



# Waterden Road Conservation Area Study and Character Appraisal



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# Waterden Road Conservation Area Study and Character Appraisal

GUILDFORD BOROUGH COUNCIL

Adopted: 6th November 2003



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# **Status of Supplementary Planning Guidance on Waterden Road Conservation Area Character Appraisal and Controls Applying**

## **Status**

Guildford Borough Council has formally adopted this Planning Guidance, which is supplementary to the policies in the Guildford Borough Local Plan 2003. In this respect the Supplementary Guidance has the status of a material consideration in the determination of planning applications by this Authority and in its defence of its decisions at appeal.

## **Statement of Public Consultation**

In accordance with Best Practice the compilation of this document has been the subject of wide public consultation. Following the production of a draft Conservation Area Character Appraisal, a public exhibition was held at Christ Church Hall, Waterden Road between 15 - 19 September 2003. Exhibition Boards were also placed in the entrance foyer of the Council Offices. Comment sheets were readily available at both venues and a member of staff available to answer questions. Copies of the Draft Supplementary Planning Guidance (SPG) were sent to statutory consultees and local amenity groups and were available for inspection at Guildford Library and Council Offices.

After careful consideration of the representations made, the Guidance was amended to address valid points of concern. A summary of the comments received and the amended text was considered by the Council's Executive and formally adopted on 6 November 2003.

## **Conservation Area Boundary & Controls Applying**

The adopted Guidance contains a number of recommendations. Two have been acted upon, the details of which are set out below for the avoidance of doubt.

### **Article 4(2) Direction**

The Council's Executive agreed the use of an Article 4(2) direction limiting the works that can normally be undertaken without the need for express planning permission under the Town & Country Planning (General Permitted Development) Order 1995 on 29 April 2004. The Notice, covering all properties within the designated Conservation Area was made on and advertised in the 28 October 2004 edition of the Surrey Advertiser and took immediate effect. The Waterden Road residents and businesses affected within the area were consulted. Following broad agreement in favour of the additional controls, the Direction was confirmed without alteration at the Executive held on 13 January 2005. All affected residents and businesses were notified that the Direction had been made permanent following this meeting.

### **Conservation Area Boundary**

Waterden Road was first designated as a Conservation Area by Guildford Borough Council on 18th April 1989. Following the recommendation contained in this Guidance, the Executive on 29 April 2004 sanctioned a boundary revision resulting in the inclusion of the Sydney Road and Austen Road 'triangle' into the Waterden Road Conservation Area where it is more akin to the character of that area.

The revised boundary is shown on Map 3 in the Appendices. This change took immediate effect.

### **Ordnance Survey Statement**

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## Acknowledgements

**This document has been produced with  
the support and co-operation of the following:**

The Surrey History Centre

The Guildford Museum

Guildford Group of the Surrey Archaeological Society

Holy Trinity Amenity Group

Charlotteville Jubilee Trust Ltd

Mr E Russell Chamberlin

Mr J A Cowie

Cllr Gordon and Mrs Jean Bridger

Cllr Tamsy Baker

Mr and Mrs J Redpath

Mrs M Williams-Struycken

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## 1 Introduction

### Conservation Areas

Conservation Areas are defined as ‘areas of special architectural or historic interest the character of which it is desirable to preserve or enhance’. Designation ‘provides the basis for policies designed to preserve or enhance all the aspects of character and appearance that define an areas special interest’.

The Civic Amenities Act of 1967 introduced Conservation Areas in the UK. Guildford Borough Council is therefore required by law to protect designated areas from any alterations or development that would adversely affect their character and appearance.

#### **Purpose and Objectives of a Conservation Area Appraisal**

The purpose of a Conservation Area Character Appraisal is to ‘clearly identify what it is about the character or appearance of the area which should be preserved or enhanced, and set out the means by which that objective is to be pursued, and it is hoped that ‘clear assessment and definition of an area’s special interest and the action needed to protect it will help to generate awareness and encourage local property owners to take the right sort of action for themselves’. (PPG15.4.9)

#### **The aim of this Conservation Area Character Appraisal is to:**

- Improve the understanding of the history and the historical context, of this area of Guildford.
- Generate awareness of exactly what it is about the Conservation Area that makes ‘it of special interest’.
- Provide residents with a clear idea of what it is about the Conservation Area that should be cared for and preserved.
- Provide residents with a clear idea of what enhancements could be made to the Conservation Area.
- Provide Guildford Borough Council with a valuable tool with which to inform its planning practice and policies for the area.

