render and stone with clay or slate roof tiles.	Diversification of building materials will visually fragment the areas.	Encourage sensitive and consistent use of materials reflecting the historic character (such as brick, render, stone, clay tile and slate) to retain the unity of the areas.	Applies to all areas. Stone is used to a greater extent in <i>Area 4A: St Catherine's</i>
Main roads feature kerbed pavements with few grass verges, and with traffic control infrastructure and signage giving a cluttered appearance and detracting from the historic character of the type.	Continued pressure for road improvement and signage may lead to a more cluttered character. Loss and fragmentation of boundary treatments.	Encourage holistic traffic solutions to reduce vehicle dominance and reinforce village character including use of traditional paving materials, sensitive signage and lighting and street furniture. Provide consistent treatment of road verges with the minimum of street furniture (of a style and form in keeping with historic character) strengthening the unity and reinforcing the rural character of the type. Give particular consideration to the setting of the key village buildings (usually the church and the public house).	Applies to all areas.

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
Local nodes around rows of shops and public houses are in varying condition and often contribute little to character due to the visual dominance of road signs, street furniture and car parking.	Continued pressure for road improvement, signage and car parking provision may lead to weakened character in these nodes.	Provide the minimum of sympathetically designed street furniture and road signage. Ensure that parking is placed and designed to retain or enhance the character of these nodes.	Applies to all areas. Important nodes are: The row of shops on the Epsom Road in <i>Merrow</i> St John Church and the Horse and Groom public house in <i>Merrow</i> The Ship Inn public house in <i>St Catherine's</i>
Landscape elements:			
Churchyards form a historic landscape element which are important in maintaining distinctive village identity.	Pressure for road improvements and further development may impact on the setting of these historic elements.	Conserve and appropriately manage churchyards and ensure that their settings are protected from unsympathetic visual intrusions.	Applies to St Luke's Churchyard in <i>Burpham</i> and St John's Churchyard in <i>Merrow</i> .
Private gardens are varied by make a significant contribution to character with cottage style front gardens sometimes enclosed by hedges forming a setting for Victorian terraces and mature trees giving a rural backdrop to dwellings.	Pressure for parking spaces may lead to loss of boundaries (such as brick or stone walls, picket fences or railings) and of garden trees and shrubs - fragmenting the character of the type.	Consider providing guidance on boundaries and planting for Victorian and Edwardian gardens. Encourage conservation and restoration of traditional boundary treatments – work to restore continuity of streetscape.	Applies to all areas.
Principal roads have occasional grass verges, mature tree belts and hedgerows.	Pressure for new development and road improvement may threaten the surviving fragments of hedgerow and tree belts.	Conserve elements of rural village character such as the remnants of hedgerows and strengthen this by new planting referring to the underlying landscape character for instance using native hedgerow and tree species such as oaks on the claylands or scots pine on the greensand area.	Applies to all areas. Tree belt on the Epsom Road in <i>Merrow</i> is particularly important in retaining rural character in this otherwise urbanised and fragmented area.
Large mature trees are present in back gardens, creating a rural backdrop to the settlements.	Lack of new planting to replace mature and over-mature trees may lead to long term loss of these key	Encourage new planting to provide replacements for mature and over-mature trees.	Applies to all area. Opportunity for tree planting along the wide pavement outside the row

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
	elements in rural character.	Consider opportunities for new tree planting to link urbanised roadsides to more rural sections.	of shops on Epsom Road in <i>Merrow</i> to link with the tree belt on the opposite side of the road.
Views and Landmarks			
Views are typically down road corridors or to local landmarks, in particular churches. Views to the rising greensand hills form a rural setting to <i>St Catherine's</i> .	Views are vulnerable to the clutter of road signage and street furniture and to further development, which would obscure local landmarks or views to the greensand hills.	Conserve the views to local landmarks and the rural views provided by the rising slopes of the hills above <i>St Catherine's</i> . Ensure all developments consider the visual impact on key views or viewpoints.	Applies in all areas.
Local landmarks such as churches and public houses strengthen the identity of the areas.	Local landmarks are vulnerable to changes in character such as unsympathetic modernisation of public houses.	Conserve and where appropriate enhance or restore the local landmarks and conserve views to them.	Applies in all areas. Key landmarks include: St Luke's Church Burpham, St John's Church Merrow, The Horse and Groom public house in Merrow St Catherine's Chapel
<i>Historic Village Cores</i> are often adjacent to open countryside with direct footpath access through low key gateways with little signage or facilities such as car parking.	Increasing leisure use of walking routes leading to pressures for car parking and introduction of suburban features.	Ensure that any additional facilities for the public in connection with the use of public rights of way (car parking, signage, seats and bins) are sensitively designed and placed.	Applies to all areas. The North Downs / Pilgrims Way passes through 4A: <i>St Catherine's</i>

5: VICTORIAN/EDWARDIAN VILLAGES



**Guildford Landscape
Character Assessment**

**Townscape Types and
Character Areas
Ash and Tongham**

5A. Ash Vale

5B. Ash Village

5C. Ash Street

5D. Tongham Village

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TOWNSCAPE TYPE 5: Victorian/Edwardian Villages



TYPE 5: VICTORIAN/EDWARDIAN VILLAGES

KEY CHARACTERISTICS

- linear villages forming the historic centres of the Ash/Tongham urban area;
- dominated by central spinal roads with minor roads lying behind these;
- Victorian/Edwardian houses line the principal roads, along with a few older properties plus infill of later dwellings behind and between these;
- local landmarks include churches, public houses, schools and bridges associated with the railways and the canal;
- common materials are brick, render and pebbledash and occasional stone, with slate or clay tile roofs;
- views are contained due to the level or gently rolling topography;
- varied sizes and treatments of the front gardens creates a fragmented character in the central roads;
- few green open spaces but wooded tree belts along the canal and railway lines form a background to some areas.

DESCRIPTION

Physical Influences

This townscape type is founded on a variety of landscape types: *Wooded Rolling Claylands*, *Gravel Terrace* and *Wooded and Settled Sand Heaths*. The gently rolling or level character of the underlying landscape has little influence on the layout of the roads with the form of the *Victorian/Edwardian Villages* arising more from human influences in particular transport routes.

The level topography means that views are limited to those along roads or to local landmarks such as churches or railway bridges.

Human Influences

Transport routes have been a determining factor for the development of the *Victorian/Edwardian Villages* with the arrival of the railway forming a spur to construction of dwellings and shops. New stations were constructed at Ash and Ash Vale in the mid 19th century and the age of the buildings in the townscape type reflects this with Victorian/Edwardian ribbon development along a main road with infill development of various ages and styles between and behind these. The transport routes of the Basingstoke Canal and the railway lines continue to influence the areas both visually and physically in providing containment (for instance at the eastern edge of area *5A Ash Vale*) and in views framed by railway bridges or along the canal (for instance at *5B Ash Village*)

The areas generally include some commercial buildings such as shops, sometimes in a row and they also often feature local landmark buildings such as a pub or church for example St

Peter's Church, Ash Common National School, Victoria Hall on Ash Hill Road and the White Hart pub and brewery at Tongham Village.

Townscape Morphology

The street pattern for the *Victorian/Edwardian Villages* is a dominant spine road with minor residential roads leading off from this, sometimes ending in cul-de-sacs. Buildings are generally two storey with a mix of short terraces, semi-detached and detached houses, predominantly residential with occasional larger scale buildings such as public houses, churches, chapels, schools and substantial rows of shops. The buildings on the roads behind the main streets tend to be residential, often on a smaller scale and at less density those on the spine roads.

Architecture in the *Victorian/Edwardian Villages* includes 19th century and early 20th century with infill from the mid and late 20th century. Materials are red brick, render (and pebble dash for later buildings) plus occasionally stone (as at St Peter's Church, in area 5C: *Ash Street*) or timber frame, with slate or clay roof tiles.

The relationship of the buildings to the principal roads varies, with occasional older houses facing directly onto the street while others have front gardens of varying depth. The residential streets behind tend to be more uniform ranging from Victorian terraces and small detached houses on unmade roads to larger scale mid 20th century bungalows and dwellings set in individual garden plots.

There is a clear road hierarchy with the spinal routes forming the core of the areas and minor and residential roads running off these.

Landmark buildings are a feature of these areas although these tend to be of a local scale and significance for instance pubs, churches, schools, railway stations and public houses.

Views are contained in this level townscape type, mainly along roads and to local landmarks. The elevated railway lines and canal corridor give visual containment and a sense of place arising from the distinctive views to and from the bridges for instance along the canal corridor enclosed by woodland belts from the bridge at 5B: *Ash Village*.

Although these areas are largely linear - following the route of the spinal road - nodes occur at the rows of local shops often centred around the railways stations or road junctions with a public house or church.

Landscape Elements

There are few open spaces such as parks in this type, these are limited to a handful of school grounds, churchyards and the recreation ground at Ash Village. They are usually grassed areas enclosed by fences, hedges or a tree belt. St Peter's Churchyard is a long established landmark with its yew trees and walls in area 5C: *Ash Street*. Although it lies outside the type views of and easy access to Ash Common is a feature of area 5B: *Ash Village*.

Gardens are a common element in the *Victorian/Edwardian Villages*. Front gardens are varied in size, boundaries and also in contents with some featuring small trees, shrubs and lawns and others converted to hard surfaces for car parking. In the areas behind the main streets gardens tend to be more uniform.

Occasional grass verges vary in depth but generally the main roads have hard pavements with few or no street trees. There are some fragments of hedgerows and the wooded belt along the Basingstoke Canal forms the backdrop to some of the areas. Elsewhere

occasional street trees and trees in front gardens tend to be small decorative species such as cherries and conifers while some larger trees can be glimpsed in back gardens.

Vegetation does not generally respond to the underlying landscape character in this townscape type although a few sections of road in *Ash Street* are bounded by hedgerows with oak hedgerow trees echoing the rural character of the *Wooded Rolling Claylands*.

TOWNSCAPE CHARACTER AREAS

The description of this landscape type applies to the following townscape character areas:

Guildford

There are no areas of this type in Guildford.

Ash/Tongham

5A: Ash Vale

Ash Vale is situated at the north east edge of the Ash/Tongham urban area and is centred on Frimley Road. It lies within the rural character area *H5: Ash Vale Gravel Terrace*.

5B: Ash Village

Ash Village sits at the midpoint of the Ash/Tongham urban area. It is a larger and more varied area than the others in the type. Ash Hill Road forms the dominant spine of the area. Ash Village falls within the rural character area *G1: Worplesdon wooded and settled sand heath*.

5C: Ash Street

Ash Street follows the course of Ash Street and part of Ash Church Road. It sits within rural character area *E1: Wanborough Wooded Rolling Claylands*.

5D: Tongham Village

Tongham village is situated at the far south of the Ash/Tongham urban area and is centred on The Street which enters the urban area from the south. It sits within rural character area *E1: Wanborough Wooded Rolling Claylands*.

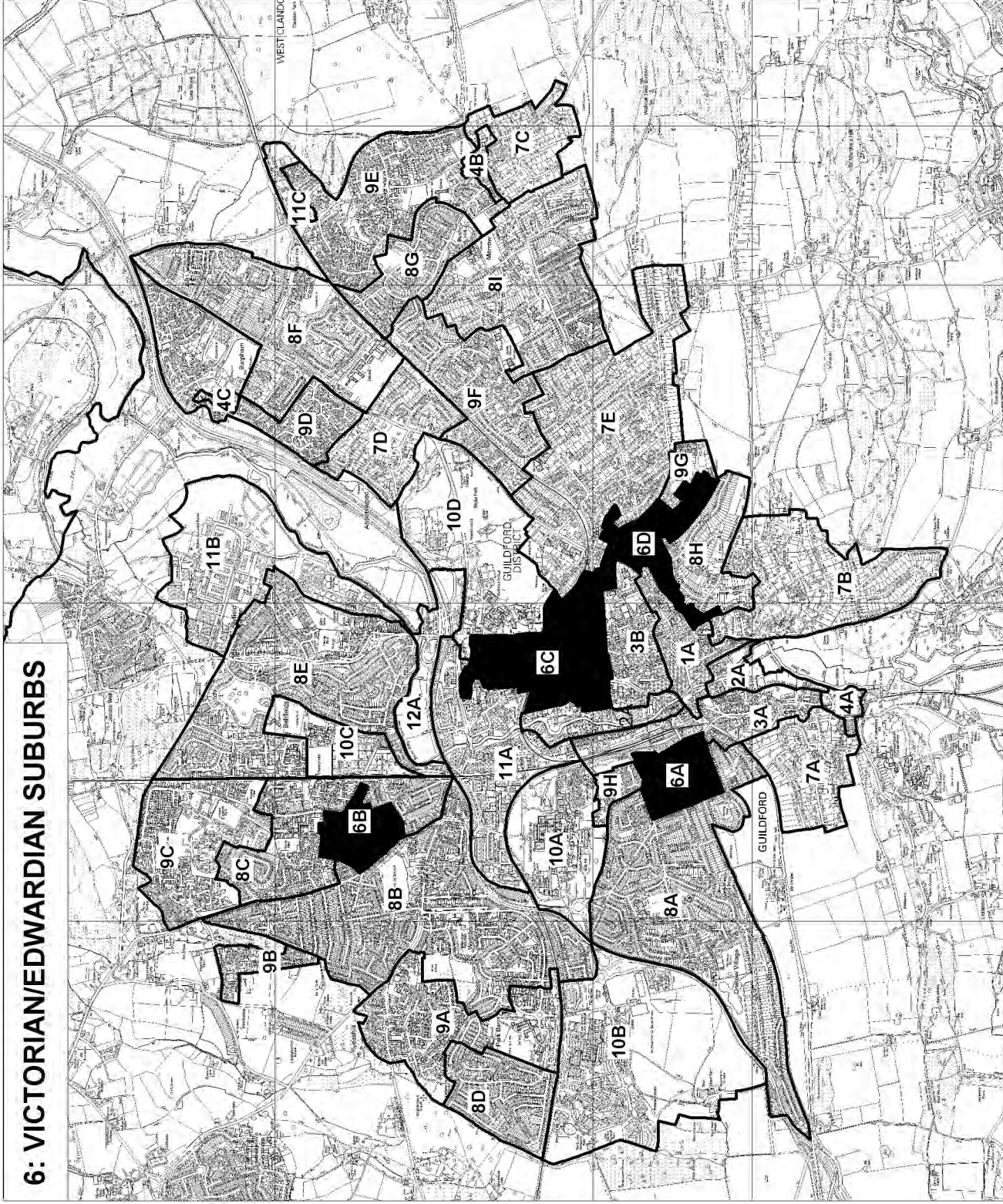
EVALUATION

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
Townscape Morphology:			
<p>Spinal roads with Victorian/Edwardian buildings (and later infill) form the core of the areas giving them a distinctive character contrasting with the surrounding more homogenous estates.</p>	<p>The historic character of the spinal roads is vulnerable to further erosion from insensitively designed modern infill and changes to older buildings.</p>	<p>Conserve and encourage restoration of the Victorian and Edwardian buildings (and the scattering of older buildings) that are key to the character of the type.</p> <p>Encourage sensitive traffic solutions to reduce vehicle dominance and reinforce village or historic character including use of traditional paving materials, sensitive signage and lighting and street furniture.</p> <p>Ensure that further development is sympathetic in style and materials and strengthens the village character.</p>	<p>Applies to all areas.</p>
<p>Minor roads are residential and quiet, sometimes with unmade roads and little street signage.</p>	<p>Road improvements may affect the low key, rural character of the minor residential roads.</p>	<p>Retain the low key streetscape of the minor roads and resist visually intrusive road improvements.</p>	<p>Applies to all areas.</p> <p>Area 5B: <i>Ash Village</i> has largest area of these residential roads including distinctive small-scale Victorian areas such as around Woollards and Grenadier Road.</p>
<p>Building materials include brick, render, pebbledash, and occasionally stone with clay or slate roof tiles - the variety of materials and colours giving a disjointed character to much of the type.</p>	<p>Further diversification of building materials will continue to visually fragment the areas.</p>	<p>Encourage sensitive and consistent use of materials reflecting the historic character (such as brick, render, clay tile and slate) to increase the unity of the areas.</p>	<p>Applies to all areas.</p>
<p>Main roads feature kerbed pavements with occasional grass verges, and a variety of street</p>	<p>Continued pressure for road improvement and signage may lead to a more cluttered character.</p>	<p>Provide consistent treatment of road verges with the minimum of street furniture (of a style and form</p>	<p>Applies to all areas.</p>

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
furniture giving a cluttered appearance and detracting from the historic character of the type.		appropriate to historic character) strengthening the unity and reinforcing the rural character of the type.	
Local nodes around rows of shops, railway stations and public houses are in varying condition and often contribute little to character due to the visual dominance of road signs, street furniture and car parking.	Continued pressure for road improvement, signage and car parking provision may lead to weakened character in these nodes.	Provide the minimum of sympathetically designed street furniture and road signage. Ensure that parking is placed and designed to retain or enhance the character of these nodes.	Applies to all areas. Important nodes are: Wharf Road in <i>5B: Ash Village</i> The junction between Ash Street and Star Lane in <i>5C: Ash Street</i> The crossroads at the centre of <i>5D: Tongham Village</i>
Landscape elements:			
A few open spaces (recreation ground and school grounds) are in good condition and contribute to character through their wooded or hedged boundaries and wide areas of grass.	Pressure for development may lead to loss of open spaces.	Conserve the open spaces and consider further planting/diversification of maintenance regimes to strengthen the links to the underlying landscape character.	The recreation ground in <i>5B: Ash Village</i> is the only public open space in the type otherwise open spaces are confined to school grounds and playing fields.
Churchyards form historic landscape elements which are important in maintaining distinctive village identity.	Pressure for road improvements and further development may impact on the setting of these historic elements.	Conserve and appropriately manage churchyards and ensure that they and their setting are protected from unsympathetic visual intrusions.	Applies to St Peter's churchyard in <i>5C: Ash Street</i>
Private gardens are in mixed condition with front gardens highly variable in size and boundary materials particularly on the spinal roads, giving rise to a fragmented character.	Pressure for parking spaces may lead to further loss of boundaries and of garden trees and shrubs – further fragmenting the character of the type.	Consider providing guidance on boundaries and planting for Victorian and Edwardian gardens.	Applies to all areas.
Principal roads have occasional narrow grass verges in mixed condition and small-scale decorative tree planting, creating a cluttered	Insensitively designed tree planting may further erode the rural village character and road improvement may threaten the surviving	Conserve elements of rural village character such as the remnants of hedgerows and strengthen this by new planting referring to the	Applies to all areas. A few sections of hedgerow and oak trees line the roads in <i>5C: Ash</i>

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
streetscape. There are a few sections of hedgerow lining roads.	fragments of hedgerow.	underlying landscape character for instance using native hedgerow and tree species such as oaks on the claylands and heathland species on the sandy heath areas.	<i>Street.</i>
Large mature trees , predominantly oaks, line the Basingstoke Canal and are occasionally glimpsed in back gardens, creating a rural wooded backdrop to the settlements.	Lack of new planting to replace mature and over-mature trees may lead to long-term loss of these key elements in rural character.	Encourage new planting to provide replacements for mature and over-mature trees, through management plans where appropriate.	Applied to <i>5A: Ash Vale</i> and <i>5B: Ash Village</i>
Views and Landmarks			
Views are typically down road corridors or to local landmarks such as churches. The Basingstoke Canal and Ash Common are important in providing rural views in this type, strengthening the village character.	Views are vulnerable to the clutter of road signage and street furniture and to further development, which would obscure local landmarks or views to Ash Common.	Conserve the views to local landmarks and to the rural views provided by the Basingstoke Canal and Ash Common. Ensure all developments consider the visual impact on key views or viewpoints.	Applies in all areas. Key views are the one along the Basingstoke Canal from the bridge in <i>5B: Ash Village</i> and the view to Ash Common in the same area
Local landmarks such as churches, public houses, schools, railway stations and railway and canal bridges strengthen the identity of the areas.	Local landmarks are vulnerable to changes in character such as unsympathetic modernisation of public houses.	Conserve and where appropriate enhance or restore the local landmarks and conserve views to them.	Applies in all areas. Key landmarks include: <i>St Peter's Church, in 5C: Ash Street</i> <i>White Hart pub and brewery at 5D: Tongham Village</i> <i>Railway bridge over the Frimley Road in 5A: Ash Vale</i> <i>Bridge over the Basingstoke Canal in 5B: Ash Village</i>

6: VICTORIAN/EDWARDIAN SUBURBS



**Guildford Landscape
Character Assessment**

**Townscape Types and
Character Areas
Guildford**

6A. Farnham Road

6B. Guildford Barracks

6C. Stoke Fields

6D. Charlotteville

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TOWNSCAPE TYPE 6: Victorian/Edwardian Suburbs



TYPE 6: VICTORIAN SUBURBS

KEY CHARACTERISTICS

- self contained areas of predominantly late Victorian small scale residential development lying close to and forming the approach to the historic centre of Guildford, with some conversion to commercial use;
- regular grid of straight roads lined by two storey terraces and semi-detached dwellings as well as larger detached villas, many of which have been converted to apartments;
- materials are brick and occasional stone or flint sometimes combined in decorative patterns, with slate or clay tile roofs, some buildings have been rendered or pebble dashed;
- consistent proportions of front gardens aids legibility of streetscape although varied treatment of boundaries and plots including conversion to driveways can fragment areas;
- views are contained with corridor views along the straight roads, although on undulating topography there are more open elevated views;
- local landmarks include churches, public houses, schools, hospitals and army barracks;
- rows of shops form minor nodes;
- a few open spaces in the form of recreation grounds are present but otherwise open space is limited.