### Waterden Road Conservation Area Boundary

Waterden Road Conservation Area lies immediately to the East of Guildford town centre, and is bordered on the West by Guildford Town Centre Conservation Area, and to the South by Charlotteville and Warren Road Conservation Area.

The area is largely a High Victorian suburb, predominantly in residential use, characterised by large townhouses and villas set in substantial plots. The Conservation Area encompasses an area, which has many common characteristics and features providing it with a cohesion that is worthy of protection.

The existing Waterden Road Conservation Area was designated by the Borough Council on 18th April 1989. The boundaries are illustrated on Map 1 in the Appendices at the end of this document.

The boundaries are defined by:

- To the North: London Road.
- To the East: Lower Edgeborough Road.
- To the South: Harvey Road.
- To the West: Jenner Road.

The Conservation Area abuts the Charlotteville and Warren Road Conservation Area to the South along Harvey Road and Sydney Place. It abuts the Guildford Town Centre Conservation Area to the West, along London Road and Jenner Road. Here the Conservation Area touches the top of the historic High Street.



### Listed Buildings

There are thirteen listed buildings within the Conservation Area boundary.

These are:

- Christ Church, Waterden Road
- 27 - 29 Regency Cottage, Epsom Road
- 31 - 33 Percy Place, Epsom Road
- 1 - 4 Beech Lawn
- 24, 28, 30 and 32 London Road.

These are all listed Grade II.

### Local List Buildings

There are currently no locally listed buildings within the Conservation Area. Many buildings within the borough do not meet the listing criteria but do have an important local significance and are worthy of protection. The Borough Council has commenced a borough-wide survey in order to compile a list of buildings of local interest. Buildings suitable for local listing will be considered.

## 2 Historic Development

Up until the second half of the 19th century, the area that lay between the top of the upper High Street and Merrow Village, remained open countryside. The Hospital of St. Thomas of Canterbury was founded in the 12th century at the point where Upper High Street, formerly Spital Street, splits into the London Road and Epsom Roads. Established as a leper hospital, it lay outside the town proper. The 1821 Survey of Guildford shows that this site existed as an enclave of Guildford Borough within the parish of Stoke-next-Guildford.

By the 18th century the hospital had been converted into a manor house for the Poyle Estate. It was here that the manorial courts were held. It is interesting to note that Cross Lanes, which lies just beyond the edge of the Conservation Area, remains as the ancient track way connecting to Warren Farm which also had a manorial court with Stoke.

Poyle House was purchased along with the estate by Henry Smith Charity (later Poyle Charity) in 1624, and subsequently underwent alterations in the 19th century. The original chapel of the hospital survived on this site until at least 1804. The house and grounds were cleared and replaced by the current shopping development in the 1930's.

The expansion of Guildford from the historic High Street, North and East into the Parish of Stoke-next-Guildford began in the mid 16th century. However, until the second half of the 19th century contemporary maps show the area beyond the upper High Street towards Merrow village remained essentially open countryside. A few cottages appear at the junction of Epsom Road and Chalkey Lane, now Warren Road on Charles Witherby's 1835 map of Guildford. Number 77 Epsom Road survives from this time. A number of houses also existed in the early 19th century, such as Prospect Terrace now Beech Lawn, Regency Cottage and Percy Place on Epsom Road, and some villas such as Key House and Waterden Cottage stretched along London Road. These early houses remain and are now integrated into later surrounding development.

In 1845 the railway extended to serve Guildford and with its arrival London came within commuting distance. Guildford's population expanded rapidly and this brought a great demand for

new housing. This was largely developed on the available flat land to the east of the town centre in the parish of Stoke-next-Guildford. At this time much of this land belonged to the large estate of Nathaniel Hillier. From the 1860's development of this area intensified.

As the numbers of parishioners of Stoke-next-Guildford rose, the Reverend Francis Paynter established Christ Church, as a chapel of ease in 1868 to accommodate the growing population. It was created a parish in its own right in 1936. Waterden Road was also laid out and many substantial houses were built along it.