DESCRIPTION

Physical Influences

This townscape type is founded on a variety of landscape types, predominantly *Wooded Rolling Claylands* as well as *Gravel Terrace*, *Chalk Ridge* and *Chalk Downland*. The undulating topography of claylands and chalk areas influences the grid of roads, which are arranged to be perpendicular to the slopes or to run along the contours. Views from these sloping areas focus on local landmarks such as Cardwells Keep at the former military barracks in Stoughton or on more distant views for instance from roads around Woodbridge Road to the Cathedral. In more level areas the close formation of terraces creates a strong sense of enclosure, with corridor views along streets.

Human Influences

The Victorian suburbs were part of the expansion of Guildford following the arrival of the railway in the mid 19th century. The first of these areas to be developed was *Charlottesville*, laid out in the 1860s for residential development by Henry Peak who went on to design many other buildings in Guildford. Dr. T. Jenner Sells owned the land and named the estate after his wife and the streets after famous doctors. This was an unusual development in that it contained a mixture of middle class villas and smaller houses; in later development classes were rigidly separated.

Following the initial construction of *Charlotteville* further *Victorian Suburbs* were developed around the historic centre of Guildford with *Stoke Fields* to the north, and *Farnham Road* to the west. The latter centres on the Farnham Road Hospital, which was built in 1863. To the north in Stoughton another area, *Guildford Barracks*, was constructed adjacent to the barracks of the 2nd Regiment of Foot 'The Queens' which was built in 1876.

Townscape Morphology

The street pattern for the *Victorian Suburbs* is a grid of straight interconnecting residential streets, which lead off from main arterial routes in the majority of areas. Buildings are generally terraces and semi-detached houses of two storeys, occasionally with larger villas. Roads are varied in width with some small scale streets lined by terrace houses and other wider streets with substantial villas, but all have kerbed pavements.

'A' roads either pass through these areas on their route to the centre of Guildford or form the boundary of the areas for instance the A322 (Woodbridge and Worplesdon Roads), A320 (Stoke Road), A248 (Epsom Road) and A31 (Farnham Road). The increasing density of settlement on these roads signifies the approach to the town centre forming outer gateways. These roads tend to be on larger scale and more cluttered with signage and traffic control infrastructure than others in the type. They also, in some cases, have a more fragmented character due to loss and change of use of buildings creating transitional zones (sometimes manifested in contrasting characters on the two sides of the street), such as at Woodbridge Road.

This type is associated with the coming of the railway and the rail lines are often nearby or form boundaries to this townscape type.

Architecture in the *Victorian Suburbs* is predominantly from the latter half of the 19th century with some 20th century ribbon development and infill particularly around 6C: *Stoke Fields*. Traditional red brick, stone and occasionally flint with clay and slate roof tiles are the key materials although the traditional fabric of facades has been altered in some areas to suit individual tastes, for example by pebble dashing, rendering or by coloured stone cladding and the addition of glass porches (for instance in 6C: *Stoke Fields*). Decorative use of the materials combining different coloured bricks or bricks with stone and flint are present notably in 6E: *Charlotteville*.

The *Victorian Suburbs* have a uniform streetscape with smaller terraces and semi-detached houses with front garden plots of a consistent size facing onto pavements. Where there are some larger Victorian villas (for instance along the edge of Epsom Road) these tend to be set further back from the road with larger front garden plots.

There are landmark buildings associated with the Victorian provision of civic buildings for local suburban populations such as the locally listed former school building in 6D: *Charlotteville* now housing the Adult Education Centre and Harvey Road Gallery, and these also provide a focal point for views down streets, for example with the view to Cardwells Keep north along Barrack Road (6B: *Guildford Barracks*) or Stoke Road Hospital in *Stoke Fields* (built 1796 for the elderly poor from the parish) with its bell and clock tower. In other areas views are more enclosed and contained between the rows of houses. Short rows of shops create minor nodes in this townscape type. Isolated retail and commercial properties are dotted within these areas, sometimes converted from residential properties, and the areas are also typified by public houses located on street corners. The local area around Stoke Road in *Stoke Fields* has developed into a local node with a mix of local shops

and public houses, growing in an adhoc way which threatens the unity and historic character of the streetscape.

Landscape Elements

There are few public open spaces such as parks in the *Victorian Suburbs* with open spaces limited to a few recreation grounds and the landscapes attached to institutions including schools, the army barracks and the hospital. These areas are typically grassed and enclosed by wire mesh fencing, hedges and tree belts. The grounds of Farnham Hospital and the army barracks are enclosed by traditional detailed stone walls and railings.

Surrey County Cricket Ground on Woodbridge Road forms a void in the urban area allowing views from Woodbridge Road itself and the bottom of Gardner, Markenfield and Dapdune Roads to the Cathedral capping the ridge of Stag Hill to the west.

In *6B: Guildford Barracks* there are some small public open spaces combined with traffic control measures and minor parking areas.

Both the main railway lines through Guildford run variously on embankments, and now lined with mature trees, provide valuable green corridors and a leafy skyline to the tight urban grain below. This is particularly noticeable within *6C: Stoke Fields*.

Front gardens are generally small and uniform in size in the *Victorian Suburbs*. However the treatment of the garden boundaries is varied in style and condition with hedgerows, picket and close board fencing, low walls and railings. This tends to fragment the otherwise unified character of the areas (for example along New Cross Road *6B: Guildford Barracks*). The confined proportions of front gardens means that planting within them is often minimal and in some areas traditional gardens have made way for concrete or block paved driveways. Larger Victorian villas have more substantial front gardens containing lawns and mature ornamental and native shrub and tree planting.

There are few grass verges in this type. There are a few notable street trees such as mature horse chestnuts on Farnham Road and, elsewhere, mature Limes, London Plane and Poplars around Woodbridge Road. Mature trees in the gardens of larger villas provide a setting for these historic buildings in some areas.

Vegetation does not generally respond to the underlying landscape character in this townscape type being largely limited to small scale decorative planting in private gardens.

Gaps in the urban fabric can provide sudden far and wide reaching panoramic views across Guildford such as at Bright Hill in *6D: Charlottesville* and as viewpoints for landmark buildings such as of the Cathedral from Woodbridge Road across Surrey County Cricket Ground in *6C: Stoke Fields*.

TOWNSCAPE CHARACTER AREAS

The description of this landscape type applies to the following townscape character areas:

Guildford

6A: Farnham Road

Farnham Road is situated to the west of Guildford's historic core, across the railway line. It is centred around Farnham Road Hospital with Guildford Park to the north and the historic

Mount to the south. *Farnham Road* falls within the rural character area *B1: Hog's Back Chalk Ridge*.

6B: Guildford Barracks

The former *Guildford Barracks*, now *Cardwells Keep* lies to the north west of Guildford town centre at *Stoughton*. The northern boundary is formed around the former *Guildford Barracks* whilst *Worplesdon Road* defines the south western extent. *Guildford Barracks* lies within the rural character area *E1: Wanborough Wooded Rolling Claylands*.

6C: Stoke Fields

Stoke Fields forms a large *Victorian/Edwardian Suburb* to the north of Guildford. It falls within the rural character areas *E2: Ockham and Clandon Wooded Rolling Claylands* and (to the north) *H2: Slyfield Gravel Terrace*.

6D: Charlottesville

Charlottesville lies to the south and east of Guildford Historic Core (*1A*). It lies within the rural character areas *C1: Mellow and Clandon Wooded Down* and *D1: Clandon Open Chalk Farmland*.

Ash/Tongham

There are no townscape areas of this type in Ash and Tongham.

EVALUATION

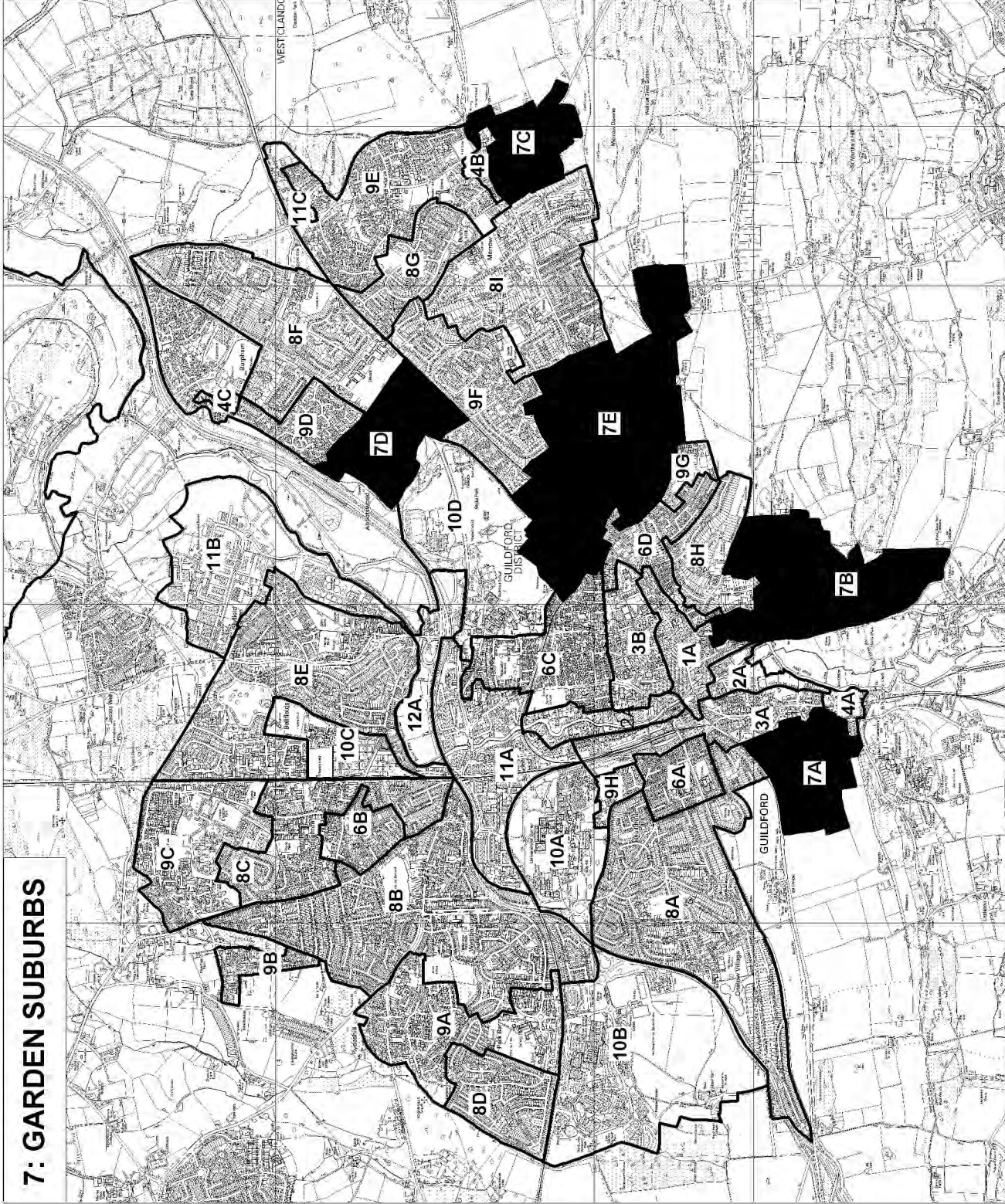
Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
Townscape Morphology:			
<p>Regular grid of street lined by two storey terraces and semi-detached dwellings as well as larger detached villas.</p>	<p>The historic character of the streets is vulnerable to erosion from insensitively designed modern infill and changes to older buildings.</p> <p>Main roads now often transition zones.</p> <p>Amalgamation of plots to create high density large-scale buildings.</p> <p>Subdivision of larger houses/ conversion to flats.</p>	<p>Conserve and encourage restoration of the Victorian buildings that are key to the character of the type.</p> <p>Ensure that further development is sympathetic in scale, style and materials.</p> <p>Conserve strong building lines and respect roofscape articulation.</p> <p>Careful design and siting of parking facilities on new residential development to reduce impact on streetscape.</p>	<p>Applies to all areas:</p> <p>Larger villas more apparent in 6C and 6D. In 6A and 6B houses are smaller and more compact showing signs of modern infill.</p> <p>6A: <i>Farnham Road</i>. Large scale often with wider roads than other areas, and large detached houses.</p> <p>6C: <i>Stoke Fields</i>. Greater variety of housing sizes.</p> <p>6D: <i>Charlottesville</i>. Some larger villa size buildings along Epsom Road.</p>
<p>Street pattern of straight interconnecting residential roads with some dead ends and interspersed with footpaths and lanes between housings leading to the rural-urban fringe.</p>	<p>Pressure for more car parking space on streets, which visually disrupts the historic character particularly of the small-scale roads.</p> <p>Road improvements, such as signage may affect the low-key character of minor streets.</p>	<p>Consider opportunities to provide further small-scale car parks (as already installed in some areas) to support local facilities and, in accordance with existing policy, as part of new development proposals.</p> <p>Explore creation of new small 'urban' spaces at nodes, corners or intersections.</p> <p>Retain the domestic scale and linear pattern of streets and resist visually intrusive road improvements, for example traffic islands and signage.</p> <p>On larger roads consider introducing street trees to link to human scale.</p> <p>Sensitive maintenance of footpath links to prevent urbanisation.</p>	<p>Applies to all areas.</p> <p>6B: Guildford Barracks has some particularly narrow streets and here there are a few parking areas provided.</p>

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
Materials are brick and occasional stone or flint sometimes combined in decorative patterns, with slate or clay tile roofs, some buildings have been rendered or pebble dashed.	Further diversification of building materials will continue to visually fragment the areas.	Encourage sensitive and consistent use of materials reflecting the historic character to increase the unity of the areas.	Applies to all areas.
Rows of shops form local nodes .	Continued pressure for road improvement, signage and car parking provision may lead to weakened character in these nodes.	Provide the minimum of sympathetically designed street furniture and road signage. Ensure that parking is placed and designed to retain or enhance the character of these nodes. Build on opportunities for developing new nodes and enhancing streetscape with suitable paving materials and street furniture. Explore the creation of new and improvement of existing pedestrian links and routes to nodes.	Applies to all areas.
Landscape elements:			
Public open space is limited to a few recreation grounds and small grassed areas associated with traffic control and parking areas. The private grounds of institutions, including schools, the former army barracks and the hospital provide views to vegetated areas.	Pressure for development may lead to a reduction in the amount of open space.	Conserve the open spaces and consider further planting/ diversification of maintenance regimes to strengthen the links to the underlying landscape character. Consider opportunities to provide pocket parks or small seating areas in association with traffic control and car parking provision.	Applies to all areas: <i>6B: Guildford Barracks.</i> Small-scale recreation ground in this area. <i>6C: Stoke Fields.</i> Large recreation ground south of Stockton Road with views across it.
Varied treatment of front gardens including the variety of boundary materials and conversion to driveways fragments the uniform	Pressure for parking spaces may lead to further loss of boundaries and of garden trees and shrubs, particularly in grounds of larger villas – further	Consider providing guidance on boundaries and planting for Victorian gardens. Consider provision of small-scale car	Applies to all areas: <i>6D: Stoke Field:</i> stone and flint wall boundaries found in this area.

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
character of the streetscape.	fragmenting the character of the type.	parking areas which retain the integrity of the streetscape.	
There are few street trees and planting is largely concentrated in the gardens of larger Victorian villas in the form of mature native and ornamental trees and shrubs.	Pressures for off road parking and road improvements may further erode any vegetation present in these areas.	Conserve historic elements, for example mature trees whilst encouraging the diversification of planting across area to enhance links with underlying physical influences for instance planting oaks on clay areas or beech or yew on the chalk ridge. Encourage space on the street frontage of new development or road improvements to provide new street tree planting.	Applies in all areas: <i>6C: Stoke Fields:</i> some more mature street trees and trees in front gardens. <i>6D: Charlottesville:</i> some large mature trees found in front gardens and along streets adjacent to larger Victorian villas.
Views and Landmarks			
Views are generally contained with corridor views along the straight roads sometimes with local landmarks forming a focus. On undulating topography there are more open elevated views including views to the cathedral and the North Downs.	Views are vulnerable to the clutter of road signage and street furniture and to further development, which would obscure landmarks. Assess visual impact of any tall buildings that may encroach on key views.	Conserve the views to local landmarks and the wider views from elevated areas. Ensure all developments consider the visual impact on key views or viewpoints.	Applies to all areas: <i>6A: Farnham Road;</i> Views provided along North South streets to the Cathedral on Stag Hill. <i>6C: Stoke Fields.</i> Views provided along east west streets such as Dapdune Road over Surrey County Cricket Ground to the Cathedral on Stag Hill. Also views across recreation ground south of Stockton Road. <i>6D: Charlottesville.</i> Views to North Downs in south and panoramic views from Bright Hill.
Local landmarks created by historical civic buildings, which have now mainly been redeveloped, are	Local landmarks are vulnerable to changes in character such as unsympathetic modernisation or	Conserve and where appropriate enhance or restore the local landmarks and conserve views to	Applies in all areas. Key landmarks include:

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
present in most of these areas and strengthen their identity.	redevelopment.	them.	Harvey Road Gallery and Adult Education Centre in 6D: <i>Charlottesville</i> Cardwells Keep at 6B: <i>Guildford Barracks</i> Stoke Road Hospital in 6C: <i>Stoke Fields</i> Farnham Road Hospital 5B: 6A: <i>Farnham Road</i>

7: GARDEN SUBURBS



**Guildford Landscape
Character Assessment**

**Townscape Types and
Character Areas
Guildford**

7A. GUILDDOWN

7B. WARWICKS BENCH

7C. MERROW

7D. ABBOTSWOOD

7E. EPSOM ROAD

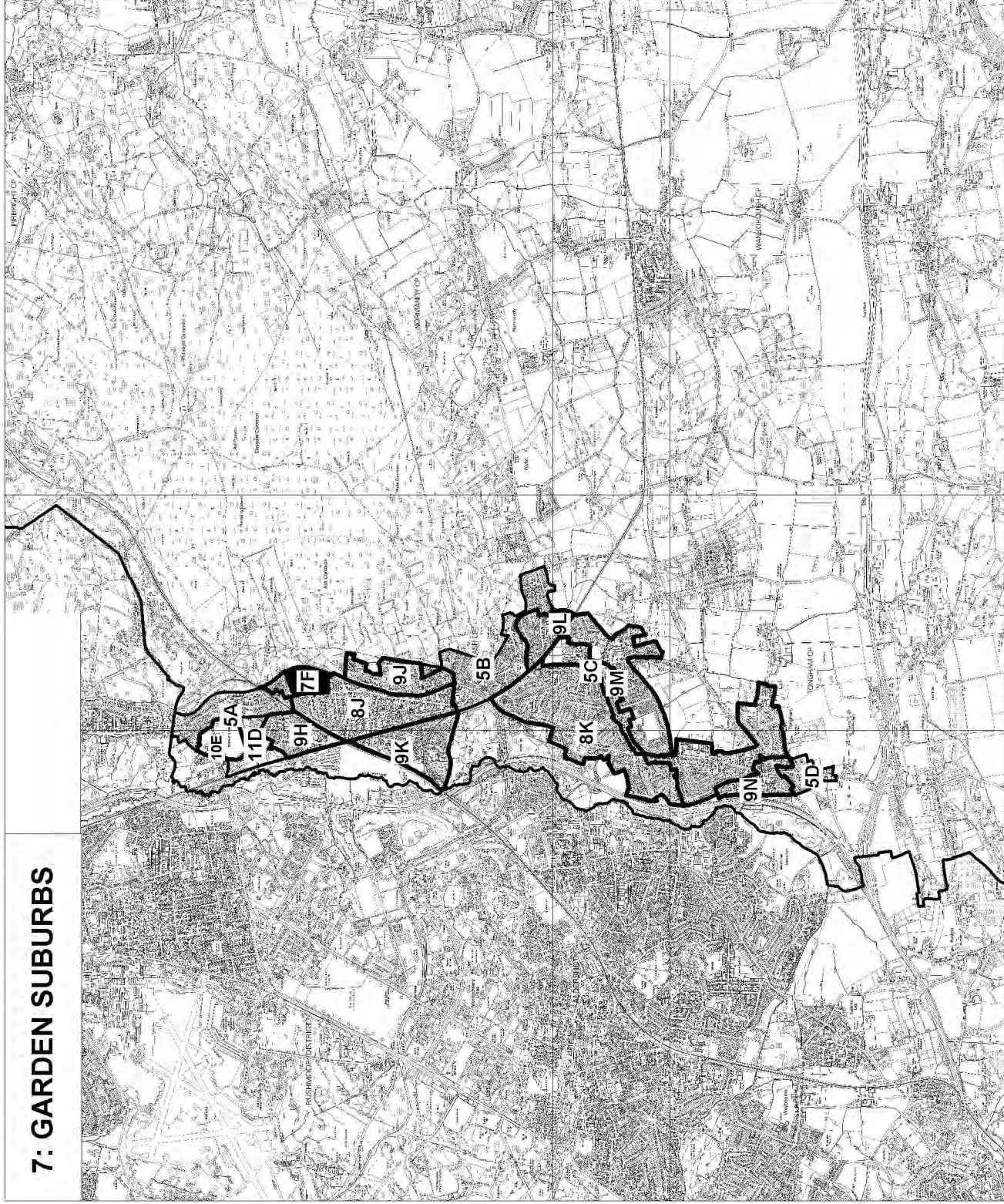
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7: GARDEN SUBURBS



**Guildford Landscape
Character Assessment**

**Townscape Types and
Character Areas
Ash and Tongham**

7F. Horseshoe Lane

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Print Date: June 2006

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TOWNSCAPE TYPE 7: Garden Suburbs



TYPE 7: GARDEN SUBURBS

KEY CHARACTERISTICS

- spacious suburbs developed during the late 19th century and first half of the 20th century with some later developments and infilling;
- individual houses on large garden plots, which provide characteristically wide spaces and set back from the road frontage, are generally set along gently winding streets and private roads with wide grass verges creating a tranquillity;
- the houses within each area are largely consistent in scale, materials and spacing with minor variations to style, layout and detailing;
- influence of Arts and Crafts movement visible in outstanding individual houses and gardens but also in design principles of individualism and handcrafted, local materials;
- building are of brick, render, tile, timber frame and occasionally stone, used to reflect a vernacular style;
- plots are enclosed traditionally and predominantly by hedges and mature trees creating a secluded rural character, grassed verges and mature street trees reinforce this;
- entrances to the areas are clearly signified by the transition to some private, unmarked roads and occasionally by purpose built gateways;
- a private landscape with a general lack of public open spaces, landmarks and focal points;
- some areas are based on dramatic topography exploiting rural views over the North Downs or greensand hills while in the more level areas corridor views down roads are framed by hedges and trees;
- front gardens form the main visual element in the landscape with some enclosed by well-kept hedges whilst others provide a setting for the street with open lawns and decorative planting.