The Sandford Arms was also established in the 1860's and villa development also began on Hunter Road, and Epsom Road and completing the line of villas on London Road. Building continued in earnest along this street and on Harvey Road until the turn of the 19th century when development was essentially complete.



The vast Charlotteville Estate, south of Epsom Road also began development in this period. The established pattern of residential development followed the building of an elegant villa by a gentleman of the town for himself along with twenty or so artisan cottages. The rents of these properties from the expanding working classes would subsidise the building of the villa over time.

The development of the grand town houses and villas for Victorian middle classes along Epsom Road towards Merrow and in the Waterden Road area related to the Charlotteville estate and though distinct in character both Conservation Areas are inextricably linked.

Surprisingly, despite a small number of 20th century intrusive developments and some modern alterations, much of the original character of the Waterden Road Conservation Area remains. Its appearance and character is largely intact and apparent, and represents a fine urban example of the High Victorian era.

### 3 Character and Appraisal - Key Elements and Analysis

#### i) Topography, Views and Vistas

On approach into Waterden Road from York Road the land rises gently towards Warren Road from where it rises more steeply to Pewley Downs beyond. Land on the South-Western edge of the conservation area slopes steeply away along Harvey Road towards Sydney Road. Epsom Road runs along a gentle slope, which gradually rises upwards towards Merrow.

The Conservation Area focuses on Waterden Road, which runs through the middle in a North-West to South-East direction. Due to its curved form and gentle slope, the vista unfolds when travelling along in either direction. The tower of Christ Church provides a focal point along Waterden Road and forms a pivotal building around which the Conservation Area is centred.

The natural topography contributes to the distinct character and appearance of the area. Development has taken advantage of the natural slopes with roads curved along to address, and buildings sited and designed carefully to provide focal points and important views and vistas along them.



Good examples of this are:

Nos 40, 42, and 44 Epsom Road – Steeply pitched, gable fronted villas with ornately decorated bargeboards, which can be viewed along Epsom Road on approach from the High Street. No 42 is a prominent corner building addressing both Epsom Road and Hunter Road frontages.

Nos 25, 27, 29 and 31 Harvey Road – Two storey doubled bay fronted detached villas built on the lower slopes contrast with the tall lofty buildings of the South-Western steeper slope of Harvey Road on the edge of the Conservation Area.

73 Epsom Road – Italianate villa on busy junction and focal building on approach from Harvey Road and Epsom Road.

Map 2 in the Appendices at the end of this document highlights important views and vistas, important trees and landscaping identified within the Conservation Area.



Essentially these include:

- attractive sloping topography.
- vistas open up along curved roads.
- historic development exploits natural topography.
- predominantly continuous building lines but houses angled to address curved approaches.
- A number of significant mature trees, and extensive high quality landscaping which softens and provides backdrop to built form and frames views.

**It is important for the preservation of the character of the Conservation Area that views and vistas are not obstructed by inappropriate developments.**

## ii) Trees

The area has a high level of natural and mature vegetation together with a wide range of species and colours produced. Many mature trees would have been planted as part of the villa developments as they are in private gardens. They make an essential contribution to the Conservation Area. They are valuable for appearance and environmental benefits, dampening noise, and providing shelter for houses and wildlife.



There are some prominent trees forming focal points and framing vistas, notably:

- Beech tree at corner of West Road with Waterden Road.
- Tree at Westbury Cottage on approach to London Road from Waterden Road.
- Pine Tree in garden of No 2 Lower Edgeborough Road forms dramatic backdrop to 3 Churchill Road and on views from West Road.
- Single Beech tree in Beech Lawn frames view along road and row of listed buildings.
- Tree at 71 Epsom Road frames views at junction with Waterden Road looking West.

High quality landscapes integrate harmoniously with the built form.

Views through gaps and from rears of buildings are softened by large gardens often having mature trees and extensive shrub planting. This is increased by the natural sloping topography of the area whereby trees in the distance form a soft and attractive backdrop. Good examples of this can be seen looking along Churchill Road from Waterden Close and along Lower Edgeborough Road.

Some trees within the Conservation Area have Tree Preservation Orders (TPO) to protect them individually. These are shown on Map 2 in the Appendices at the end of this document. Consent is required for work to these trees. Works to trees not covered by TPO within the Conservation Area are still protected and six weeks notice must be given to the Local Planning Authority to undertake any work.



**It is important for the preservation of the landscape, which forms a special part of the character of the Conservation Area, that trees continue to be protected, and that high quality landscape details are sought in new developments.**

### iii) Use and Activities

The Conservation Area is predominantly a residential suburban area. Some of the buildings originally intended for single-family occupation have been converted to flats. A number of buildings have been converted to offices or are used for dental and doctors surgeries.

Conversion to flats and office use and subsequent need for parking is a pressure on the Conservation Area. Many buildings have large front gardens with boundary walls, which in some cases have been lost to parking. If this trend were to continue it could have a seriously detrimental impact on the character of the Conservation Area.

Parking issues are a pressure and threat to the character of the Conservation Area. It is important that sensitive design solutions are sought in order to achieve parking where possible. However, as certain works can be undertaken without consent, which will continue to erode the character of the area, this is not achievable without the use of Article 4 (2) Directions to bring this type of development within the control of planning.



### iv) Open Space

There are few formal areas of open space within the Conservation Area. There is a small green on the corner of Waterden Road with London Road, which has a rustic post and rail fence surrounding. Surrey County Council own this land. This is unused and presents an opportunity for improvement as a formal area of open space, which could be enhanced to encourage use. Houses are set in large plots with large gaps between and set well back from road frontages. Many have large front gardens, which give an overall sense of spaciousness and openness. Even where modern development for example Sheldon Court on Lower Edgeborough Road have taken place buildings are set in spacious grounds.



The overall pattern of development allows views through gaps in buildings, which is increased by the natural topography whereby longer distance views can be gained from higher grounds to rears of buildings. For example the view from West Road along the backs of properties on Waterden Road is important.

Churchill Road and Beech Lawn and their strong sense of enclosure provide quiet havens away from the busier through roads within the Conservation Area.

The informal garden area with seating at Christ Church fronting Waterden Road is well used. Set high up from the road with low boundary walls providing a welcome sense of enclosure away from the traffic, this green space affords good views in each direction along Waterden Road.



Essentially open space within the Conservation Area is defined by:

- Wide streets.
- Generous plot sizes with houses set well back from the road.
- Large front gardens.
- Low boundary walls create sense of enclosure.
- Well landscaped environment with many mature trees.
- Views through gaps between buildings and from higher ground.

There is an opportunity to consider improvement of the open green space at junction of Waterden Road with London Road

## v) Architecture and Materials

### Streets and Buildings

The buildings of the Conservation Area are largely typical of a High Victorian suburb. A variety of architectural styles are displayed which includes Italianate and Gothic Arts and Crafts influences whilst the differing forms include houses, villas and terraced properties.



## Waterden Road

Predominantly laid out between 1850 to 1890, this road has some of the most imposing Victorian Gothic detached buildings in the Conservation Area.

With strong vertical emphasis, mostly these are three storey detached houses with basements set in large spacious plots with large private front gardens bounded by low walls. An architectural unity runs through many of these with similar plan forms. Usually these are entered at ground floor often by steps protected by a shallow semi enclosed porch with various hood details. On the grander houses porches are external rather than recessed. Large bay windows rising from basement level to light principal rooms are topped with decorative details such as parapets or crenellations and match those of flanking porch entrances. Sometimes the bays extend to second floor or are replaced with pairs of timber sliding sash windows with a single sash in the apex of steep gables fronting the street. Gables are ornately decorated. Steeply pitched roofs have plain clay tiles. Elevations have High Victorian detailing in three dimensional quality coursed stone and raised flint work on front elevations with contrasting red or buff brickwork to sides and rears, providing ornamentation and colour. Tall brick stacks, sometimes externally built, rise slenderly upwards.