DESCRIPTION

Physical Influences

This townscape type is founded on a variety of landscape types: *Wooded Rolling Claylands*, *Wooded Chalk Downland* and *Open Chalk Farmland*, *Gravel Terrace* and *Wooded Greensand Hills*. On the rolling and steeply sloping chalk and greensand areas the topography has been exploited in the layout of the areas to provide privacy and rural views. Roads often wind around the contours or follow the ridgelines so that the houses are built on different levels ensuring that all have open views out across the hills or downs. Tree species also reflect the underlying geology to some extent with horse chestnuts and oaks on the claylands, beech on the chalk and conifers on the greensand.

Human Influences

The earliest *Garden Suburb, Area 7E: Epsom Road* was developed towards the end of the 19th century spreading out along the Epsom Road, similarly with Warren Road, to provide spacious accommodation for the expanding middle class of Guildford. At the beginning of the 20th century new garden suburbs were developed and designed to make the most of the dramatic topography of the North Downs and the greensand hills just to the south of the town. Areas *7A: Guildown* and *7B: Warwick's Bench* show the influence of the Surrey style and outstanding designers working around Guildford at that time with houses by Baillie, Edwin Lutyens, Ballie Scott and Roger Fry and a garden by Gertrude Jekyll. The building style of these areas, which referred to the local vernacular in materials and design, was repeated in later developments although as the 20th century progressed, these became smaller in scale and more uniform in their detailing and materials.

In *7B:Warwicks Bench* several chalk quarries of medieval origins are present at Racks Close Echo Pit, Great Quarry, off Pewley Hill and Chantry View Roads. The quarrying has left high exposed chalk faces visible in long distance views. Where public footpaths adjoin they form several public viewpoints with expansive long distance views across the river valley to the south and west. Archaeological remains including kilns for burning lime are sometimes still present.

Once industry ceased the quarries have been colonised by high levels of tree cover contributing to the wooded character of this area and are of probable high biodiversity and archaeological value.

Racks Close, once the location for wooden racks for drying cloth has been converted into a public park directly linked to Castle Hill although most of the others have a single private access road with a small number of isolated houses built within them to create a highly 'secretive' private townscape and landscape unique within Guildford.

Townscape Morphology

The street pattern of the *Garden Suburbs* is gently winding unmarked (often private) roads sometimes forming horseshoes or cul-de-sacs, or as an incomplete grid of straight roads as at Downsedge, and responding to the topography in the more sloping areas. The *Garden Suburbs* are clearly differentiated from their surroundings by the change from ordinary highways to these more intimate, informal roads. This transition is sometimes emphasised by warning signs indicating private roads or even by purpose built gateways as at *7D: Abbotswood*.

Low density of large detached two storey houses are set back from the winding roads on regularly spaced individual plots. Buildings date from the late 19th century to present day with some recent redevelopment. Materials are generally mass produced but used in a vernacular style and include red brick, render (and pebble dash for later buildings) timber frame, stone (*7A: Guildown*) and slate or clay roof tiles.

This is a residential and very private townscape with just a few low key landmarks such as Bookers Tower at Guildown Cemetery (where the grave of Lewis Carroll is also a local landmark) and the Copper tower on Crown Heights (a private residence).

The majority of these areas (*7A, 7B, 7C and 7E*) abut and form the urban boundary of the rural/urban fringe of Guildford. They have a strong visual connection and influence upon these surrounding areas particularly where the local topography allows views into or over the townscape from surrounding open space and where their mature street and garden

landscape creates a strong landscape framework and visual connection with the surrounding countryside. It is therefore important to consider these areas in relation to the assessment of the adjacent rural/urban fringe (Vol. 2).

The elevated topography in areas of this type provides dramatic views across the Downs and surrounding countryside from open spaces, footpaths, houses and roads creating a strong sense of place (*7B: Warwicks Bench* - view to Chuntries) whilst in other areas there is a more secluded, wooded character with mature trees and tall hedges framing corridor views along roads.

Landscape Elements

Although largely lacking public open space the *Garden Suburbs* have a distinctive pattern of green space lining their roads. There are few pavements, and grass verges play an important role creating public-private buffers between the edges of garden plots and the roads, providing continuity and coherence in the streetscape (*7C: Merrow Garden Suburb*). A similar role is played by the frequent streets trees, both mature and newly planted oaks and limes (*7D: Abbotswood*) as well as characteristic hedges (for instance beech at *7D: Abbotswood* and *7B: Warwick's Bench*) which link to the underlying rural character.

Gardens play a major role in the character of these areas with large plots often with large mature trees creating an enclosed, leafy ambience. Isolated mature oak trees plus horse chestnut and beech relate to the underlying landscape character with other large parkland species such as lime forming street trees. Mature trees in back gardens include ornamental species such as copper beech and areas of woodland within former quarries including species such as ash, beech, birch, pine, yew, hawthorn and hazel, combine to give the overall impression of a heavily treed character to the areas especially when they are views from a distance for instance in views of *Warwick's Bench* from the other side of the Wey Valley or view of *Guildown* from St Catherine's or the Pilgrims Way. The relationship to the street however varies between areas with some gardens enclosed by tall hedges while others comprise extensive front lawns, which are open to the road.

The areas often abut open countryside and have direct access via public footpaths. These gateways are generally low key, with little or no signage or facilities such as parking for those coming from outside the area to use public footpaths or adjacent open space. Roads often finish in dead ends at the edge of the urban area.

TOWNSCAPE CHARACTER AREAS

The description of this landscape type applies to the following townscape character areas:

Guildford

7A: Guildown

Guildown is situated at the southern approach to Guildford, south west of the town centre and is centred along Guildown Road. It lies within the rural character area *B1: Hog's Back Chalk Ridge*. It abuts and forms the urban boundary with the rural/urban fringe of Guildford to the south-west.

7B: Warwicks Bench

Warwicks Bench lies opposite *7A: Guildown*, to the south east of the town centre and is centred along Chantry View Road. Its northern part lies within *B2: Albury & Hackhurst Chalk*

Ridge rural character area whilst the southern extent of this area lies within *St Martha's Wooded Greensand Hills* rural character area. It abuts and forms the boundary at the rural/urban fringe of Guildford to the South.

7C: Merrow

Merrow sits at the most south easterly corner of the urban study area, to the south of Bushy Hill. It lies within the rural character area *D1: Clandon Open Chalk Farmland*. It abuts and creates the urban boundary with the rural/urban fringe of Guildford to the East.

7D: Abbotswood

Abbotswood is situated in the north eastern quarter of the urban study area to the north east of Stoke Park. It is centred around Abbotswood and lies with the rural character area *E2: Ockham and Clandon Wooded Rolling Clayland*.

7E: Epsom Road

Epsom Road is the largest area of this type. It is situated to the east of Guildford town centre and is centred around Epsom Road, the historic track of Cross Lanes, and includes the residential area of Downsedge. *Epsom Road* falls within the rural character areas *C1: Merrow and Clandon Wooded Downs* and *D1: Clandon Open Chalk Farmland*. It abuts and forms the urban boundary with the rural/urban fringe of Guildford to the South-east.

Ash/Tongham

7F: Horseshoe Lane

Horseshoe Lane is the only area of this type in the Ash and Tongham urban study area. It lies to the north of Ash Vale at the eastern edge of the study area and within the rural character area *F1: Pirbright Common Unsettled Sandy Heath*.

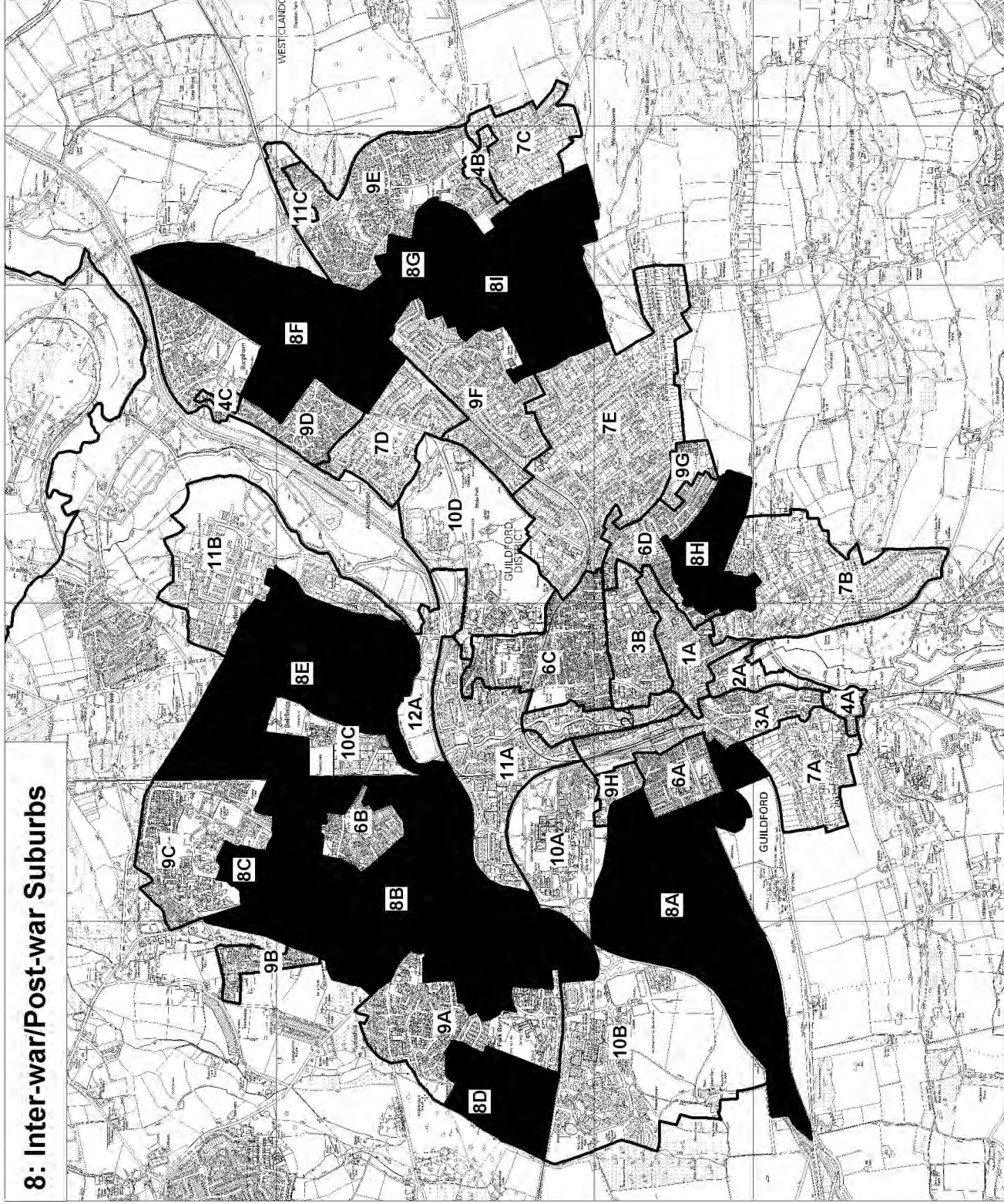
EVALUATION

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
Townscape Morphology:			
Large detached houses dating mainly from the late 19 th to mid 20 th century and of fairly uniform scale, although with local variations, are set in substantial garden plots along gently winding roads.	Possible pressures for modern infill of larger scale development which would disrupt the unity of the townscape. Pressure for, redevelopment of plot with higher density development flats or greater number of houses with smaller gardens, or mixture of both.	Ensure that further development retains the domestic scale of the existing buildings. Ensure that further development retains mature trees in gardens.	Applies to all areas. Ensure development respects and is in keeping with the character and with the existing density
Building materials include brick, render, timber frame and occasionally stone with clay or slate roof tiles used to reflect a vernacular style.	Pressures for new developments with standardised building materials.	Encourage sensitive and consistent use of materials reflecting the vernacular style of buildings and the variations in local character based on underlying geology. Encourage sensitive modern design where appropriate.	Applies to all areas. <i>7A: Guildown and 7E: Epsom Road</i> contain buildings and walls of local stone which it would be beneficial to reflect in new development in these areas.
Narrow winding roads (often private) are generally unmarked and without kerbs or footpaths. They are edged by grass verges often with mature trees which creates a rural, secluded ambience.	Possible pressures for additional infrastructure such as signage and road markings and loss of soft verges due to increased car usage and pressures for visitor parking.	Retain the low-key streetscape and the grass verges and resist urbanisation of roads through kerbing and signage.	Applies in all areas. <i>7A: Guildown and 7B: Warwicks Bench</i> include marked main routes with kerbs and footpaths. <i>7E: Epsom Road</i> roads are often edged by kerbed footpaths with narrow or non-existent grass verges.
Distinctive decorative gateways into some of the areas with purpose built walls, gate piers and shelters.	Pressure for further development or for parking areas which would disrupt the unified design of the gateways.	Conserve gateways and consider ways to retain them in appropriate active use (for instance using the shelters to accommodate community notice boards).	<i>7D: Abbotswood</i>

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
Landscape elements:			
<p>Large private gardens are a visually dominant element in these areas. They are generally in good condition with intact boundary hedges or walls/fences or fine lawns edged by decorative planting. Gravel or paved drives lead up to the houses.</p>	<p>Loss of distinctive enclosed character of front gardens in some areas owing to the removal of hedges or walls and mature trees to accommodate larger driveways and parking areas.</p>	<p>Consider providing guidance on boundaries and planting for Victorian, Edwardian and inter-war gardens. This could also include considerations of how garden design can reflect underlying landscape character for example through Gertrude Jekyll's use of plants typical of Surrey.</p> <p>Ensure sensitive siting of development to maintain building line, retain important trees and landscape features and appropriate 'gaps' to side boundaries.</p>	<p>Applies in all areas.</p> <p><i>7A: Guildown and 7B: Warwicks Bench</i> have more varied boundaries with a number of stone boundary walls instead of hedgerows.</p> <p>The southern side of <i>7E: Epsom Road</i> and <i>7D: Abbotswood</i> are generally characterised by front gardens and driveways which tend to run straight onto the streets with boundary hedges or trees.</p>
<p>Large mature trees, predominantly oak, lime and horse chestnut, but with a variety of other species including occasional conifers (Scots pine, Wellingtonia), line the private roads and are occasionally glimpsed in back gardens, creating a rural wooded setting for the houses.</p> <p>Woodland blocks and tree groups located within gardens and former chalk quarries with important wildlife and 'green' corridor functions</p>	<p>Loss of trees owing to over maturity leading to a decline in the distinctive wooded character of these areas.</p> <p>Increase of density of development within gardens and former quarry sites</p>	<p>Encourage new tree planting to provide replacements for mature and over-mature trees.</p> <p>Protect important individual trees and tree groups.</p> <p>Resist inappropriate development, which reduces environmental and visual value on hillsides and within former quarries.</p>	<p>Applies to all areas.</p> <p>Hillsides and former quarry sites within <i>7A: Guildown</i> and <i>7B: Warwicks Bench</i></p>
<p>Street and garden trees and hedges of native species reflect the underlying rural character in many of the areas.</p>	<p>Loss of existing trees due to over maturity plus planting of non-native species unrepresentative of underlying character.</p>	<p>Conserve the mature trees and encourage planting of younger native tree species and hedges where balance between native and non-native becomes unrepresentative to strengthen links</p>	<p>Applies to all areas.</p> <p>Beech hedges prominent on chalk areas in particular <i>7A: Guildown</i> and <i>7B: Warwicks Bench</i>.</p>

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
		to the underlying landscape character. Ensure retention of important trees in back gardens.	
Views and Landmarks			
<p>Areas based on the steeply rising topography of the North Downs and greensand hills have elevated views over the surrounding and distant countryside from the houses and roads.</p> <p>Enclosed corridor views down roads framed by hedges and trees are typical.</p>	<p>Pressures for further development leading to a loss of views to surrounding countryside.</p> <p>Loss of trees and hedges and increase in street parking would disturb the leafy, secluded views along the roads.</p>	<p>Conserve views to and from the surrounding countryside. Ensure all developments consider the visual impact on key views or viewpoints.</p> <p>Assess visual impact of development from other townscape areas to ensure appropriate (Applies to 7B from 4A and 2A, 7E from 8H, 7D from 10D and 9D, 7A from 4A and 8A.</p> <p>Conserve the street trees and ensure succession planting.</p> <p>Consider providing sensitively designed and screened parking areas if considered necessary.</p>	<p>7A: <i>Guildown</i> dramatic views to Downs.</p> <p>7B: <i>Warwicks Bench</i> has intermittent glimpses between houses to the chalk pit at the top of Echo Pit Lane and also has views to the Chantries from the east.</p> <p>The gateway to 7D: <i>Abbotswood</i> frames the corridor views along the interior road.</p> <p>7E: <i>Epsom Road</i> long distance views north and northwest from upper slopes adjoining Merrow Downs, and along the Ridgeway</p>
<p>There are few landmarks in this often inward looking and private townscape.</p>	<p>Pressure for further development which would erode distinctive local landmarks.</p>	<p>Ensure that necessary development is sensitively designed to celebrate the character of local landmarks.</p>	<p>Local landmarks include:</p> <p>Bookers Tower at Guildown Cemetery in 7A: <i>Guildown</i>.</p> <p>The chalk pit in 7B: <i>Warwicks Bench</i>.</p> <p>The gateway to 7D: <i>Abbotswood</i>.</p>
<p><i>Garden Suburbs</i> are often adjacent to open countryside with direct footpath access through low key gateways with little signage or facilities such as car parking.</p>	<p>Increasing leisure use of walking routes leading to pressures for car parking.</p>	<p>Ensure that any additional facilities for the public in connection with the use of public rights of way (car parking, signage, seats and bins) are sensitively designed and placed.</p>	<p>Applies to all areas.</p> <p>The Pilgrims Way passes through 7A: <i>Guildown</i> and 7B: <i>Warwicks Bench</i>.</p>

8: Inter-war/Post-war Suburbs



Guildford Landscape Character Assessment

Townscape Types and Character Areas Guildford

- 8A. Guildford Park/ Onslow Village
- 8B. Westborough/ Woodbridge Hill
- 8C. Stoughton
- 8D. Park Barn
- 8E. Bellfields
- 8F. Burpham
- 8G. Bushy Hill
- 8H. Pewley Hill
- 8I. Merrow