Waterden Road is dominated by Christ Church and its tower which provides a focal point in the street scene. Established as a chapel of ease in 1868 to accommodate the increasing population of Stoke –next-Guildford it became a new parish in 1935. Originally designed in 1862 by Ewan Christian in the Gothic style it is constructed of coursed Bargate Stone blocks with ashlar dressings and has a plain clay tiled roof with decorative ridge tiles. A large stained glass window fronts the street. It was redecorated internally by Sir Edward Maufe architect for Guildford Cathedral in 1962.

No 6 Waterden Road is unusual in the street as an early 20th century house with Arts and Crafts influences. Built of soft red brick and render it has simple adornments in contrast to most of the buildings in the road such as swept tile on edge detail to eaves, simple flat lead hood over a solid timber door, and leaded light casement windows with Art Nouveau influenced floral motifs.



Enclosure of the building frontages with boundary walls is a consistent theme throughout the street, and the Conservation Area generally, with many remaining intact. Some have been opened up to allow parking but this is not wide scale at present. A high degree of original architectural details such as timber sash windows and ornamentation remains on buildings within the street.

### Churchill Road

Houses here are smaller and lower than those on Waterden Road but set on a higher slope and take advantage of the topography, they have views across the Conservation Area and are set in mature landscaping. No 1 and 2 Churchill Road, a villa pair reflects the characteristic form of the 18th Century parsonage on which the Victorian house with garden, in the countryside or suburb, was influenced by. It has low pitched slate roofs and broad eaves. Detailing here is less ornate and costly to produce but still having the characteristic polychrome effect. Here red brick is used for main elevations with buff string coursing, and arched stone headers and stone cills with timber

sliding sash windows. There are Bargate stone boundary walls. A row of villa pairs continue along the slope. Houses rise gently upwards and are curved slightly almost giving the appearance of a crescent. Ornamentation of the buildings here are flatter and less flamboyant but remain visually interesting and colourful.

### Waterden Close and Beech Lawn

This includes a small, early 20th Century development built in the 'Surrey Style' and comprises of large houses set in substantial plots surrounded with mature trees and planting. Two storey buildings have simple linear plan form and wide use of local building materials such as red clay tile hung on elevations above brick or render to ground floor, and plain clay tiled roof simply pitched with gabled ends and overhanging eaves. Entrance porches have pitched roofs with heavy timber frames and solid oak doors. Timber casement windows with leaded lights are tucked under eaves and below tile hanging on ground floor. Low brick walls with hedging behind provide enclosure. Mature landscaping frames views of the buildings.

Beech Lawn also includes a terrace of early 19th Century town houses, which are listed Grade II. These are two storeys high with attics and basements and have whitewashed incised stucco elevations with hipped slate roofs hidden behind parapets. In contrast to many of the buildings within the Conservation Area, these buildings have narrow, deep plan forms with small front gardens now mostly open to the street.



## Clandon Road and Lower Edgeborough Road

This road includes the side elevations of the early 19th century buildings on London Road. Continuing gently up the slope of the curved road and turning into Lower Edgeborough Road, there is a group of early 20th and late 19th century buildings individually designed but typical of the 'Surrey Style'. These are large houses in spacious and well-landscaped plots. Predominantly two storey, with simple linear or 'L' shaped plan forms there is extensive use of high quality materials such as clay tiles for roof and elevations, red brick and render and use of oak for porches with timber casement and sliding sash windows. The simplicity of design, traditional use of natural materials and quality of built form, as well as their overall mellow appearance, contributes to the character of this part of the Conservation Area.



The modern development at Sheldon Court has a neutral impact on the Conservation Area but sits comfortably within the surrounding context due in part to well landscaped frontages and use of traditional detailing and materials.

## Epsom Road

1-21 Epsom Road and 2-21 London Road is a triangular block of inter-war shops, which demarks the historic site of the 12th century Hospital of St. Thomas, and forms a gateway to the Conservation Area from the High Street. It forms a focal point at the junction of Epsom Road and London Road.

Numbers 46-54 is a row of villas contemporary with the earliest villas on the road. Garden walls and front gardens provide a high degree of enclosure with many mature trees and line either side of the road.