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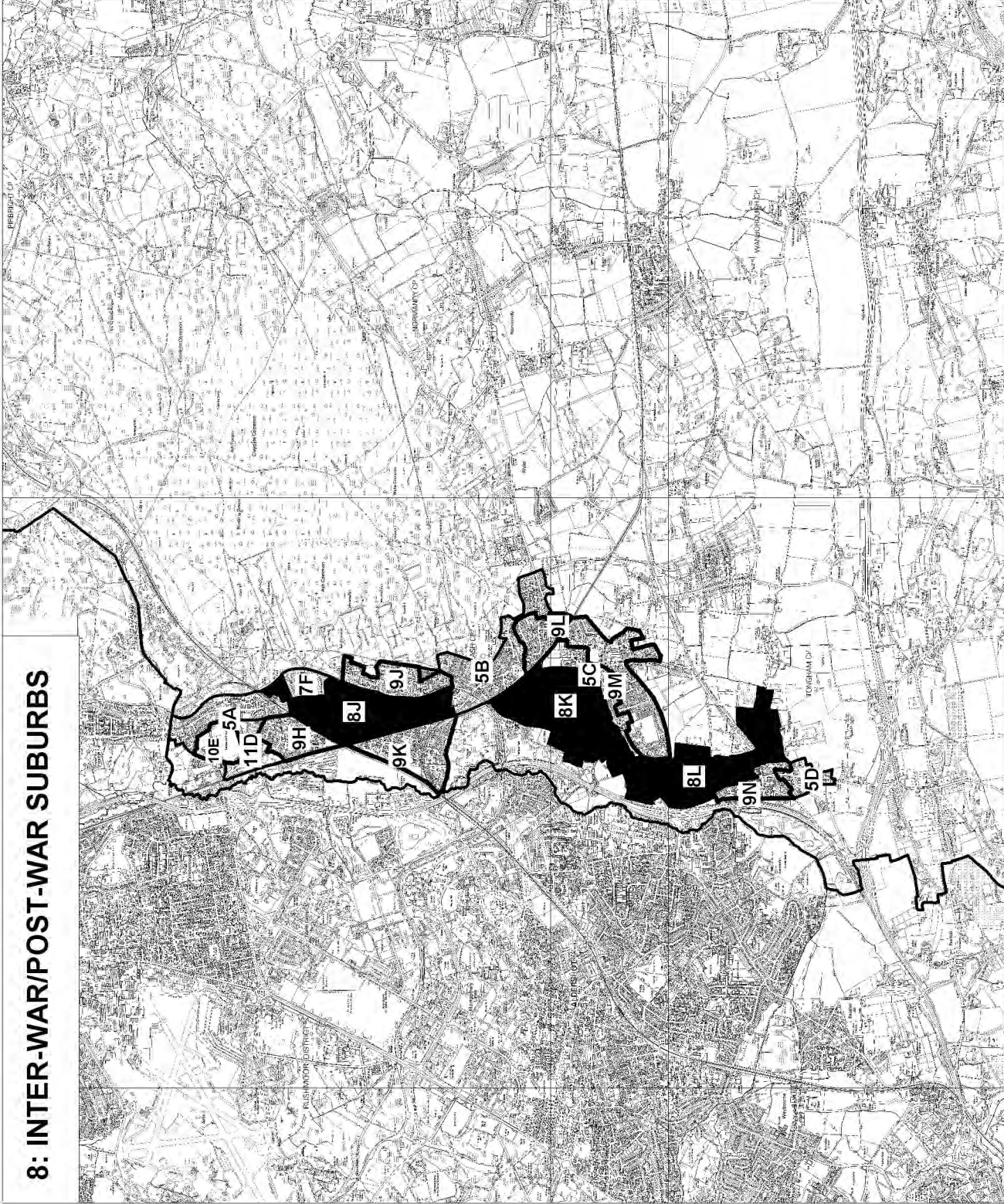


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8: INTER-WAR/POST-WAR SUBURBS



**Guildford Landscape
Character Assessment**

**Townscape Types and
Character Areas
Ash and Tongham**

8J. Ash Vale Estate

8K. Ash Estate

8L. Tongham Estate

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TOWNSCAPE TYPE 8: Inter-war/Post-war Suburbs



TYPE 8: INTER-WAR/POST-WAR SUBURBS

KEY CHARACTERISTICS

- relates to large areas of inter-war and post-war suburban development around Guildford, Ash and Tongham;
- street pattern is generally characterised by wide streets of crescents, avenues and cul de sacs;
- semi-detached properties and short red brick terraces are sometimes finished in pebble dash or white render;
- the buildings and streetscape are mostly constructed from mass produced materials;
- wide grass verges with mature trees are important landscape elements;
- front gardens and their boundaries (often clipped privet hedges) are an important part of the street scene;
- recreation grounds and parks provide public open space;
- allotments and school playing grounds contribute to the leafy character of the suburbs;
- other landscape elements include small areas of woodland and native hedgerows which contribute to the 'rural' character of the area and provide a link between town and country;
- views are framed along streets rather than across them, except where elevated topography or where urban gaps allows longer distance views.

DESCRIPTION

Physical Influences

This townscape type is generally found on the *Wooded Rolling Claylands* and *Gravel Terrace* landscape types where topography is less limiting than in the chalk landscapes. The rolling character of the underlying landscape influences the layout of the roads and orientation of houses within the suburbs, for example at Westborough where curvilinear roads follow the contours of the clay hill on which it sits.

However, some of the suburbs extend up onto the chalk ridges and where this happens the houses tend to be at lower density and street patterns linear, for example at Onslow Village, Pewley Hill and New Warren, or with slightly narrower streets such as Pewley Hill.

The undulating topography allows some good views over Guildford from elevated areas, such as: the view from the open space at Woodside Road eastwards across Guildford; the view from Guildford Park towards the centre of Guildford and the cathedral on Stag Hill (a strong visual relationship); the view from Stoughton Road and Oak Tree Drive, *Bellfields* to the cathedral and from Oak Tree Drive to the North Downs; and the view from Pewley Hill to the north - expansive long distance views to Woking and London.

The majority of these areas (8A, 8B, 8D, 8E, 8F, 8H and 8I) abut and form the urban boundary with the urban/rural fringe of Guildford. Similarly with 8J, 8K and 9L in Ash. They have a strong visual connection and influence upon these areas particularly where local topography allows views into or from the surrounding countryside, and it is important to look at these areas in relation to adjacent rural/ urban fringe assessment (Vol.2).

Landscape Elements

One of the most notable, and important, landscape elements is the front garden which gives rise to the lush character of these suburbs. Clipped hedges are typical of the garden boundaries and provide a unified appearance along the street. They are also important in the wider townscape for instance the hedgerow boundaries of the back gardens abutting the A31 Farnham Road (within 8A: *Guildford Park/Onslow Village*) create a green approach into Guildford.

The wide grass verges, often supporting mature trees, are also an important feature of the suburbs. These include both native tree species (oak, lime, scots pine, horse chestnut) and mature trees visible in both front and rear gardens add to the 'green' effect including ornamental species (e.g. cherry).

Another feature of these suburbs is the recreation ground/playing field. These tend to be open grassy areas with little vegetation. They bear no relation to the underlying landscape character and are surrounded by the back gardens of houses, which limit their contribution to the wider townscape.

A few parks/open spaces were developed as an integral part of the suburb in which they lie. For example at 8E: *Bellfields* where a large public open space to the north of the area provides a setting for the surrounding development and allows wide views over the centre of Guildford to south. They tend to be open grassy spaces with tree planting and occasionally features such as ponds. These areas are sometimes used for parking which tends to damage their condition and character. There are also a number of areas of allotment gardens usually located on the edge of the area and sometimes abutting adjacent countryside.

Vegetation types have a limited relationship with the underlying influences such as geology, topography and soils, for instance in the woodland at Woodside Road, occasional mature trees (often oaks) on grass verges, and hedges reflecting geology notably the beech hedges in 8A: *Onslow Village*.

A number of the areas are on the edge of the urban area and have a distinctive relationship with the adjacent rural area, with strong boundaries formed by mature hedges (8H: *Pewley Hill*) and easy access to rural open spaces such as Merrow Common (8F: *Burpham*) or Pewley Down or via footpath links to the wider countryside which are well used for local informal recreation.

TOWNSCAPE CHARACTER AREAS

The description of this landscape type applies to the following townscape character areas:

Guildford

8A: *Guildford Park/Onslow Village*

Guildford Park/Onslow Village is situated to the west of Guildford town centre. It is bounded by the A31 Farnham Road to the south, Alresford Road to the north and the A3 to the

Human Influences

The inter-war/post-war suburbs represent a significant period of growth of Guildford, Ash and Tongham. This period of growth was as a result of the influx of soldiers returning from the First World (resulting in the building of Onslow Village) and the migration of workers to Guildford from areas of high unemployment in the north and west of the country.

After the Second World War large post-war suburbs were developed to house the rising population such as Bellfields and Park Barn. Jellicoe's Plan for Guildford (1946) recommended main areas of post war settlement should be around the cores of Onslow, Stoughton, Bellfields, Burpham and Mero. Although much of his plan was not realised, post war development did occur in these areas.

Although the period of predominant character is inter-war/post-war, there are some older properties along the arterial routes into Guildford, for example Mero Grange and Mero House and on the Worplesdon Road, Aldershot Road and London Road.

Many of these townscape types have their boundaries formed by major transport routes either a roads or railway lines which form barriers to pedestrian movement.

Townscape Morphology

The street pattern is characterised by wide streets of crescents, avenues and cul de sacs. The buildings are typically two storey and either semi-detached or in short terraces resulting in medium density residential suburbs.

Architecture includes 1920s semi-detached properties with bow windows and short red brick terraces, some with pebbledash render. Vernacular materials include red brick and clay roof tiles. However, the materials found in these suburbs are generally mass-produced and are representative of the age of development rather than their geographic location.

Buildings typically have front gardens and their boundaries an important part of the street scene. They tend to display a whole variety of materials but are typically clipped hedges and low brick walls - some of these have been replaced by chicken wire or close board fencing.

The road hierarchy is clear. Arterial routes pass through these suburbs connecting the town centre with the wider landscape. Off these main roads are secondary residential roads of crescents, avenues and cul de sacs. The street pattern has encouraged speeding which has required traffic calming mainly in the form of speed tables and ramps. A few areas are cut off from the surrounding townscape by major roads, in particular area 8B: Westborough/Woodbridge Hill is separated from the rest of Guildford by the A3 with pedestrian access only available via subways or bridges. The slip roads for the A3 also cut through the area with little connection to the townscape creating a locally fragmented character.

There are many footpaths connecting residential areas with local schools and recreations grounds and these have high level of use by young people.

There are generally few landmark buildings in this uniform type although one local landmark is the semaphore tower on Pewley Hill. Views tend to be framed along streets although the presence of open space and elevated topography allows these character areas to have longer distance views, for example the view to Stag Hill and the cathedral from most, apart from both north and south west Guildford.

'Nodes' occur where people accumulate and these tend to be the local shopping centres or schools.

west. It is centred around Guildford Park, Dennisville and Onslow Village. Its distinctive street pattern responds to the underlying topography of the rural character areas *B1: Hog's Back Chalk Ridge* to the south and *E1: Warnborough Wooded and Rolling Claylands* to the north. The hedgerow boundaries of the back gardens along the A31 Farnham Road are important in creating a green approach into Guildford. The area abuts and forms the urban boundary with the rural/urban fringe of Guildford to the south-west.

8B: Westborough/Woodbridge Hill

Westborough/Woodbridge Hill is situated in the north eastern part of Guildford and is reached by two main feeder roads off the Aldershot Road - Northway (to the north of the Aldershot Road) and Southway (to the south of the Aldershot Road). The area lies within the rural character area *E1: Warnborough Wooded Rolling Claylands*. It abuts and forms the urban boundary with the rural/urban fringe of Guildford to the north-west.

8C: Stoughton

Stoughton occupies a large, densely populated, area to the north-west of Guildford. It is centred around two schools (Northmead and Stoughton Infants) and the now redeveloped WRAC Barracks at Queen Elizabeth Park. The area is bounded by Worplesdon Road to the west and the Guildford to London railway line to the east. It lies within the rural character area *E1: Warnborough Wooded Rolling Claylands*.

8D: Park Barn

Park Barn is situated at the western edge of Guildford Town. It is bounded by the Guildford to Aldershot railway line to the south and Hartshill and Isabell Road to the north. It lies within the rural character area *E1: Warnborough Wooded Rolling Clay Lowlands*. It abuts and forms the urban boundary with the rural/urban fringe of Guildford to the west.

8E: Bellfields

Bellfields is situated at the northern edge of Guildford town bounded by Juniper Close to the north and Stoughton Road to the south. The Guildford to London railway line runs along the western side of the area which surrounds Weyfield School, playing fields and Stoke New Cemetery. *Bellfields* lies within the rural character area *E1: Warnborough Wooded Rolling Claylands* to the west and *H2: Slyfields Gravel Terrace* to the east.

8F: Burpham

Burpham is situated at the north eastern edge of Guildford Town. It is bounded by the railway line to the south and Merrow Lane to the east whilst the western boundary runs along London Road skirting around Meadow Road and Paddocks Road. *Burpham* lies within the rural character area *E2: Ockham and Clandon Wooded Rolling Claylands*. It abuts and forms the urban boundary with the rural/urban fringe of Guildford.

8G: Bushy Hill

Bushy Hill lies to the east of Guildford town centre. It is bounded by the railway line to the north whilst the recreation ground at Bushy Hill along with Sheeplands Avenue marks the extent of the southern boundary. It lies within the rural character area *E2: Ockham and Clandon Wooded Rolling Claylands*.

8H: Pewley Hill

Pewley Hill lies to the south east of Guildford's Historic Core. It is centred around *Pewley Hill* (road) with its eastern boundary abutting the open countryside along *Pewley Down*. The northern extent of the area is defined by *Harvey Road* and *Bright Hill*. *Pewley Hill* lies within the rural character area *CI: Merrow and Clandon Wooded Downs*. It abuts and forms the urban boundary with the rural/urban fringe of Guildford.

8I: Merrow

Merrow lies just south of *Bushy Hill* to the east of Guildford town centre. It is centred around the various schools and churches which make up *Merrow* with its southern boundary defined by the rural-urban edge. Its western boundary is defined by *Boxgrove Road*. It lies within the rural character area *DI: Clandon Open Chalk Farmland*. It abuts and forms the urban boundary with the rural/urban fringe of Guildford under area *CI: Merrow Downs*.

Ash/Tongham

8J: Ash Vale Estate

Ash Vale Estate is centred around *Ash Vale*. Its northern and western boundaries are defined by railways whilst the southern extent of its eastern boundary is defined by the *Basingstoke Canal*. It lies within the rural character area *H5: Blackwater Valley Gravel Terrace*.

8K: Ash Estate

Ash Estate is situated at the heart of *Ash* bounded by the railway line to the east and the extent of the rural urban edge to the west. *Ash Street* and *Kings Avenue* mark the southern most extent of this area which lies within the rural character area *EI: Warnborough Wooded Rolling Claylands*.

8L: Tongham Estate

Tongham Estate lies to the north of the historic village of *Tongham* bounded by the rural urban edge at its western, eastern and southern most boundaries. It is centred around *Carfax Estate* to the north and the *Cardinals* to the south. It lies within the rural character area *EI: Warnborough Wooded Rolling Claylands*.

EVALUATION

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
Townscape Morphology:			
Wide streets of crescents, avenues and cul de sacs with two storey semi-detached or short terraces.	Infill development between existing buildings and on backland sites could result in a change in the spatial characteristics of the suburbs. Pressure for further traffic calming infrastructure leading to cluttered streetscape.	Maintain the key spatial characteristics of wide streets of crescents, avenues and cul de sacs with two storey semi-detached houses or short terraces. Ensure that essential traffic calming measures are carefully designed for minimal impact on the streetscape.	Applies to all areas, including narrower streets in the area.
Major arterial roads at edges of areas or cutting through with little connection with townscape. Segregated pedestrian links including subways and bridges.	Anti-social behaviour, crime and fear of crime arising around these disconnected areas and segregated pedestrian links causing further local degradation to the townscape.	Enhance pedestrian environment by sensitive lighting and environmental improvements. Restore at grade crossing points where possible. Explore opportunities to create new pedestrian links when possible	Applies particularly to 8B: Westborough/Woodbridge Hill which is affected by the A3.
Vernacular materials include red brick and clay tiles although materials are more closely related to the age of development than their geographical context.	The townscape is sensitive to diversification of building materials that could visually fragment the suburbs.	Use materials that relate to each character area – these are generally related to the age of development.	Applies to all areas.
Boundaries to front gardens are an important part of the street scene. They are typically clipped hedges and low brick walls. Back garden hedges contribute to townscape character in providing visual unity and vegetation. Garden hedges also form strong green boundaries with adjacent rural	The streetscape is vulnerable to ageing and deterioration of boundary hedges and walls and replacement with alternative boundaries such as timber fencing, concrete walling, and chicken wire fencing. Converting front gardens into parking courts.	Consider producing guidance on suitable boundary treatments for inter-war/post-war suburban gardens for distribution to local residents. Encourage repair of damaged or lost boundaries. Encourage retention and conservation and planting of hedges	Applies to all areas. Beech hedges notable feature of 8A: <i>Guildford Park/Onslow Village</i> . Here back garden hedges create a green approach to Guildford where they back onto the A31 Farnham Road (High View Road, Abbots Close, The Drive, Henley Bank).

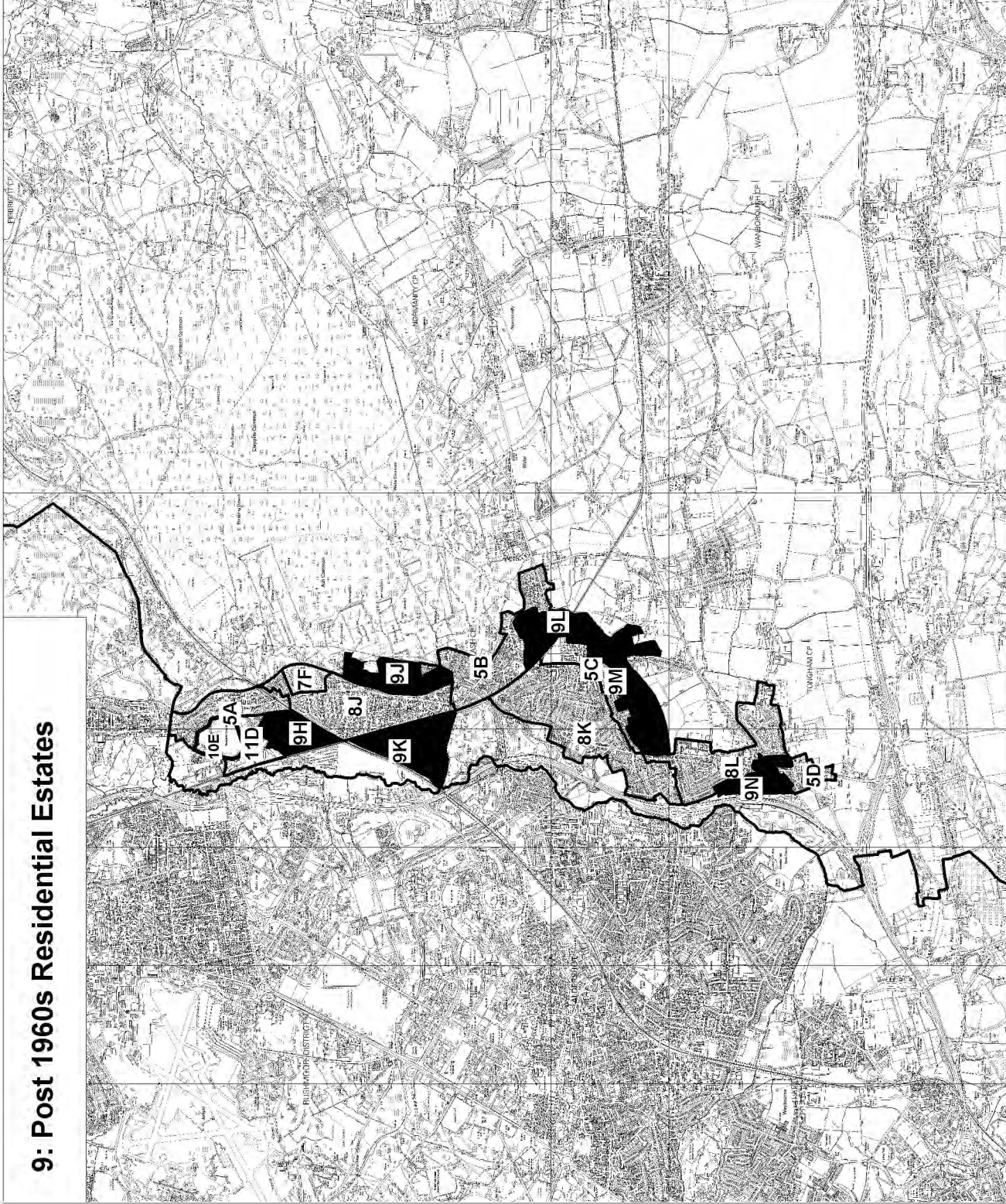
Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
areas.	Parking on pavements is a frequent practice in area	especially at key boundaries such as along main roads or at the edges of the urban area. Where necessary, seek to reduce parking on pavements by enhancement schemes and enforcement measures.	
Nodes tend to be low key such as local shopping centre or schools.		Encourage provision of further local nodes to reinforce character.	Applies to all areas.
Landscape elements:			
The grass verges with mature trees contribute strongly to the lush character of these suburbs. They tend to be in a good state of repair and support mature vegetation.	The townscape is sensitive to over-maturing trees which could lead to their eventual loss. The wildlife value of grass verges may be sensitive to over-intensive management regimes.	Monitor condition and age of public trees and plan a planting programme to replace trees, particularly appropriate native species such as oak and horse chestnut. Use planting to reinforce significant views or connections to landmarks and nodes. Encourage less intensive management regimes (e.g. mowing regimes) to increase the biodiversity of grass verges. Utilise tree protection measures where development necessitates.	Applies to all areas: Frequent street trees in 8A: <i>Onslow Village</i> Mature trees on grass verges particularly in 8E: <i>Bellfields</i> and 8F: <i>Burpham</i> .
Front gardens with their clipped hedges make an important contribution to the leafy character of these suburbs. They are in varying condition, with some front gardens in very poor condition and some that have been lost altogether.	The streetscape is sensitive to loss of vegetation from front gardens (including boundary hedges), often as a result of conversion of front gardens to driveways.	Discourage parking in front gardens through formalising street parking bays – this may also provide opportunity for street trees. Encourage suitable planting in front gardens - consider producing guidance on suitable garden species for inter-war/post-war suburban gardens for distribution to the local	Applies to all areas. Beech hedges notable feature of 8A: <i>Onslow Village</i> .