The Sandford Arms, (now Rogues Wine Bar) Epsom Road was built in 1860's to the needs of the growing suburban area. The pub was named after a family related to the owners Hodgsons Kingstons Brewery. The insignia erected on the house was a representation of the Sandford coat of arms. First recorded occupant of the pub was George Stokes in 1862 followed by J.R. Ames, retired Master of Guildford Union workhouse (later St. Luke's Hospital). In 1924 adjoining land was developed as a garage and leased to Guildford Garage Company. In 1928 a portion of land to the East was sold off for development as a private house. The pub still retains much of its appearance with the exception of a Doric columned porch over the main doorway which was demolished and blocked up in 1981.

## London Road

This road frontage has a diverse appearance. A number of the buildings were begun in the early 19th Century before the substantial development had taken place further south. It includes Regency buildings, later Gothic and Victorian buildings and some local vernacular buildings.

The Carlton Hotel, 36-40 London Road began existence, as the Waterden Court Private Hotel in what was a private residence in Waterden Crescent. Subsequently another house in the crescent was acquired and became an annex for the hotel. Its name changed in 1968 to Carlton Hotel and extended by connecting the two houses. There is an interesting and rare crinkle crinkle wall in the garden to the hotel and the house adjoining. This form of construction with single brick and curved to provide additional strength was both an attractive and cheap method of construction. This is a detail, which should be preserved.

### Essential architectural characteristics:

- Mix of detached, villa pairs and terraced housing.
- Two storey houses generally built in villa pairs.
- Three storey detached houses often with basement level.
- Continuous building line which addresses topography and curves of road layout.
- Buildings set well back from road and footpath.
- Consistent grain to plot for similar house styles.
- Generally, consistent and similarly scaled elevations and rhythm, with strong vertical emphasis.
- Steep narrow gables fronting street with subservient wing set back.
- Steeply pitched main roofs.
- Bays rising from ground floor to principle room, sometimes followed through to second and third floor.
- Entrance porches, semi enclosed with steps leading up on grander houses, also vernacular styles with heavy timber frames.
- Painted timber vertical sliding sash windows, single glazed.
- Limited use of traditional pitched or flat roof dormers.
- Large front gardens with traditional garden walls reflecting architectural design and materials of house.
- Large, tall slender stacks generally on side elevations giving strong vertical emphasis.
- Traditional road and pavement frontage.



### Materials

There is a wide variety of building materials used exuberantly within most of the buildings providing decoration and colour in the built form, yet subtle application and careful craftsmanship has produced harmonious appearances. Structural polychrome decoration is used widely through out a range of house styles and forms. The wide palette of materials is reflective of the Victorian age when materials from different areas were widely available and transportable and skills to use were extremely high and plentiful. The buildings reflect this age admirably. Even so, many of the materials are common to the Surrey area such as flints, Bargate stone and soft red brick and clay tiles.



Decorative detailing, and variety in the use of a consistent palette of materials, gives individuality to a predominantly consistent built form and similar patterns of buildings. High quality craftsmanship and attention to details and finishes is applied equally to the most public street frontages as to those on less public rear and side elevations. A good example of this can be seen on the rears of buildings on Waterden Road when viewed from West Street.



## Walls

- Buff and red stock brick.
- Smooth render - limited use.
- Flint infill panels and decorative features above window headers with stone or brick quoins to frame.
- Bargate Stone used as decorative infilling with brick or stone quoins. Also used for boundary walls with half round clay capping and with brick piers topped with stone.
- Stucco plain and incised.
- Brick dentilled cornices below eaves.
- Terracotta trefoil decorations.
- Portland stone used for grander porch entrance steps, some with clay glazed tile entrances.



## Roofs

- Clay tiles.
- Club tiles used to decorate roofscape.
- Slate roof tiles dominate.
- Heavy timber painted decorative bargeboards.
- Cast iron gutters and decorative hopper heads.
- Tall, slender external brick chimney stacks to sides of buildings often punching through roofline at eaves level.



## Windows and Doorways

- Painted timber vertical sliding sash windows.
- Large bay windows topped with plain or crenellated parapets.
- Solid painted doors often with decorative leaded glazed insets.
- Cambered, lancet or segmental brick arches over windows and doors.
- Stone lintels.
- Decorative flint or Bargate stone inset panels above windows or doors with brick or stone quoin detailing.
- Careful application of decorative theme applied over doors and windows with attention to proportion and balance in use.
- Large entrance porches with gabled roofs to match style and pitch of main gable frontages.
- Stepped frontages to entrances.



## 4 Issues, Pressures and Threats



### Alterations

The special architectural and historic character of the area has been, and continues to be eroded by well-intentioned home improvements, such as the insertion of plastic windows and doors. Also the removal of front gardens and walls often in order to provide parking, is having an adverse impact on the character of many buildings and the street scene. In some cases parking can be accommodated if sensitively carried out. However, the removal of walls under 1 metre high and hard landscaping is permitted development.

In order to consider this issue carefully and sensitively, and to achieve good practice, which respects the character of the area, it may be appropriate to consider the use of Article 4 Directions. This could remove permitted development rights on features such as:

- Loss of garden walls and hardstandings.
- Replacement of windows.
- Replacement of doors.
- Removal of chimney stacks.
- Roofscape materials

### New Developments

Generally, the Conservation Area is a low density urban suburb. Current PPG3 and local plan policies support higher densities where sites are being considered for redevelopment. This could be a threat to the existing character of the Conservation Area. It is essential that existing character, for example building to plot ratios, plan forms and architectural scale, massing and detail is considered carefully and maintained in any new developments if the existing character of the Conservation Area is to be preserved. The priority should be to retain existing buildings in new uses where appropriate rather than replacement.

### Highway Works

Highway improvements, including signage and works carried out by statutory undertakers can have an adverse impact on the Conservation Area in relation to street-scene, vistas and views. It is essential that these are carried out in full consultation with the local authority and in accordance with best practice advice and guidance.

### Conservation Area Boundary Rationalisation

An area referred to within the Charlotteville and Warren Road Conservation Area Appraisal as the Sydney Road and Austen Road Triangle currently includes some buildings on the Southern side of Epsom Road, which lie within Waterden Road Conservation Area. There is an issue as to which is the most appropriate Conservation Area this area should be included.

- It is recommended that the area known as the Austin Road and Sydney Road 'triangle' be included within Waterden Road as being an area of comparable history, character and appearance. This is currently within Charlotteville and Warren Road Conservation Area.



## 5 Recommendations, Enhancements and Opportunities

### 1 Conservation Area Boundary Rationalisation

It is recommended that the Conservation Area boundaries relating to the Sydney Road and Austen Road triangle, in the Charlotteville and Warren Road Conservation Area Appraisal, and referred to in section i) Issues, Pressure and Threats, be revisited and the appropriate boundary be considered.

### 2 Historic Buildings Grants

These should be targeted more effectively, including wide publicity, to encourage owners to reinstate lost architectural features in prominent locations within the Conservation Area covering details such as:

- Replacement of traditionally detailed timber windows and doors.
- Use of traditional roofing materials.
- Reinstatement of traditional front boundary treatments.
- Traditional repair methods and materials to preserve architectural details.

### 3 Design Guidance and Advisory Leaflet

This should be prepared to:

- provide advice for owners and residents on how the Conservation Area designation affects them.
- include a map of the Conservation Area and the important features within it.
- provide advice on how Article 4(2) Directions affect residents.
- give guidance on appropriate maintenance, repairs and alteration to buildings and financial assistance available to ensure the continued preservation and enhancement of the appearance and character of the Conservation Area.

### 4 Consideration of Buildings for Local Listings

It is recommended that a full survey be undertaken, including those, which have been considered as part of this appraisal to be presented for public consultation, and reported back to committee for consideration.

### 5 The Streetscape

Street improvement works including those carried out by statutory undertakers can have a significant effect on the character of the Conservation Area. These need to be undertaken sensitively and in such a way as to respect the character of the Conservation Area in order to protect and enhance the features drawn out as part of this appraisal. Future enhancement measures could include:

- an audit of public realm details including footpath materials and street furniture.
- use of traditional pavements, curbs and road surface materials.
- a lighting appraisal to encourage sensitive and appropriate illumination of historic streets and buildings whilst maintaining a safe environment.
- careful siting and choice of highway signage and public utilities such as British Telecom boxes, in order to protect and preserve focal points and important views and vistas.