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
<p>Recreation grounds and parks are typically short mown grass with little vegetation cover. They provide important public open space, but do not contribute strongly to townscape character.</p>	<p>There is pressure for built development on remaining areas of open space.</p> <p>The recreation grounds and parks are also vulnerable to intensive landscape management practices.</p>	<p>population.</p> <p>Explore restoration of positive use, form and character to small open spaces through environmental improvements.</p> <p>Encourage interest and adoption of spaces by local residents/groups.</p> <p>Aim to increase the diversity of these open spaces, for example through:</p> <p>Planting of vegetation that reflects the underlying landscape type;</p> <p>Relaxing management regimes (e.g. mowing regimes) and providing wildlife areas within, or on the edge of, the open spaces.</p> <p>Respect and reinforce views and viewpoints, which are afforded by open space by sensitive tree planting and maintenance, and appropriate positioning of street furniture.</p>	<p>Applies to all areas.</p> <p>Large public open space park in 8E: <i>Bellfields</i> with mature trees and a pond.</p> <p>Hilltop open space at Woodside Road in 8B: <i>Westborough/Woodbridge Hill</i></p> <p>Applies to Stoughton recreational Ground in 8B: <i>Westborough/Woodbridge Hill</i></p>
<p>Allotment gardens contribute to the leafy character of the suburbs, provide important local green space plus wildlife havens, habitats and corridors.</p>	<p>There is pressure for built development on remaining areas of open space.</p> <p>The townscape is sensitive to the decline in the condition of allotment boundaries, which creates the impression of a 'run-down' character.</p>	<p>Aim to improve the condition of allotment boundaries through repair, planting and management. So that they continue to contribute to the leafy character of the suburbs.</p> <p>Encourage pro-active use of allotments by local residents and groups for instance through allotment societies.</p> <p>Reconsolidate allotments to retain green buffer to adjacent countryside urban fringe.</p>	<p>Sites include:</p> <p>Allotments on Woodside Road in 8B: <i>Westborough/Woodbridge Hill</i> and 8H: <i>Pewley Hill</i></p>

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
Other landscape elements include small areas of woodland and native hedgerows which contribute to the 'rural' character of the area and provide a link between town and country.	Infill development could put pressure on the small areas of woodland or native hedgerows. These features may also decline due to lack of active management.	Conserve areas of native woodland and hedgerows as wildlife corridors and links between town and country. Implement a woodland management plan to improve the condition of, and access to, areas of woodland.	Hedgerows include: Hedgerows along Aldershot Road in <i>8B: Westborough/Woodbridge Hill</i> Woodlands include: The woodland on Woodside Road in <i>8B: Westborough/Woodbridge Hill</i>
Views and Landmarks			
Views are generally framed along streets although the topography and urban gaps allows some panoramic views over Guildford.	Views are vulnerable to development of key open spaces, which allow wider views. Pressure for development may affect visual connections for instance development on open space such as Stag Hill, which forms the setting for the key landmark of the cathedral.	Conserve access to public open space on hill tops with views across Guildford. Conserve key views for instance to important landmarks and ensure that assessment of development proposals that may affect these take into account the impact of proposals on views from the wider townscape. Explore opportunities to create new public viewpoints and views when considering re-development proposals.	Key views in the Inter-War/Post-War Suburbs include: The panoramic view over Guildford from public open space at Woodside Road <i>8B: Westborough/Woodbridge Hill</i> Views south over Guildford from public open space park in <i>8E: Bellfields</i> . The view from Guildford Park (<i>8A</i>) towards the centre of Guildford and the cathedral on Stag Hill (a strong visual relationship). The view from Stoughton Road and Oak Tree Drive, <i>Bellfields</i> to the cathedral and from Oak Tree Drive to the North Downs. The view from <i>8H: Pewley Hill</i> to the north - expansive views to Woking.
Just a few low key landmarks within this type.	Lack of landmarks contributes to a lack of individual identity for some	Consider the creation of sensitively designed landmarks such as single or small groups or avenues of trees	Applies to all areas. The semaphore tower on <i>8H: Pewley</i>

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
	of the estates.	distinctive to a particular area. Investigate use of public art to create gateways/sense of place and highlight views of landmarks and into surrounding townscape.	<i>Hill</i> forms a local landmark.

9: Post 1960s Residential Estates



Guildford Landscape Character Assessment

Townscape Types and Character Areas Ash and Tongham

9H.

9I. Station Road East

9J. Ash Vale

9K. Lakeside Estates

9L. Ash

9M. Ash Green

9N. Tongham

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TOWNSCAPE TYPE 9: Post 1960s Residential Estates



TYPE 9: POST 1960S RESIDENTIAL ESTATES

KEY CHARACTERISTICS

- relates to large areas of post 1960s development in Guildford, Ash and Tongham;
- characterised by an intricate twisting pattern of short marked and unmarked roads and cul-de-sacs with major arterial roads at the edges of the areas;
- a mix of narrow and wide streets with pavements and sometimes narrow grass verges plus some segregated pedestrian links and cut-throughs;
- dense layout of detached houses, short terraces and blocks of flats as well as a few large scale commercial buildings and 1-2 storey schools set in playing fields;
- few landmark features contributing to a lack of orientation;
- predominantly built of red brick, concrete, render and clay tile with some recent buildings referring to historic and vernacular use of materials in their design;
- enclosed small scale corridor views with some more distant views to vegetative backdrops;
- garden treatments vary with some newer houses fronting directly onto the street while in other unbounded front gardens are a feature;
- densely settled but with occasional open spaces in the form of sports or recreation grounds;
- other landscape elements include small areas of woodland which contribute to the enclosed, rural character of some of the areas.

DESCRIPTION

Physical Influences

This townscape type is found mainly on the *Wooded Rolling Claylands* landscape type but with individual areas on the *Chalk Down*, *Gravel Terrace* and *Sandy Heath* landscape types. On the chalk and clay in particular the predominantly rolling character of the underlying landscape influences the layout of the roads and orientation of houses within the estates. An example of this is *9G: St Luke's Square* where the layout uses the steeply sloping topography to provide views within the area and over Guildford. Similarly at *9A: Park Barn/Rydeshill* and *9H: Guildford Park and Cathedral Close* the dramatic topography has influenced the layout giving views over the North Downs and Guildford. In other more level areas corridor views along streets are more common.

The underlying rural character is also evident in isolated features in the estates (for example the stream and ford in *9D: Burpham*).

The majority of areas in Guildford (*9A, 9C, 9E, 9D, 9G*), and all in Ash/Tongham abut and form the boundary with the urban/rural fringe. They have a strong visual connection and influence upon these areas particularly where local topography allows views into and out the

surrounding countryside. This is most evident when viewing St Luke's (9G) from Pewley Down where the unbroken terraced rear façade of the closest residences have a high visual impact, at odds with surrounding townscape areas. It is therefore important to consider this assessment in conjunction with the adjoining rural/ urban fringe assessment (Vol. 2).

Human Influences

This townscape type has been created in a period of steady growth in residential accommodation in the urban areas of Guildford and Ash and Tongham from 1960 to the present day. Most of the areas in this type consist of housing estates which were built to infill between older areas for instance of inter-war/post-war housing or on the edge of the urban area. Most estates were built all of a piece and show the design influences of their time. The 1960s to 1970s estates are simpler and more open with straighter roads while the 1980s and 1990s areas are generally more intricate and enclosed. More recent estates show a distinctive new pattern in referring to historic and vernacular models in their design for instance in placing houses around a formal square or in using decorative brickwork in the style of the late 19th century.

There are few nodes such as shopping areas or churches in these areas as dependence on cars increased so that such facilities tended to become focussed in large, purpose built buildings equipped with extensive parking space. Local schools are usually the only community facilities in this type, usually consisting of large single storey blocks sited within grassed playing fields without relation to the surrounding street.

Townscape Morphology

The street pattern is characterised by an intricate and confusing layout of short streets, crescents and cul de sacs lined by two storey detached houses and short terraces. There are some flats and occasional larger commercial buildings, for example superstores at 9C: *Queen Elizabeth Park* and 9D: *Burpham*.

Building materials are predominantly red brick with clay tile roofs with some concrete clad and rendered blocks of flats. However there are also a number of estates built since the 1990s which refer to vernacular building styles with hung clay tiles and brick and wood detailing (9C: *Queen Elizabeth's Park*) as well as more commercial/industrial style buildings.

In the *Post 1960s Residential Estates* there are considerable variations in the relationship of the buildings to the streets. The earlier estates have substantial front gardens while in later estates buildings tend have very narrow gardens. Blocks of flats are situated in closes off of main arterial routes surrounded by communal space, parking bays and garages.

There is a simple hierarchy of roads in the *Post 1960s Estates* with interior roads forming a maze like mix of marked and unmarked roads with frequent cul-de-sacs and dead ends. The roads are kerbed with narrow pavements and some have grass verges. In contrast with these domestic streets major arterial roads pass around the edges of the areas and give access to them.

There are generally few landmarks in this townscape type although The Spike, Guildford's former Victorian vagrants ward has been incorporated into the edge of the St Luke's Development and some more recent estates have specifically designed these in for instance the obelisk found in 9C: *Queen Elizabeth Park* however these are strictly decorative features. Schools offer some orientation with their large-scale building set within open space.

Views tend to be small scale and enclosed along the streets meandering around the estates. There are occasional views to the vegetative backdrops reflecting the rural landscape character area, such as in *9K: Lakeside Estates*. The topography of north east Guildford allows a few views across to the cathedral, however these are very local, and dependant on the orientation of the roads.

Landscape Elements

Recreation grounds and playing fields attached to school ground are often located at the edges of *Post 1960s Estates*, for instance along Southway (*9A: Park Barn*) or as a central feature (*9C: Queen Elizabeth Park*). These tend to be open grassy areas bearing little relation to the underlying rural character save for a few mature trees and woodland belts as at the edge of *9D: Burpham*. Formal children's play areas and play equipment are highly regularised, and it should be noted that adjoining wooded common land in the urban fringe adjacent to these townscape types exhibits high levels of informal use by children for play and for dog walking. (*9E: Merrow Common, 9C) Whitmoor Common, 9M. Disused railway, Tongham*

There are also occasional allotment gardens at the edge of this townscape type (for instance *9E: Merrow Common*), visible from the surrounding streetscape and providing glimpses of greenspace and human activity.

In the more recent developments a number of small open spaces have been designed as integral parts of the estates, for example at Merrow Place (*9E: Merrow Common*) and these feature with small ponds, pathways and tree planting.

Grass verges in the townscape type areas tend to be narrow or absent from the more densely settled 1980s and 1990s estates while in some areas there are wide verges which are used for informal recreation (*9K: Lakeside Estates*).

The provision of gardens varies through the period with estates built in the 1960s featuring front gardens either enclosed by low brick walls or open onto the pavements. In contrast from the 1980s onwards estates have narrow grassed or planted strips providing a semi-private edge around the houses. In the areas where there are front gardens their removal to form parking bays of varied materials and treatments can disrupt the unified character of the estate (for example *9A: Park Barn*). In the more intricate, organic layouts of the 1980s and 1990s back garden boundaries often face onto the street and are typically large areas of close board fencing which can be visually monotonous.

The later estates have a general absence of large street trees, although in some areas efforts have been made to plant a range of smaller short-lived species such as birch (*9I: Station Road East*). In other areas there are mature trees on grass verges and in the margins of the areas where they abut open countryside or tree belts along railway lines which reflect the underlying rural character (*9E: Merrow Common*).

TOWNSCAPE CHARACTER AREAS

The description of this landscape type applies to the following townscape character areas:

Guildford

9A: Park Barn/Rydeshill

Park Barn is situated on the north western edge of Guildford urban area. It lies within the rural character area *E1: Warnborough Wooded Rolling Claylands*. It abuts and forms the urban boundary with the rural/urban fringe of Guildford to the west.

9B: Chitty's

Chitty's is sited on the north western edge of the Guildford urban area with its eastern edge bounded by Chitty's Common. The area juts out into the rural fringe and is visually and physically separated from Guildford by Chitty's Common. It is within the rural character area *E1: Warnborough Wooded Rolling Claylands*.

9C: Queen Elizabeth Park

Queen Elizabeth Park is a recently developed area that forms the northern most area in the Guildford urban area, bounded on its eastern side by the London to Guildford railway line and underlain by the rural character area *E1: Warnborough Wooded Rolling Claylands*. The landscape master plan for the estate encouraged retention of existing trees and creation of wildlife corridors around the boundaries. It abuts and forms the urban boundary with the rural/urban fringe of Guildford to the north.

9D: Burpham

Burpham is situated at the north eastern tip of the Guildford urban area bounded by the A3 at its north western edge and underlain by *E2: Ockham and Clandon Wooded Rolling Claylands* rural character area.

9E: Merrow Common

Merrow Common is situated on the eastern edge of Guildford urban study area bounded by Merrow Common at its eastern edge. It is underlain by *E2: Ockham and Clandon Wooded Rolling Claylands* rural character area. It abuts and forms the urban boundary with the rural/urban fringe of Guildford.

9F: Boxgrove

Boxgrove is situated on the eastern side of Guildford town centre, north and south of the railway line and is accessed by the local distributor road the A25, Boxgrove Road. The area is underlain by *E2: Ockham and Clandon Wooded Rolling Claylands* rural character area and *D1: Clandon Open Chalk Farmland* at its southern tip.

9G: St Luke's Square

St Luke's Square is a small area in this type nestled between *6D: Charlottesville Victorian/Edwardian Suburb* and *7E: Epsom Road Garden Suburb* at the south eastern edge of the Guildford urban study area. This area is highly visible from adjacent open land beyond the urban edge due to its dramatic topography, giving a strong vertical influence. The area is underlain by *C1: Merrow and Clandon Wooded Downs* rural character area. It abuts and forms the urban boundary with the rural/urban fringe of Guildford.

9H: Guildford Park and Cathedral Close

Guildford Park and Cathedral Close is situated to the south east of the Cathedral and centred on Guildford Park Avenue. The area is underlain by the rural character area *E1: Wanborough Wooded Rolling Claylands*.

Ash/Tongham

9I: Station Road East

Station Road East forms an area in the northern half of the Ash and Tongham urban area bounded by the railway line on its western edge and underlain by *H5: Blackwater Valley Gravel Terrace*. The MOD land of Ash Common forms the urban/rural boundary with rifle ranges nearby with their associated noise and restricted access.

9J: Ash Vale

Ash Vale is a narrow area situated at the eastern edge of the Ash and Tongham urban study area and is bounded by the river on its western edge. *F1: Pirbright Common Unsettled Sandy Heath* rural character area underlays this townscape area.

9K: Lakeside Estates

Lakeside Estates is a triangular townscape area on the western edge of the Ash and Tongham urban area and is made up of a mix of post 1960s and more recent houses and flats. This area is underlain by *H5: Blackwater Valley Gravel Terrace* rural character area.

9L: Ash

Ash is situated on the eastern edge of the Ash and Tongham urban area with the railway line marking its western boundary. This area is underlain by *G1: Worplesdon Wooded and Settled Heath* rural character area across its northern half and *E1: Wanborough Wooded Rolling Claylands* rural character area at its southern edge.

9M: Ash Street (south)

Ash Street forms an elongated area at the central southern edge of Ash underlain by *E1: Wanborough Wooded Rolling Claylands* rural character area.

9N: Tongham

Tongham is situated at the southern tip of the urban area centred around the historic village of Tongham and underlain by *H5: Blackwater Valley Gravel Terrace* rural character area.

EVALUATION

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
Townscape Morphology:			
<p>Intricate street pattern with frequent cul-de-sacs lined by 2 storey detached house and short terraces.</p>	<p>Pressures for infill development between existing buildings and on backland sites, including commercial development could result in a change in the spatial characteristics of the suburbs resulting in overcrowding particularly to the more spacious estates built in the 1960s and 1970s or visual disruption to the domestic scale and intimate ambience of the later areas.</p>	<p>Maintain the key spatial characteristics of intricately winding streets with frequent cul de sacs lined by two storey houses and short terraces.</p>	<p>Applies to all areas.</p> <p><i>9A: Park Barn/Rydeshill</i> contains blocks of maisonettes and houses in a more geometric formation on wider, less intimate streets. It does however retain a curvilinear road pattern emphasising the topography.</p> <p><i>9H: Guildford Park & Cathedral Close</i> have houses which are set in a more linear pattern than many of the other areas.</p> <p><i>9B: Chitty's</i> contains a variety of older buildings including semi-detached Victorian buildings and bungalows.</p> <p><i>9K: Lakeside Estates</i> contains a mix of housing styles and conditions but all retain a similar domestic scale and road layout.</p>
<p>Buildings materials are predominantly brick or render with clay tile roofs and a few concrete blocks of flats. A few recent estates refer to vernacular building styles with hung clay tiles and brick and wood detailing.</p>	<p>Further diversification of building materials could visually fragment the character of estates.</p>	<p>Maintain a simple palette of materials which reflects the underlying character of individual areas in this type.</p>	<p>Applies to all areas.</p>
<p>Roads within the areas are a mix of winding marked and unmarked streets generally with kerbed</p>	<p>Pressure for road improvement and signage may lead to a more cluttered character.</p>	<p>Retain the simple character of the roads in these areas, avoiding extensive markings and signage.</p>	<p>Applies to all areas.</p> <p><i>9B: Chitty's</i> has a simpler road network with no cul-de-sacs.</p>

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
<p>footpaths.</p> <p>Major roads skirt and enclose the areas and provide access to them.</p> <p>Pedestrian routes are sometimes segregated from vehicular.</p>	<p>Loss of footpaths owing to on and off street parking pressures.</p> <p>Increasing traffic on surrounding major roads will bring more noise and glimpses of moving vehicles, disturbing the peaceful residential areas.</p>	<p>Retain existing layouts of cul-de-sacs and crescents, which form distinctive features of this type.</p> <p>Retain footpaths, and consider providing small car parking areas which are visually integrated into the areas for instance through the use of hedges and shrub planting.</p> <p>Retain vegetative screening of major roads and consider further tree and hedgerow planting referring to the underlying rural landscape character.</p> <p>Encourage re-integration of shared vehicular/pedestrian routes where possible.</p>	<p>9D: <i>Burpham</i> is enclosed by the A3.</p> <p>9M: <i>Ash Street (south)</i> heavily pedestrianised feeling in estates with use of cobbled roads and raised tables. Lack of intrusive signage and bollards thus creating a harmonised and coherent character.</p>
<p>Little or no local facilities or amenities to act as nodes or community focal points.</p>		<p>Reinforce nodes, possibly at school sites to provide focus and orientation to the townscape.</p> <p>Where re-development occurs encourage architecture which provides visual interest and interacts with surrounding streetscape to encourage greater community cohesion.</p>	<p>Applies to all areas.</p>
<p>Landscape elements:</p>			
<p>Simple grassed recreation grounds are often located at the edge or centre of these areas providing important public open space.</p> <p>School sports grounds are also a feature often on the margins of the</p>	<p>Pressures for development leading to loss of public open spaces integral to character of areas.</p> <p>Design and installation of generic play equipment and play areas</p>	<p>Conserve and enhance existing open spaces for instance through planting to link to rural landscape character or introducing new low key uses and facilities (for instance for children's' play or community gardens).</p> <p>Encourage conservation and enhancement of sports pitches for</p>	<p>Applies to all areas:</p> <p>9A: <i>Park Barn/Rydeshill</i> has large areas of open space around blocks of flats but which are often devoid of a clear purpose and in a declining condition.</p> <p>9E: <i>Merrow Common</i> includes modern estates with designed open</p>

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
<p>areas.</p> <p>In more recent developments a number of small open spaces have been designed as integral parts of these areas with small ponds, pathways and tree planting.</p>		<p>instance through planting of native trees at the edges reflecting rural character and boundary hedgerows.</p> <p>Encourage the development of new estates to incorporate areas of well designed and purposeful public open space.</p> <p>Encourage design of sensitive, site specific play areas and equipment.</p> <p>Monitor and manage informal use of adjacent commons to relieve undue pressure on natural habitats.</p>	<p>spaces which appear are in good condition.</p> <p><i>9D: Burpham</i> contains a distinctive area of woodland east of Bowers Farm Drive which provides a green link between the superstore and adjacent housing. Management of such spaces needs to balance a natural ambience with a feeling that the space is cared for and safe for users.</p> <p><i>9G: St Luke's Square</i> open spaces are more formal in style with walled gardens containing formal decorative planting.</p> <p><i>9K: Lakeside Estates</i> has large recreational grounds and grass verges often located adjacent to the railway line in good condition in the newer areas but less manicured in the older 1960s areas.</p> <p><i>9N: Tongham</i> small recreation ground to the north of St Paul's Close well kept and with strong wooded edge.</p>
<p>General absence of street trees in more modern estates but mature trees provide setting for earlier estates and reflect the underlying rural character.</p> <p>Some mature trees and small tree groups at estate boundaries form wildlife corridors.</p>	<p>Loss of over mature trees which could destroy the wooded setting of many estates and reduce wildlife habitat.</p> <p>Changing ownership status.</p>	<p>Monitor condition and age of trees and plan a planting programme to replace trees, particularly native species such as oak, ash and willow which contribute to the setting of many of the estates.</p> <p>Resist fragmentation of land which puts mature trees into private ownership and blocks corridors.</p>	<p>Applies to all areas:</p> <p><i>9C: Queen Elizabeth Park</i> has some small and large trees on grass verges and along streets reflecting underlying rural character.</p> <p><i>9A: Park Barn/Rydeshill</i> includes some large oaks which provide a wooded backdrop to houses.</p>

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
			<p><i>9E: Merrow Common</i> has a number of mature trees showing possible connections to former agricultural patterns.</p> <p><i>9C: Queen Elizabeth Park – Whitmoor Common</i> provides a wooded backdrop to the north of this area and is accessible from the northern edge of the estate.</p> <p><i>9F: Boxgrove</i> has a number of large pine trees on central open verges at Lindfield gardens and is heavily characterised by woodland in Merrow Woods adjacent to the railway line.</p> <p><i>9I: Station Road East</i> has a large number of small trees on grass verges and in front gardens which are distinctive to the character of this area.</p>
<p>Grass verges in these areas are varied from very narrow verges to wider ones, which are used for informal recreation.</p>	<p>Pressures for off road parking may lead to the removal of grass verges, which form a setting for the streets.</p>	<p>Retain open grass verges and foster a sense of ownership and purpose particularly for the wide verges i.e. through the addition of seating and tree planting.</p>	<p>Applies to all areas:</p> <p><i>9E: Merrow Common</i> has verges, which tend to merge into front gardens.</p> <p><i>9K: Lakeside Estates</i> has a number of grass verges used for recreational purposes, which are in good condition in the newer development areas.</p>
<p>Front gardens are either narrow strips of grass and shrubs (around later estates) or larger gardens of grass, flowers and shrubs bounded</p>	<p>Pressure for continued conversion of gardens for parking spaces.</p>	<p>Discourage conversion of front gardens to parking by providing sensitively designed parking on streets or in small parking areas.</p>	<p>Applies to all areas:</p> <p><i>9A: Park Barn/Rydeshill</i> often grassy front gardens with no boundaries and flats with balconies and no</p>

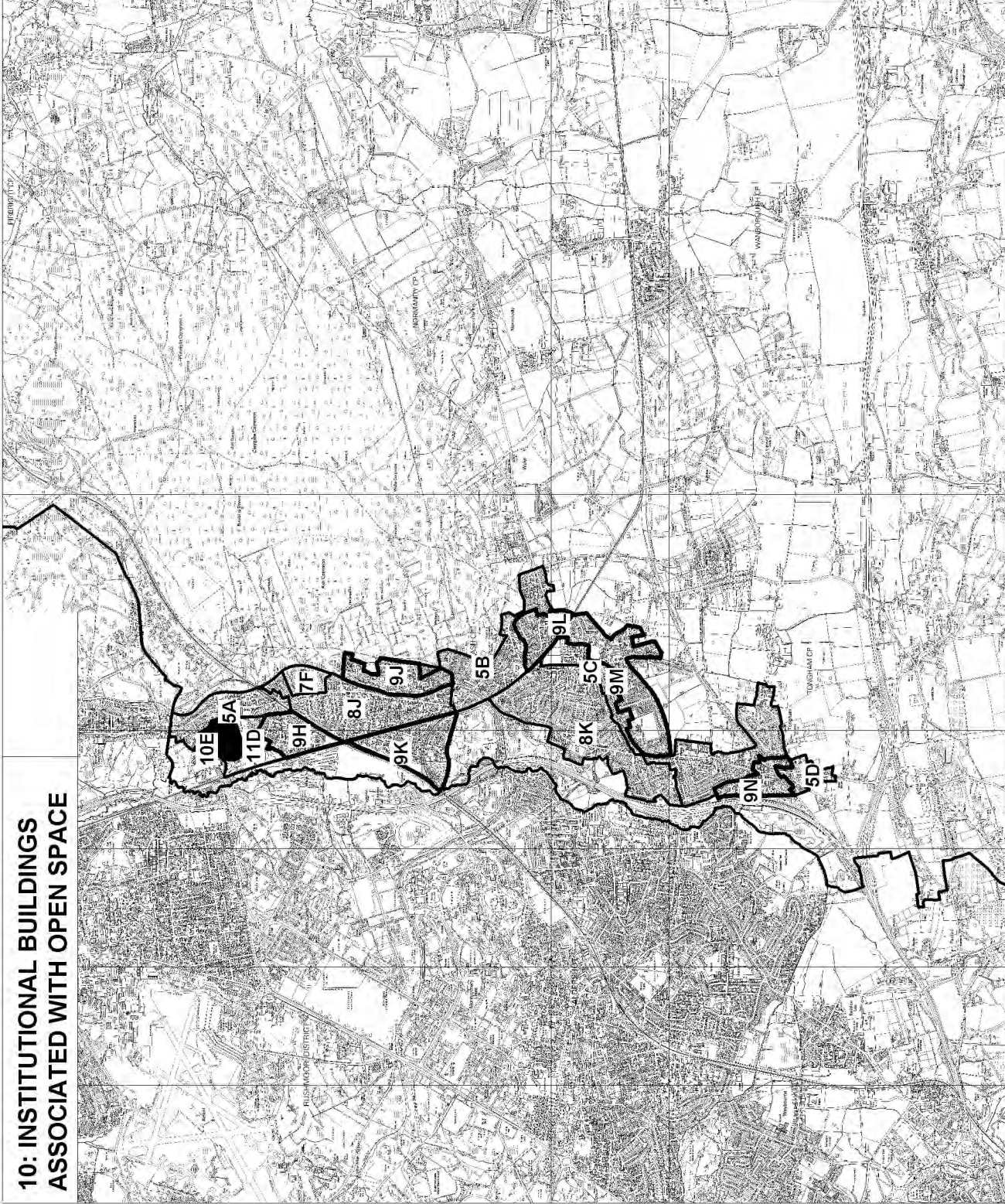
Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
<p>by low brick walls or hedges or open to the pavement.</p> <p>Some front gardens have been converted for car parking with consequent loss of planting and clear boundaries.</p> <p>The close board fences of back gardens face onto the streets in the later estates creating a bland urban boundary.</p>		<p>Encourage planting of native shrubs, trees and hedgerows to reflect the underlying rural character as a means to provide privacy and soften the impact of closeboard fencing to back gardens. Encourage removal or reduction in height of closeboard fencing where possible.</p>	<p>gardens.</p> <p><i>9C: Queen Elizabeth Park</i> has a varied mix of front garden sizes and styles.</p> <p><i>9G: St Luke's Square</i> has a lack of rear gardens. Frontage treatment provides a valuable softening of built form.</p> <p><i>9I: Station Road East</i> houses generally have front gardens with lawns, shrubs and small trees in varying conditions. Pressures for off road parking evident.</p> <p><i>9J: Ash Vale</i> front gardens generally in good condition and contribute to character of streetscape.</p> <p><i>9K: Lakeside Estates</i> some front gardens have been sacrificed for driveways in older areas. In newer areas to the north parking bays have been designed into the landscape.</p> <p><i>9L: Ash</i> front gardens tend to run onto the street and are unbounded and reflect individual tastes.</p> <p><i>9M: Ash Street (south)</i> sense of continuity provided by consistency of proportions of front gardens.</p> <p><i>9N: Tongham</i> narrow front gardens often intensively planted with shrubs, annuals and areas of mown grass which provide colour and interest but often detract from unity.</p>
<p>Allotment Gardens also feature</p>	<p>There is pressure for built</p>	<p>Aim to improve the condition of</p>	<p>Applies to <i>9E: Merrow Common</i>.</p>

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
occasionally at the edge of this townscape type with boundaries often responding to the underlying rural character.	development on remaining areas of open space. The townscape is sensitive to the decline in the condition of allotment boundaries which creates the impression of a 'run-down' character.	allotment boundaries through repair, planting and management, so that they continue to provide screening and reflect the underlying rural character.	
Other landscape elements include small areas of woodland and native hedgerows which contribute to the rural character of the area.	Infill development could put pressure on the small areas of woodland or native hedgerows at the edge of the estates. These features may also decline due to over maturity of trees and lack of active management.	Conserve areas of native woodland and hedgerows as wildlife corridors and links between town and country. Implement a woodland management plan to improve the condition of, and appropriate access to, areas of woodland.	Applies to all areas: <i>9E: Merrow Common</i> – Merrow Common to the east of this area is important as a rural setting and vegetation is reflected in boundary treatment at edge of estate. <i>9B: Chitty's</i> is particularly rural to the east where it is bounded by Chitty's Common with wooded boundaries and native hedgerows strongly reflecting the underlying rural character. <i>9D: Burpham</i> contains a ford on Ladygrove Drive which provides a distinctive feature in this suburbanised setting and enhances its links with the underlying rural character. <i>9G: St Luke's Square</i> is fringed by native hedgerows and mature trees to the east. <i>9I: Station Road East</i> Trees at edges respond to underlying influences such as the gravel terrace geology with willows and poplars. <i>9J: Ash Vale</i> mature oaks on Ash

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
			<p>Common provide a distinctive backdrop to this area</p> <p><i>9K: Lakeside Estates</i> is set within a large number of mature trees such as oaks and poplars which screen the railway line and enhance the underlying rural character connecting the space with Lakeside Park and Blackwater River.</p>
<p>Views and Landmarks:</p>			
<p>Views tend to be small scale and enclosed along the streets meander through the estates. Occasionally further enclosure is added by a vegetative backdrop for instance a tree belt along a road or railway line.</p> <p>From areas with more dramatic topography there are views to surrounding rural areas and over Guildford from elevated locations.</p>	<p>Views are vulnerable to loss of vegetative framing elements and to disruption by large-scale new developments within or at the margins of the areas.</p>	<p>Retain the intimate enclosed character of corridor views through the more level estates and conserve the dramatic views from the minority of the areas on rolling or steeply sloping topography.</p> <p>Ensure all developments consider the visual impact on key views or viewpoints.</p>	<p>Applies to all areas:</p> <p><i>9A: Park Barn/Rydeshill</i> has rolling topography, which supports views to the North Downs.</p> <p><i>9E: Merrow Common</i> has a variety of views to open countryside on its south eastern side.</p> <p><i>9H: Guildford Park and Cathedral Close</i> is a small inward looking landscape but its position on a rising slope means that there are views to the Cathedral in the north from Cathedral Close.</p> <p><i>9D: Burpham</i> has views south from Gatley Drive to the cathedral.</p> <p><i>9G: St Luke's Square</i> open green at highest point of estate allows views towards cathedral and town centre and chalk ridge to the south.</p> <p><i>9J: Ash Vale</i> has views into firing ranges on Ash Common from eastern side.</p>

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
			<p>9L: <i>Ash</i> view of Gravel Pit Hill creates rural backdrop.</p> <p>9M: <i>Ash Street (south)</i> view to rural area at edge adjacent to Ash Lodge Drive.</p>
<p>General lack of landmarks in the type apart from a few purpose designed ones in recent estates.</p>	<p>Lack of landmarks contributes to a lack of individual identity for some of the estates.</p>	<p>Consider the creation of sensitively designed landscape or sculptural landmarks such as single or small groups or avenues of trees distinctive to a particular area.</p>	<p>Applies to all areas:</p> <p>9G: <i>St Luke's Square</i> contains a central obelisk, which acts as a focal point for vistas and paths across this formal area.</p>

**10: INSTITUTIONAL BUILDINGS
ASSOCIATED WITH OPEN SPACE**



**Guildford Landscape
Character Assessment**

**Townscape Types and
Character Areas
Ash and Tongham**

10E. Ash Vale School

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TOWNSCAPETYPE 10: Institutional Buildings associated with Open Space



TYPE 10: INSTITUTIONAL BUILDINGS ASSOCIATED WITH OPEN SPACE

KEY CHARACTERISTICS

- relate to the expansion of settlements during the late 19th and the 20th century with institutions built on former parkland or farmland;
- large scale institutional buildings, often educational, set in open grounds;
- large peripheral trunk roads with private access roads leading to institutions;
- institutions often form local landmarks and focal points set in elevated locations and prominent in views from the surrounding area; lighting often reinforces presence at night and landmark status.
- these areas are important in forming the setting to the arrival into Guildford from main roads and the rail network, they act as gateways to the edge of the town centre.
- buildings of varying ages from Victorian to present day reflected in range of materials - predominantly red brick, clay tile, occasionally stone and flint plus modern glass and metal;
- designed landscapes form the settings for the institutions, from historic parkland at Stoke Park, to the 20th century landscape of the university;
- some of the grounds are public open spaces as parks or cemeteries, while elsewhere use is restricted to the users of the buildings;
- vegetation, particularly the frequent trees, responds to the underlying rural character;
- localised traffic and parking issues relating to opening times or working hours, little activity after working day.

DESCRIPTION

Physical Influences

This townscape type is founded on the *Wooded Rolling Claylands* and *Gravel Terrace* landscape types with the southern section of *IOB: Royal Surrey County Hospital on the Chalk Ridge*. The rolling topography of the claylands to the west of Guildford gives the cathedral an elevated position so that it can be seen from many parts of the town and the borough. On more level topography the institutional buildings still form local focal points in views across the open spaces of their grounds.

Human Influences

This townscape type was created mainly in the 20th century. As Guildford expanded new institutions were created to serve the rising population (such as the cemeteries, schools, the Spectrum sports centre and the Royal Surrey County hospital) and also to attract new business and people to the borough (such as the university and business parks). Areas on

the outskirts of the town offered ideal sites for institutional use. For instance the new cathedral (begun 1936, consecrated in 1961 from a design competition won by Sir Edward Maufe) was sited on Stag Hill, a commanding position in the former medieval deer park that occupied much of the land to the west of Guildford. Two areas, *10A: University of Surrey* and *10B: Royal Surrey County Hospital*, are on the remains of this park and are still visually and physically linked by ownership of the University of Surrey. The University of Surrey is currently building a second campus around the site of Manor Farm, the site of the former Royal Hunting Lodge and Royal Deer Park, while its original campus at Stag Hill formed a hunting viewpoint. Guildford Diocese have forwarded proposals to develop the open space around the Cathedral on Stag Hill.

On the eastern edge of Guildford Stoke Park, an 18th century parkland landscape became the site of the Lido, Guildford College and the Spectrum Sports Centre plus recently expanded car parking and park and ride facility. Buildings of note are the Lido constructed in 1933 with its enclosed pool set in 3 acres of landscaped gardens with lawns and pergolas and Guildford College

While at Stoke Park the remains of the historic designed landscape forms the setting for modern development in most of the areas in this type the grounds were laid out to serve specific new purposes such as cemeteries, playing fields, business park or university campus.

Townscape Morphology

Major trunk roads and railway often run around the edges of the institutional open spaces often creating barriers to pedestrian access whilst the buildings are accessed by smaller, or private roads. Often buildings, access roads and open space have been created together forming a unified design making the most of the rolling topography to provide views to landmark buildings or to create a peaceful green setting as at the southern side of the university.

The townscape around these large landscape types encroached upon the large scale estates which historically formed these landscape types as can be seen with the separation of Stoke Park estate from the River Wey by the building of the Guildford and Godalming By-pass (now A25 Parkway). This encroachment continues with piecemeal development proposals.

Later additions (characterised by piecemeal development) can be in keeping with the original (for instance Stoke Cemetery and Stoke New Cemetery), may be superimposed over the historic pattern as in the sports facilities at Stoke Park, or visually encroach upon the earlier landscape as with the upper reaches of the University at Stag Hill.

Buildings are generally large scale, sometimes grouped together or placed in the landscape to form individual landmarks such as the cathedral or, on a smaller scale, the chapel at Stoke Cemetery. In the main they have little or no relationship with the surrounding townscape. The buildings date mainly from the 20th century with a few older structures subsumed into the area such as the stone church at Stoke Park and Manor Farm. Incongruous groupings of older buildings and recent large scale detached additions are repeated, often separated by large areas of car parking usually have little visual or physical relationship such as at the Guildford College Campus.

Materials are varied and include red brick, clay and slate tile, concrete (*10B: Royal Surrey County Hospital*) plus occasionally stone, flint, or metal and timber.

Small scale facilities such as Burchatt's Farm, bowling clubs, allotments and the formal gardens at *10D: Guildford College/Stoke Park* are situated at the edges of the space affording

some connection with the surrounding townscape but also creating piecemeal fringe development with little connection to the surrounding public open space.

The rolling topography of *10A University of Surrey* allows outstanding views of the cathedral from a wide area across Guildford and the surrounding countryside and also views out over the town from around the building. Views over the rolling grassland of Stoke Park recall its origin as historic parkland. Other areas are more enclosed with woodland belts and elevated major roads and railway lines providing visual boundaries to surrounding countryside and townscape areas.

These townscape areas are frequently busy nodes in their own right or contain a number of nodes for instance *10A: Surrey University* which contains Guildford Cathedral and the various subsidiary buildings plus business and technology enterprises. These are, to some extent, insular communities, which are serviced internally and rely on private cars resulting in large surface area car parking.

Landscape Elements

This type is dominated by public and semi private open spaces including civic spaces, cemeteries and recreational grounds. These spaces form the setting for institutional buildings and are usually grassed areas with woodland belts, trees planting, hedges, shrubberies and decorative planting. The open spaces generally reflect the character and period of the institution for which the landscape provides the setting although at *10D: Guildford College/Stoke Park* 20th century development has been added to historic parkland.

There are many trees in this townscape type, in boundary belts, groups, lining roads and as individual specimens in grassland. These provide structure and enclosure to the spaces and reduce the visual impact of the large scale buildings. Shrubs provide smaller scale decoration and are sometimes used, along with hedges, to create compartmentalised spaces and screened parking areas.

Stoke Park still displays its original 18th Century parkland attributes with extensive undulating parkland, which retains its open character with groups and individual trees.

Vegetation in this townscape type, particularly the frequent mature trees, responds to a large degree to the underlying landscape character. The surroundings of the 1960s university campus has been designed using large scale planting of native trees and shrubs while the roads surrounding Stoke Park are now lined with mature Limes and there are mature parkland oak trees and small woods at *10D: Guildford College/Stoke Park* echoing the rural character of the *Wooded Rolling Claylands*.

TOWNSCAPE CHARACTER AREAS

The description of this landscape type applies to the following townscape character areas:

Guildford

10A: University of Surrey (incorporating Guildford Cathedral and Stag Hill)

University of Surrey is situated north west of the Guildford town centre and is centred around Stag Hill with the university campus and cathedral to the south. It lies within the rural character area *E1: Warnborough Wooded Rolling Claylands*. A spine of green open space formed by the main A3 and its slip road physically links areas 10A and 10B – this includes pedestrian links.

10B: Royal Surrey County Hospital (*incorporating the Surrey Research Park and UNIS Manor Farm Campus*) Royal Surrey County Hospital sits on the western edge of the Guildford urban area and encompasses both the hospital and its grounds and the Surrey Research Park. The university's second campus at Manor Park is currently under construction infilling between the hospital and the A3. The townscape area lies within the rural character area *E1: Warnborough Wooded Rolling Claylands*. It abuts and forms the urban boundary with the rural/urban fringe of Guildford to the south-west.

10C: Bellfields (*incorporating Ladymead and Middleton Industrial Estates and Guildford Business Park*) Bellfields is situated on the northern edge of Guildford with the Guildford to London railway line marking its western boundary. It is centred on Bellfields School and Stoke New Cemetery. Bellfields falls within the rural character areas *E1: Warnborough Wooded Rolling Claylands* and *H2: Slyfields Gravel Terrace*.

10D: Guildford College/Stoke Park

Guildford College/Stoke Park is situated north east of Guildford town centre and is centred around Guildford College on land formerly part of Stoke Park. Stoke Park is the town's main open space holding regional/town events. There is a need to address the pedestrian connection from the town centre. *Guildford College/Stoke Park* falls within the rural character areas *E1: Warnborough Wooded Rolling Claylands* and *H2: Slyfields Gravel Terrace*.

Ash/Tongham

10E: Ash Vale School

Ash Vale School sits at the north western end of Ash Vale and falls within the rural character area *H5: Blackwater Valley Gravel Terrace*.

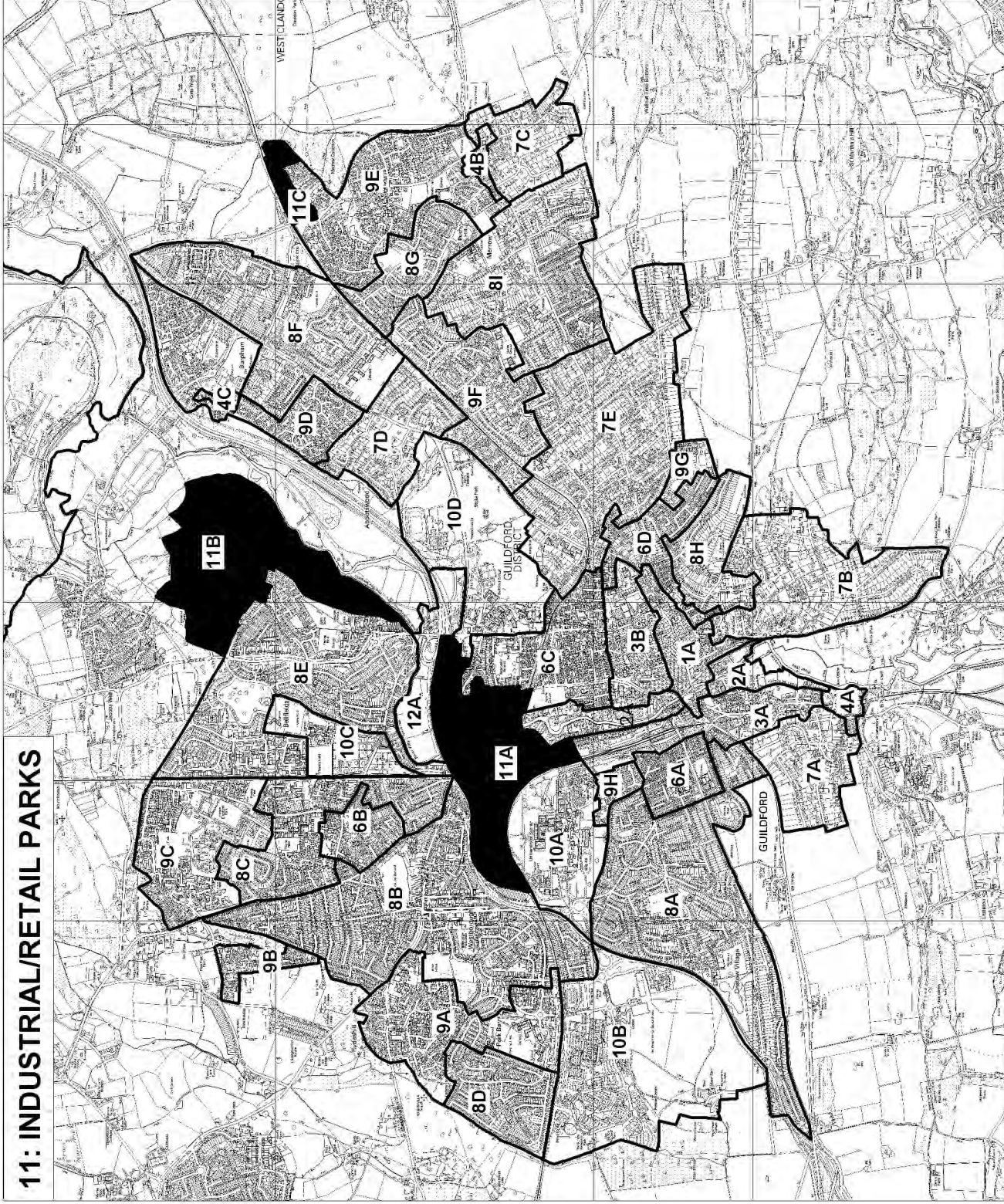
EVALUATION

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
Townscape Morphology:			
<p>Large 20th century Institutional buildings (cathedral, churches, college and hospital) set in open space often designed to form their setting, creating distinctive and self-contained areas (an insular communities) within wider urban context.</p>	<p>The character of institutional buildings and their relationship to their settings is vulnerable to erosion from insensitively designed development and changes to the existing buildings and landscapes.</p> <p>Piecemeal development creating disparate styles.</p> <p>Small-scale housing required for infrastructure joining with large-scale central buildings.</p>	<p>Conserve and where appropriate enhance the character and setting of institutional buildings.</p> <p>Ensure that further development is designed and placed to complement existing structures and their landscape settings.</p> <p>Encourage appropriate redevelopment of inappropriate/low quality buildings to create/restore unity of townscape and make better use of existing developed sites.</p> <p>Encourage visual and physical connection into surrounding townscape where possible.</p>	<p>Applies to all areas to varying extents:</p> <p><i>10A: University (Stag Hill) Piecemeal 20thC development.</i></p> <p><i>10D: Guildford College/Stoke Park</i> includes a variety of buildings of different ages, which are not unified in style and do not relate strongly to the historic parkland landscape.</p> <p><i>10E: Ash Vale School</i> does not have such a strong character as others in the type and is on a much smaller scale.</p>
<p>Building materials are varied and reflect the style and age of the institutions. They include brick, flint, stone with clay or slate roof tiles as well as metal and glass.</p>	<p>Unconsidered diversification of building materials within areas will visually fragment their character.</p>	<p>Ensure sensitive and consistent use of materials reflecting the character of buildings and enhancing unity between them.</p>	<p>Applies to all areas.</p>
<p>Large peripheral trunk roads with low key access roads within the areas.</p>	<p>Visual intrusion from moving traffic on trunk roads plus traffic noise.</p> <p>Changes such as increased signage, traffic calming infrastructure and kerbs on the internal access roads and drives may affect their low key character.</p> <p>Pressure for further parking may</p>	<p>Consider appropriate screening of major peripheral roads (for instance tree belts or scattered tree planting which would retain key views into sites).</p> <p>Retain the low-key character of access roads and resist visually intrusive road improvements.</p>	<p>Applies to all areas.</p>

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
	lead to intrusive facilities such as parking areas in open grassland.	<p>Ensure that site layout promotes sustainable transport so that parking facilities are kept to a minimum and where these are essential they are sensitively designed and placed so as not to dominate the site or street frontage.</p> <p>Improve pedestrian links and access into surrounding urban areas where necessary.</p> <p>Encourage through routes to promote cohesion with local communities.</p>	
Landscape elements:			
Designed landscapes are a fundamental part of this townscape type and form the settings for most of the institutions, from historic parkland at Stoke Park, to the Stoke Cemeteries and the 20 th century landscape of the university.	<p>Pressure for development may lead to the loss of open space and/or disruption to the designed setting of the buildings.</p> <p>Landscape design and maintenance that is inappropriately urban in character where site is on the urban fringe.</p>	<p>Conserve historical landscape features and ensure future development respects the wider landscape setting</p> <p>Conserve and where appropriate enhance the open spaces as designed landscapes and as the setting for institutional buildings.</p> <p>Encourage development of landscape masterplans to ensure future landscape design, development and maintenance in keeping with the site and its surroundings.</p>	<p>Applies to all areas:</p> <p><i>10D: Guildford College/Stoke Park:</i> potential for restoration/repair of the historic parkland.</p> <p><i>10E: Ash Vale School:</i> the recreation ground and school appear as separate entities and the recreation ground contributes very little to the setting of the school owing to its wooded enclosure. Potential to enhance links between the two.</p>
Large mature trees in belts, lines, groups and as parkland trees give structure to the landscape, and reflect the underlying rural	Lack of new planting to replace mature and over-mature trees may lead to long-term loss of these key elements in some areas.	<p>Encourage new planting to provide replacements for mature and over-mature trees.</p> <p>Plant appropriate large, long lived</p>	<p>Applies to all areas.</p> <p>Trees include oaks on the clayland areas and willows on the gravel terrace (<i>10E</i>) and Scots pine.</p>

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
character.		species in keeping with underlying character Ensure that a tree management plan is part of any new development.	
Views and Landmarks			
Views in this townscape type are focussed on the buildings with the cathedral in particular forming an important feature in views from Guildford and the rural areas of the borough.	Views are vulnerable to the incremental changes such as clutter of road signage and street furniture or to further development including new buildings and lighting.	Conserve views to and from institutions and localised landmarks. Reinforce views and entrance/access routes by formal landscape features such as planting large native tree avenues. Ensure all developments consider the visual impact on key views or viewpoints.	Key views include: <i>10A: University of Surrey:</i> views of the cathedral and more locally the university buildings, views out to the North Downs from the high ground around the cathedral. <i>10C: Bellfields:</i> designed views through the vistas of the cemeteries to the chapel, wider views across the cemetery to the North Downs. <i>10D: Guildford College/Stoke Park:</i> views across the open parkland.
Many of the Institutional buildings act as local landmarks while the cathedral has a much wider influence.	Local landmarks are vulnerable to changes in the character of surrounding open spaces and unsympathetic new development.	Conserve and where appropriate enhance local landmarks and views to them.	Landmarks in the <i>Institutional buildings associated with open space</i> include: Guildford Cathedral The University Buildings Spectrum Sports Centre Stoke Old Cemetery Chapel

11: INDUSTRIAL/RETAIL PARKS



**Guildford Landscape
Character Assessment**

**Townscape Types and
Character Areas
Guildford**

**11A. Woodbridge Industrial
Estates**

11B. Slyfield Green

**11C. Morrow Common
Industrial Estate**

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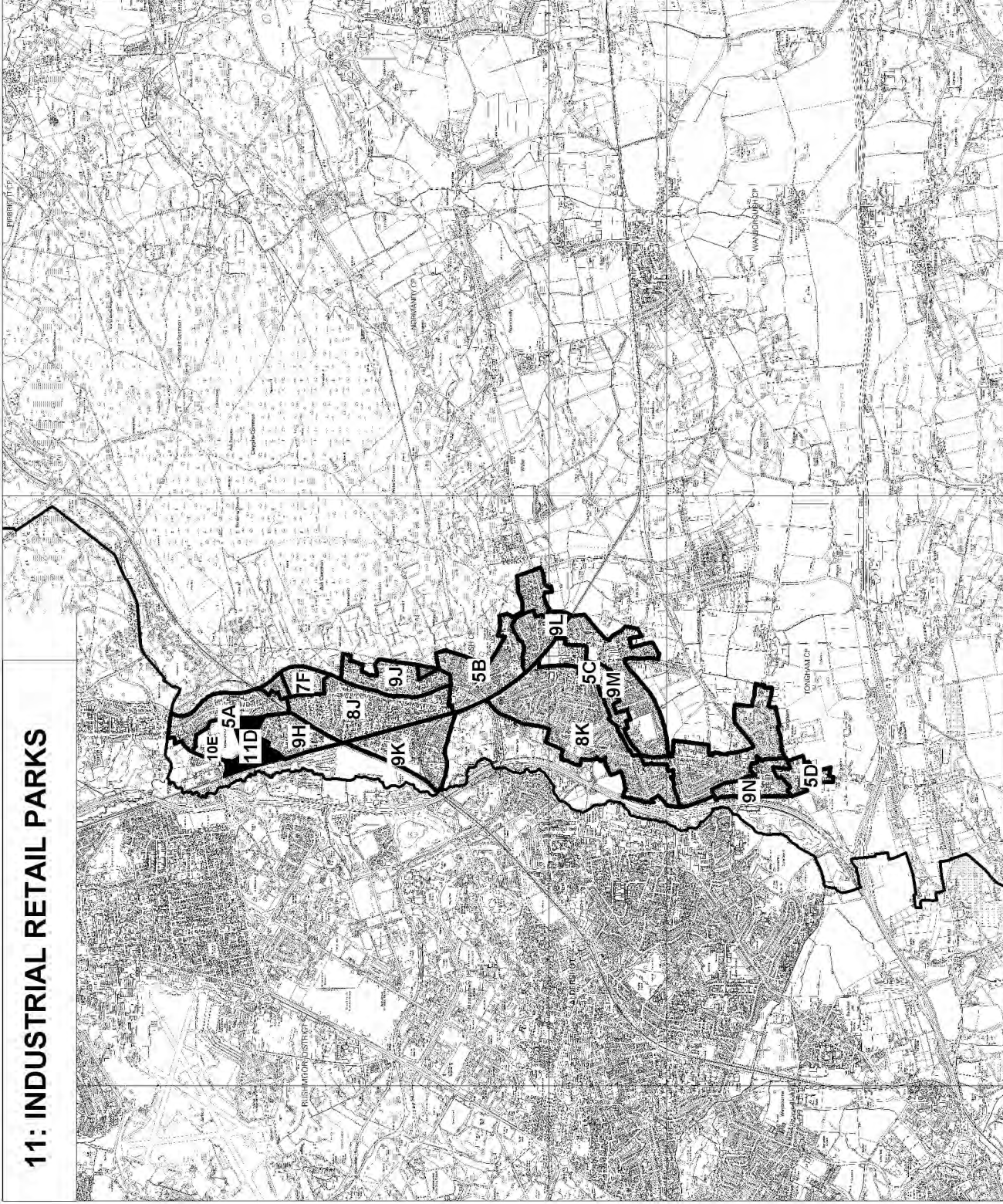
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11: INDUSTRIAL RETAIL PARKS



**Guildford Landscape
Character Assessment**

**Townscape Types and
Character Areas
Ash and Tongham**

11D. Nexus Park

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TOWNSCAPE TYPE II: Industrial/Retail Parks



TYPE II: INDUSTRIAL/RETAIL PARKS

KEY CHARACTERISTICS

- industrial estates built mainly in the 20th century;
- large industrial units set in a grid of access roads;
- often bounded by major transport corridors including road, railway and canal, contributing to physical and visual containment of areas;
- industrial and commercial buildings dating from late 19th century to the present day;
- use of modern mass produced materials, typically brick, metal and glass;
- general absence of landmark and nodes;
- single use buildings with little activity after the working day;
- views restricted to corridor views down access roads;
- circulation dominated by vehicles and largely inhospitable for pedestrians and with few links into the surrounding townscape;
- lack of open space apart from car parks;
- varied boundary treatments to industrial and retail developments with wire mesh, iron railing, close board fencing and coniferous shelter belts;
- decorative shrub and tree planting forms the setting for some more prestigious buildings and lines the roads in some areas;
- occasional mature woodland at boundaries reflects the underlying rural character.

DESCRIPTION

Physical Influences

This townscape type is founded on a variety of landscape types including the *Wooded Rolling Claylands*, *Gravel Terraces*, and *River Floodplain* types. They are concentrated on level, low-lying areas restricting views and contributing a monotonous feel to the type. *Area IIC: Merrow Industrial Estate* lies on the *Wooded Rolling Claylands* rural landscape type and has more variety in landform with some changes in level.

Human Influences

Old industries have been evident in the valley of the River Wey since the Middle Ages with Guildford becoming a centre for the distribution of amongst other things, glass, iron and pottery. Expansion of industry during the 20th century was aided by the construction of major roads such as the Guildford Bypass (now the A3) in the 1930s. New purpose built areas for industry were developed on land close to these transport routes and particularly on the level ground adjacent to the River Wey and also on land reclaimed after previous use

such as Slyfield which is on a landfill site set on a terrace above the River Wey (where its elevation gives it greater visual impact). The scale of these developments reflects Guildford's importance as a regional trade centre however they are all contained within the urban area with little or no piecemeal expansion on that urban edge (apart from that occurs in the urban fringe along the A3100 Portsmouth Road).

Townscape Morphology

Major roads define the edges of the *Industrial/retail parks* with smaller access roads within the areas forming a loose grid pattern within which the large-scale industrial, commercial and occasionally retail buildings are set. The buildings are simple in design and constructed with standardised modern materials of brick, metal and glass.

Boundaries of individual plots and townscape areas include wire mesh security fencing, close board fencing, hedges and coniferous tree belts and occasionally deciduous or mixed woodland belts, creating a mix of disparate styles and colours.

Roads within the areas are generally highly urban in character with kerbed pavements, prominent signage, lighting and marked parking areas. *IIC: Mero Common Industrial Estate* is less formal with some unmarked roads. *IIB: Slyfield Green* has a mix of public and private buildings, including car show rooms, suffer from a large quantity of overspill car parking. Some car parks are multiple use for instance at Ladymead they are used for park and ride on Saturdays.

There is an absence of landmarks and little open space in these areas apart from car parks. Views are restricted to corridor views along roads or wider views over parking areas, and are dominated by the mass of the buildings and the prominent signage and lighting. Exceptions to this are *Woodbridge Meadows in IIA: Woodbridge Industrial Estates* which has views to the cathedral and at *IIB: Slyfield Green* where there are visual links to the river from the plateau and expansive views to the North Downs.

The current fashion for large-scale glass frontages with high levels of internal lighting, particularly to buildings such as car showrooms, are often incongruous to the surrounding streetscape and can have a particularly negative influence on townscape character where they are adjacent to countryside or residential areas.

Landscape Elements

There are varying levels of vegetation in these areas. In some areas shrub beds line the roads and planting around buildings is used along with signage to create a more formal and prestigious setting (for instance in *Guildford Business Park in IIA: Woodbridge Industrial Estates*). In these areas there are also more frequent street trees, usually recently planted but including large species such as London planes or oaks. Older specimens reflect the underlying rural character of the area, for example willows and poplar in *IID: Nexus Park on the Gravel Terraces*. Boundary planting around the areas takes the form of large-scale shelterbelts of trees such as leylandii and sycamore and, where the areas abut the railway line or canal, there is a dense wooded backdrop which reflects the underlying rural character in species.

The ornamental shrub and herbaceous planting along roadsides in some areas softens the harsh tarmac and concrete kerbed fabric of the roads but is too small in scale to make a real impact. In more recent developments such as *Guildford Business Park (IIA: Woodbridge Industrial Estates)* a repeated pattern of evergreen planting on a larger scale contributes to a

greener and more coherent streetscape and more effort has been made to reflect local character.

The raised topography of *11B Slyfield Green* gives the estate a strong visual connection with the adjacent sensitive River Wey flood plain with potentially high visual impact on the development of the western side of the site or any site redevelopment.

TOWNSCAPE CHARACTER AREAS

The description of this landscape type applies to the following townscape character areas:

Guildford

11A: Woodbridge Industrial Estates

Woodbridge Industrial Estates straddles the River Wey to the north of the historic core of Guildford. It lies within the rural character areas *E1: Warnborough Wooded Rolling Claylands* and *A1: Lower Wey River Floodplain*. The area includes six distinct zones separated by main roads, railway lines and the River Wey: Cathedral Hill Industrial Estate, Guildford Business Park, Middleton Industrial Estate, Walnut Tree Close, Ladymead and Woodbridge Road. The variations in use between these zones affect the patterns of use and levels of traffic. Area *11A* compounds the physical separation of north Guildford from the centre of the town creating (along with the A3, railway and river) multiple barriers to movement and restricting this to crossing points and making the improvement of the environment of the main arterial roads important in aiding pedestrian and cyclist movements.

11B: Slyfield Industrial Estate

Slyfield Industrial Estate is sited at the north eastern edge of Guildford with the River Wey running around the eastern periphery of the area. This area is the gateway into Guildford from the north (A320). The area lies within the rural/rural-urban fringe character areas *H2: Slyfield Gravel Terrace and Slyfield Rural Urban Fringe*. It abuts and forms the urban boundary with the rural/urban fringe of Guildford to the north.

11C: Merrow Common Industrial Estate

Merrow Common Industrial Estate is the smallest area of this townscape type and lies at the eastern edge of Guildford within the rural character area *E2: Ockham and Clandon Wooded Rolling Claylands*. The area forms the gateway into Guildford from the main train line from London. It abuts and forms the urban boundary with the rural/urban fringe of Guildford.

Ash/Tongham

11D: Nexus Park

Nexus Park is the only area of this type to be found in Ash and Tongham. It is sited towards the north of the urban area and falls within the rural character area *H5: Blackwater Valley Gravel Terrace*.

EVALUATION

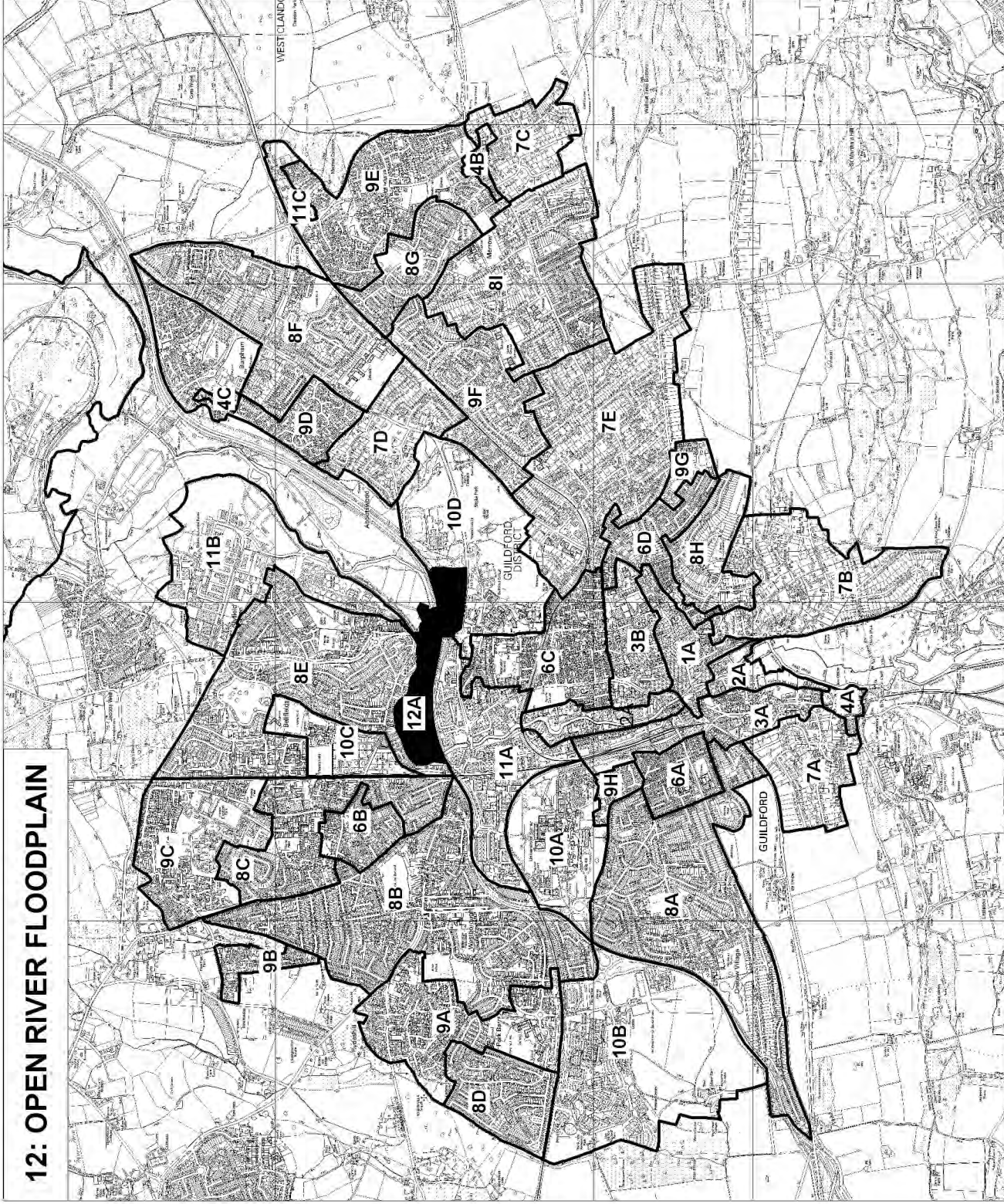
Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
Townscape Morphology:			
<p>Large scale industrial and retail buildings of brick, metal and glass, set in a grid of access roads.</p>	<p>Pressure to replace older buildings with new, larger and more efficient buildings.</p> <p>Impact on adjacent sensitive landscapes such as the River Wey flood plain (<i>Slyfield</i>).</p>	<p>Take opportunities to enhance the areas in any redevelopment by for instance:</p> <p>Encourage positive relationship to River Wey. Ensure visual impact of new development is assessed from this adjoining highly sensitive character area.</p> <p>Encouraging sensitive use of building materials, which work with rather than against the underlying rural character.</p> <p>Encourage some individual features in the design of buildings so as to avoid monotony in character.</p> <p>Encourage provision of new public open spaces to form nodes and landmarks.</p> <p>Encourage pedestrian access, which relates to surrounding urban streetscape.</p>	<p>Applies to all areas.</p> <p><i>11B: Slyfield Industrial Estate</i></p>
<p>Access roads are generally urban in character with kerbed pavements, parking bays, and a plethora of street furniture such as bollards, signage, lighting.</p>	<p>Continued pressure for road improvement and signage may lead to a more cluttered character.</p> <p>Pressure for introduction of inappropriate lighting on sensitive urban edge sites.</p>	<p>Encourage consistent treatment of road verges with the minimum of street furniture.</p> <p>Encourage design of lighting schemes that are sensitive to the impact of lighting on the landscape context particularly at the urban edge.</p>	<p>Applies to all areas.</p>

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
		<p>Upgrade streetscape to improve environment for pedestrians and cyclists.</p> <p>Increase permeability by encouraging the development of new or restoration of redundant pedestrian links to local facilities and the town centre.</p>	
<p>Mix of area and site boundary treatments with close board fencing, bollards, wire mesh high security fencing, iron railings and coniferous shelterbelts which creates a fragmented character within some areas and a sometimes harsh interface with the surrounding townscape or rural landscape.</p>	<p>Risk of vandalism/crime brings pressure for high security fencing.</p>	<p>Encourage consistent boundary treatments within areas.</p> <p>Encourage design of external boundaries, which respond the character of the surrounding townscape or rural landscape for instance planting woodland belts along rural boundaries.</p>	<p>Applies to all areas:</p> <p><i>IIC: Merrow Common:</i> distinctive mature hedgerow and mature tree boundaries in this area enhancing links with underlying rural character.</p>
<p>Lack of open spaces apart from car parks.</p>	<p>Redevelopment of older areas may bring larger individual buildings and larger car parks.</p>	<p>Encourage sensitively designed car parking incorporating tree, hedge and shrub planting referring to the underlying landscape character of the areas.</p> <p>Encourage the development of integrated small public open amenity spaces with local facilities where possible through new development or re-development of existing sites</p> <p>Encourage sensitive use of adjacent rural open space.</p>	<p>Applies to all areas.</p> <p>Adjacent rural open space: <i>IIB: Slyfield - River corridor, IIC: Merrow Common – Merrow Common.</i></p>
<p>Landscape elements:</p>			
<p>Street trees are present particularly in recently developed areas, in a variety of species</p>	<p>Loss of older trees owing to over maturity.</p> <p>Loss of street trees due to pressure</p>	<p>Conserve trees, and encourage new planting to replace mature trees in the long term.</p>	<p>Applies to all areas.</p> <p><i>IIA: Woodbridge Industrial Estates:</i> recent tree planting at Guildford</p>

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
including London plane and oak. In older areas there are some mature trees reflecting the underlying rural character.	for more parking.	Take opportunities for new tree planting to visually unify areas and create a stronger sense of place. Consider the use of native species reflecting underlying landscape character.	Business Park. <i>IIB: Slyfield:</i> presence of some street trees. <i>IIC: Merrow Common:</i> rural planting in form of mature hedgerows and trees in this area. <i>IID Nexus Park:</i> mature willows and poplars present reflecting the gravel terrace geology.
Some ornamental planting of shrubs and herbaceous plants in verges soften the urban streetscape but are often too small in scale to make a real impact.	Loss of roadside ornamental planting due to pressure for more parking.	Encourage shrub and tree planting along verges using species of a scale and form that will enhance the areas and give them a stronger identity. Consider the use of native species reflecting underlying landscape character.	Applies to all areas. <i>IIA: Woodbridge Industrial Estates:</i> Guildford Business Park has extensive shrub planting which unifies the area.
Mature woodland at boundaries provides a setting for industrial/retail parks and reflects underlying rural character .	Loss of over-mature trees making up wooded backdrop.	Encourage new tree planting to provide replacements for over-mature trees.	Applies to all areas. In <i>IIA: Woodbridge Industrial Estates</i> The River Wey provides a diversity of vegetation reflecting the underlying rural character at the heart of the area. <i>IID Nexus Park:</i> wooded backdrop along the railway line.
Views and Landmarks:			
Scale and density of buildings creates enclosure although corridor views are provided down wide access roads.	Internal views are vulnerable to the clutter of road signage, street furniture and boundaries, creating a fragmented and chaotic feel.	Reduce clutter of infrastructure in varied material and design along roads.	Applies to all areas. Woodbridge Meadows in <i>IIA: Woodbridge Industrial Estates</i> has views to the cathedral.

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
<p>View to the areas from the surrounding townscape or rural landscape are affected by the form of boundaries, with high security fencing providing a harsh interface.</p>	<p>Requirement for secure boundaries due to threat of vandalism/crime.</p>	<p>Consider the views to the areas and the character of the surrounding townscape and rural landscape in the design of boundaries.</p> <p>Undertake visual impact assessment of development where sites are adjacent to rural/urban fringe. Resist inappropriate development or boundaries with negative impact. Ensure all developments consider the visual impact on key views or viewpoints.</p>	<p><i>I IA: Woodbridge Industrial Estates – Walnut Tree Close and Woodbridge Estates surround the River Wey Conservation Area</i></p> <p><i>I IB: Slyfield Industrial Estate has visual links to the river from the plateau and expansive views to the North Downs.</i></p> <p><i>In I IC: Merrow Common the smaller scale and looser configuration of buildings permits more varied views to surrounding rural fringe, and in particular the wooded Merrow Common.</i></p> <p><i>I ID: Nexus Park - the variation of scale and orientation of buildings on either side of Lysons Avenue provides more varied views. There are also views into the recreation ground north of Nexus Park.</i></p>
<p>A lack of landmarks and focal points in areas means they often lack a sense of place and distinguishing features.</p>	<p>Pressures for redevelopment of older areas may present opportunities to create landmarks.</p>	<p>Encourage localised landmarks, for example at the end of linear access roads. Focal points may become an integral part of industrial and retail buildings. They could also take the form of distinctive tree planting for instance of individual trees, small groups or avenues.</p> <p>Explore creation of freestanding landmark features at entrance points to improve orientation and sense of place.</p>	<p>Applies to all areas.</p>

12: OPEN RIVER FLOODPLAIN



**Guildford Landscape
Character Assessment**

**Townscape Types and
Character Areas
Guildford**

**12A. River Wey
Open River Floodplain**

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TOWNSCAPE TYPE 12: Open River Floodplain



TYPE 12: OPEN RIVER FLOODPLAIN

KEY CHARACTERISTICS

- a fragment of rural landscape in the centre of modern Guildford;
- dominated by the River Wey which is fringed by willows and lined to the south by meadows;
- largely secluded and unsettled;
- the A3 runs along the south of the area on an embankment but the road is largely screened by woodland apart from at its junction with the A320 to the east;
- towpath along river provides a link between the town core and the wider rural area;
- meadows retain historic field pattern and are of ecological interest;
- a few landmarks are present connected to the river, Stoke Mill and the bridge marking the beginning of the River Wey Navigation;
- views along the rural river corridor, but also to moving traffic at the eastern boundary.

DESCRIPTION

Physical Influences

This townscape type is founded on the *River Floodplain* landscape type and consists of one area. The level, low-lying topography of this type reinforces its secluded character enclosed by the wooded embankment of the A3 to the south and the rising ground of the adjacent townscape area to the north.

Human Influences

This type is a remnant of the rural landscape of meadows that can still be seen in the areas of the *River Floodplain* Landscape Type to the north and south of Guildford. It retains the historic field pattern and willow lined river banks common to the rural landscape type and similarly has sparse development of buildings connected to the river with the presence of Stoke Mill. The creation of the Wey Navigation in the 17th century is marked by a bridge at the beginning of the modified waterway, which sits at the eastern boundary of the area. The river is now a conservation area, sensitive to change and subject to the environmental policy of the National Trust who own it.

Townscape Morphology

Visually and physically segregated from the surrounding urban townscape by the river itself and the A3 which is embanked, this townscape type is highly rural and unsettled in character apart from the major trunk road of the A3 along the southern boundary and the busy junction with the A320 to the east. The A3 is largely screened by mature tree planting on the embankment but there is vehicular noise and views of moving vehicles on the junction which disturb the rural ambience of the area.

The only building within the *Open River Floodplain* is Stoke Mill sited at the eastern edge. This is a large building in traditional style using red brick, slate roofing and simple stone ornamentation around windows. It forms an important landmark in views along the river corridor and from the surrounding trunk roads into the area. The brick bridge marking the beginning of the River Wey Navigation is another landmark.

The Open River Floodplain is used for leisure with walking and cycling along the towpath and narrow boats navigating the river. The area adjacent to the Row Barge public house forms a node with a concentration of activity due to the mooring places and small, grassed picnic area. The meadow is physically unconnected to the towpath by the barrier of the drainage ditch.

The back gardens of residential properties on adjacent Riverside and Weyside roads lead directly down to the northern riverbank, subdividing it and creating a jumble of garden paraphernalia facing the meadow.

Landscape Elements

The river is fringed by trees such as willow and poplar, which reflect the underlying geology and frame the enclosed and rural views up and down the course of the River Wey. The towpath links the rural areas to the north with the historic core of Guildford and the marginal plants and riverside trees provide continuity and create a green corridor into the town centre. The back gardens of Weyside Road, Stoughton Road and Riverside front onto the north bank of the river, and are an urbanising influence on the generally natural landscape features of the river itself.

The meadows to the south of the river form a valuable ecological and recreational resource and a tranquil area of historic countryside in the midst of the 20th century development of Guildford.

TOWNSCAPE CHARACTER AREAS

The description of this landscape type applies to the following townscape character areas:

Guildford

12A: River Wey Open River Floodplain

River Wey Open River Floodplain is the only townscape area in this type. It lies to the north of the historic core of Guildford and sits within the rural character area *A1: Lower Wey River Floodplain*.

EVALUATION

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
Townscape Morphology:			
A rural area with minimal settlement forming a green corridor in the wider urban context.	<p>Pressure for development (including recreational facilities such as car parking) within area or in adjacent sites impacting on rural, secluded character.</p> <p>Further fragmentation and urbanisation of north bank through visual influence of back gardens, patios, sheds, closeboard fences and lighting.</p> <p>Pressure for greater density and more 'urban' furniture, recreational facilities and signage</p>	<p>Conserve the rural river corridor and secluded meadows resisting development within the type or developments in adjacent areas, which would impact on views.</p> <p>Ensure that any recreational infrastructure such as parking and mooring facilities are sensitively designed to fit with the rural character.</p> <p>Ensure sensitive design to conserve rural character and keep visual impact to a minimum.</p> <p>Encourage native garden boundaries and seek to minimise garden 'clutter'.</p> <p>Resist further fragmentation – retain waterside strips for wildlife corridor/habitat.</p>	Applies to all areas.
Large trunk road on embankment forms the southern boundary of the area, largely screened by mature woodland belt apart from at the eastern edge where moving vehicles are prominent in views to the road junction.	Increased levels of traffic bringing further visual intrusion and traffic noise.	Conserve and enhance the woodland screening to the A3 and consider opportunities to extend it to screen the road junction with the A320.	Applies to all areas.
Landscape elements:			
Mature trees and marginal riverside planting respond to the underlying	<p>Loss of over-mature trees.</p> <p>Impact of increasing leisure use on</p>	Encourage new native tree planting to provide replacements for mature	Applies to all areas.

Contribution to Character and Condition	Sensitivities/Forces for change/ Pressures on the Townscape	Guidance	Application to character areas
alluvial geology and soils. Large mature deciduous trees , predominantly willows, alders and poplars line the rivers edge and enhance the rural feel of the area.	the river and threats to the marginal vegetation from visitor accessibility, wear and tear and demand for moorings.	and over-mature trees. Conserve and enhance the marginal planting for its visual and biodiversity value.	
Meadows to the south of the river retain their historic character and form a secluded green space and ecological resource.	Threat from lack of resources for management.	Conserve the meadows with their historic field pattern and ecological interest. Consider opportunities to improve wildlife habitat.	Applies to all areas.
Views and Landmarks			
Views are typically secluded corridor views of the river enclosed woodland belts of willow, alder and poplar.	Presence of over-mature trees. Views to moving traffic on road junction to the east disturbs the rural ambience.	Conserve corridor views along river and enhance opportunities for intermittent views across floodplain through the sensitive management, i.e. occasional thinning of woodland belts. Consider screening planting for road junction. Ensure all developments consider the visual impact on key views or viewpoints.	Applies to all areas.
Stoke Mill and the bridges across the river provide landmark features and focal points in this townscape.	Increase in traffic levels leading to road improvement may threaten the historic fabric of the bridges.	Conserve Stoke Mill and the bridges as key landmark features.	Applies to all areas
Towpath provides links to surrounding countryside as well as town centre.	Pressure of use leading to urbanisation of the towpath.	Conserve the rural character of the towpath (reinforced by National Trust policy).	Applies to all areas

APPENDIX I

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APPENDIX 2

GUILDFORD TOWNSCAPE: TYPE FIELD SURVEY SHEET

Sheet No: _____ Photograph Nos: _____

Location: _____ Date: _____

Direction of view: _____ Time: _____

OS Grid Reference: _____ Weather: _____

TOWNSCAPE TYPE:

PHYSICAL INFLUENCES

Underlying geology

Underlying topography

Do underlying physical influences affect the character of the townscape (e.g. in the case of a floodplain or steep valley?)

HUMAN INFLUENCES

Evidence of evolution of the urban form

Period of predominant character (age of built environment)

Architecture and buildings

Building type	Present? Notes on areas, e.g. in area x.
Medieval timber framed houses	
cottages	
18-19 th century town houses	
18-19 th century terraced house	
18-19 th century villas and semis	
19 th century picturesque	
18 th -19 th century country houses	
Arts and Crafts houses in garden suburbs of the early 20 th C (semis or short terraces)	
1920s and inter-war suburbs	
modern estate housing	
agricultural buildings	
Pre-20 th century industrial buildings inc. railway stations	
20 th century industrial buildings (usually on estates/ retail parks)	
Churches and chapels	
Victorian/Edwardian civic buildings	
Late 20 th century civic buildings	
Other...	

Vernacular style and local materials

LANDSCAPE ELEMENTS & TOWNSCAPE MORPHOLOGY

Distinctive Landscape Elements	Contribution to Character and Condition with examples	Forces for change/ Pressures on the Landscape	Opportunities/ Guidance
Townscape Morphology			
Street and Block Pattern			
3D Massing – scale and density of buildings			

Distinctive Landscape Elements	Contribution to Character and Condition with examples	Forces for change/ Pressures on the Landscape	Opportunities/ Guidance
Enclosure and Street Proportions			
Boundaries			
Roads – hierarchy and character (cul-de-sacs/main through routes; stone/concrete kerbs/no kerbs, unmarked/marked etc.)			

Distinctive Landscape Elements	Contribution to Character and Condition with examples	Forces for change/ Pressures on the Landscape	Opportunities/ Guidance
Land Use/Image e.g. commercial, civic, residential, collegiate, ecclesiastical, etc.			
Civic spaces including civic and market squares			
Landmarks/focal points			

Distinctive Landscape Elements	Contribution to Character and Condition with examples	Forces for change/ Pressures on the Landscape	Opportunities/ Guidance
Nodes			
Views and visual sequences			
Trees and their contribution to the townscape (including street trees, trees on verges etc):			

Distinctive Landscape Elements	Contribution to Character and Condition with examples	Forces for change/ Pressures on the Landscape	Opportunities/ Guidance
<p>Open spaces (including parks and gardens, recreation grounds, green corridors, outdoor sports facilities, amenity greenspace, allotments, community gardens, city (urban) farms, cemeteries and churchyards) and their contribution to townscape:</p>			
<p>Private gardens and their contribution to streetscape</p>			
<p>Other landscape elements (e.g. natural and semi-natural urban greenspaces) and contribution to character</p>			

Distinctive Landscape Elements	Contribution to Character and Condition with examples	Forces for change/ Pressures on the Landscape	Opportunities/ Guidance
Vegetation types (do they respond to underlying influences such as geology and soils?)			
Accessible countryside in urban fringe areas			

GUILDFORD Townscape: Character Area FIELD SURVEY SHEET

Sheet No: _____ Photograph Nos: _____

Location: _____ Date: _____

Direction of view: _____ Time: _____

OS Grid Reference: _____ Weather: _____

TOWNSCAPE TYPE AND CHARACTER AREA:

UNDERLYING LANDSCAPE CHARACTER

REPRESENTATIVENES OF TOWNSCAPE TYPE?

APPENDIX 3

ⁱ Guildford Borough Council (2004) *Residential Design Guide – Supplementary Planning Guidance (Interim Copy*

ⁱ Surrey County Council, the Countryside Agency and English Heritage (March 2001) *Surrey Historic Landscape Characterisation: Volume 1 Main Report and Volume 2 Historic Landscape Character Types.*

GLOSSARY OF TERMS

Term	Definition
AOD	Above Ordnance Datum (sea level).
AONB	Area of Outstanding Natural Beauty – a statutory national landscape designation.
Ancient woodland	Woods that are believed to have been continuous woodland cover since at least 1600 AD.
Assart	The informal inclosure of private farmland by encroachment into woodland or heath.
Built Form	The characteristic nature of built development.
Character of England Map	A map developed by English Heritage, English Nature and the then Countryside Commission that divides England into Joint Character Areas.
Characteristic	A distinctive element of the landscape that contributes to landscape character for instance a particular hedgerow pattern or sense of tranquillity.
Communities of interest	Groups that have an interest in the landscape including government departments, statutory agencies, adjoining local authorities, and local interest groups such as environmental groups and landowner or farming organisations.
Communities of place	Groups or individuals who live or work in a particular area or visit it.
Condition	A judgement on the intactness and condition of the elements of the landscape.
Conserve	Strategy where the emphasis is conservation of existing character and of particular features that contribute to this character.
Coppice	A traditional form of woodland management where trees (commonly hazel) are cut regularly on a cycle to promote growth from their bases.
Create	A strategy that provides the opportunity to create or accelerate change towards a new positive landscape character.
Deerpark	Enclosed private hunting ground.

Term	Definition
Enhance	Strategy where the emphasis is on restoring elements that have been lost or declined and on enhancing character. This may include improvements to landscape management practices and the introduction of positive new elements or features.
Forces for change	These are both positive and negative factors that are known to or have potential to act on the landscape, including agricultural management issues, policy and development pressures.
Ghyll	Steep sided valley woodland (generally ancient woodland).
Guidelines	Guidelines outline the actions required to ensure that distinctive character is maintained.
Inclosure/Enclosure	The placing in private hands of land to which there was previously common rights; the merging of strip fields to form a block surrounded by hedges.
Joint Character Areas (national/regional)	Areas defined by broadly similar cultural, historical, wildlife, landscape and natural characteristics.
Landscape character	The distinct, recognisable and consistent pattern of elements that occurs consistently in a particular landscape and how these are perceived. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.
Landscape character areas	Single unique areas that are the discrete geographical area of a particular landscape type.
Landscape character types	Distinct types of landscape that are relatively homogenous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but share broadly similar combinations of geology, topography, drainage patterns, vegetation, historic land use and settlement pattern.
Restore	A strategy which focuses upon restoration or renewal of landscape features or characteristics that have been or are currently being lost or degraded, alongside active management of the remaining resource.
Sensitivity	A judgement of how sensitive or vulnerable a landscape component is to change.
Shaw	A strip of woodland forming the border of a field.

Term	Definition
Significant landscape attributes	Positive features and characteristics that are important to landscape character.
Skyline	The outline of a range of hills, ridge or group of buildings seen against the sky.
Strategy	Principles to manage and direct landscape change for a particular landscape type or character area including identification of any particular management needs for specific elements.
Strength of character	A judgement on how distinctive and recognisable the pattern is that defines the character of the landscape. This includes the combination of physical and cultural attributes and the sense of place that they evoke.
Strengthen	A strategy which focuses upon strengthening the existing characteristics of the landscape character through improvements to landscape management practices.
Townscape character	The distinct, recognisable and consistent pattern of elements that occurs consistently in a particular urban area and how these are perceived. This reflects land use and urban morphology as well as the underlying landscape character.
Townscape character areas (borough level)	Single unique areas that are the discrete geographical area of a particular townscape type.
Townscape character types (borough level)	Distinct types of townscape that are relatively homogenous in character. They are generic in nature in that they may occur in different areas in different parts of the urban area or the country, but share broadly similar combinations of land use and urban morphology.
Urban/Townscape morphology	The form and structure of the urban area/townscape including for instance street pattern, scale and density of buildings, focal points and landmarks, and views and visual sequences.