### 6 Article 4 (2) Directions

These would be beneficial in seeking to preserve and enhance certain features, which have been shown to contribute to the special character of the area, and to be worthy of protection. This will be subject to full public consultation, if the use of this measure is agreed in principle as a way to control unsympathetic alterations. The direction would include removal of permitted development rights on the following elements on road frontage elevations:

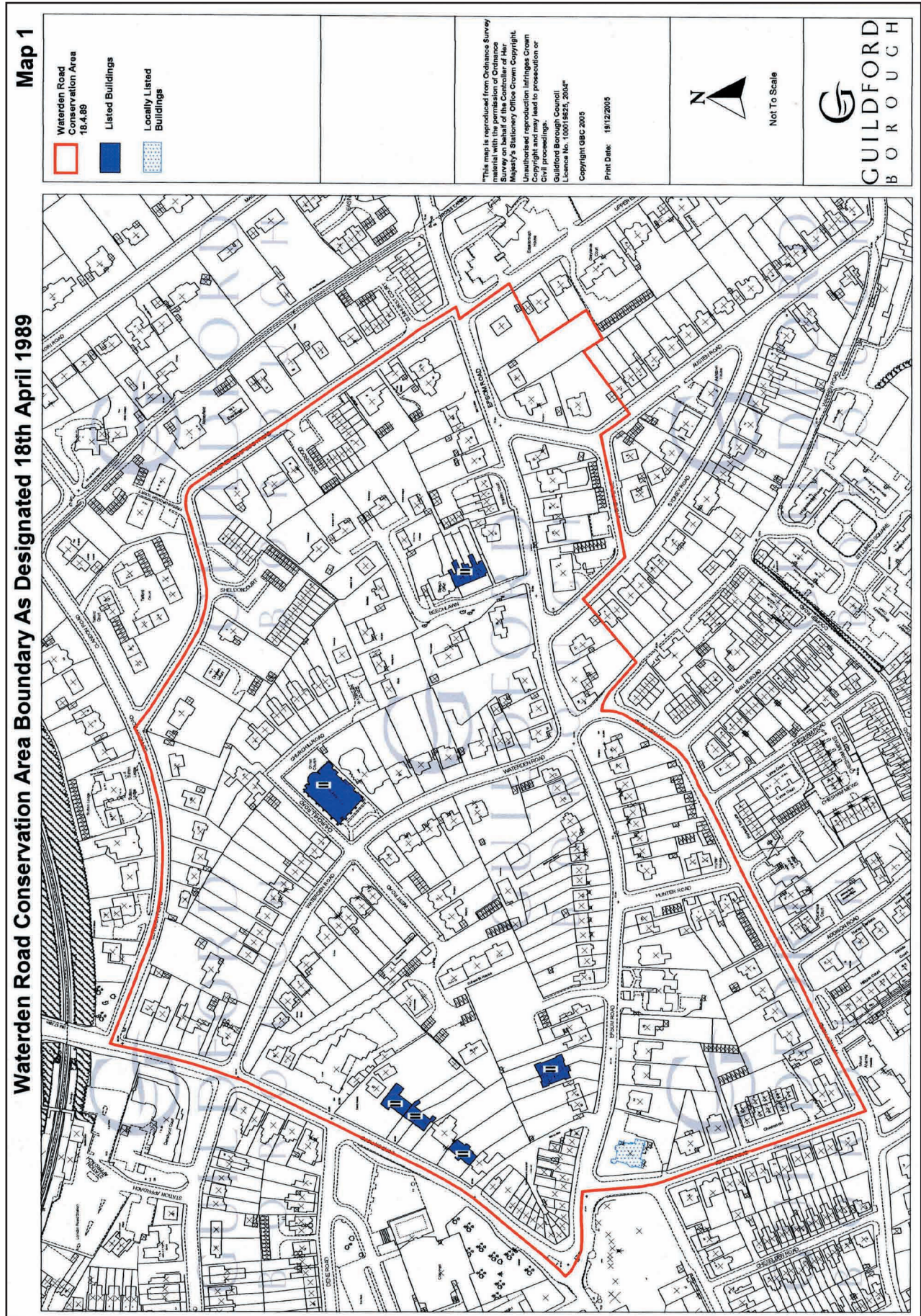
- Original window and door details
- Front boundary walls and gardens
- Chimneys and roofscapes
- Porches

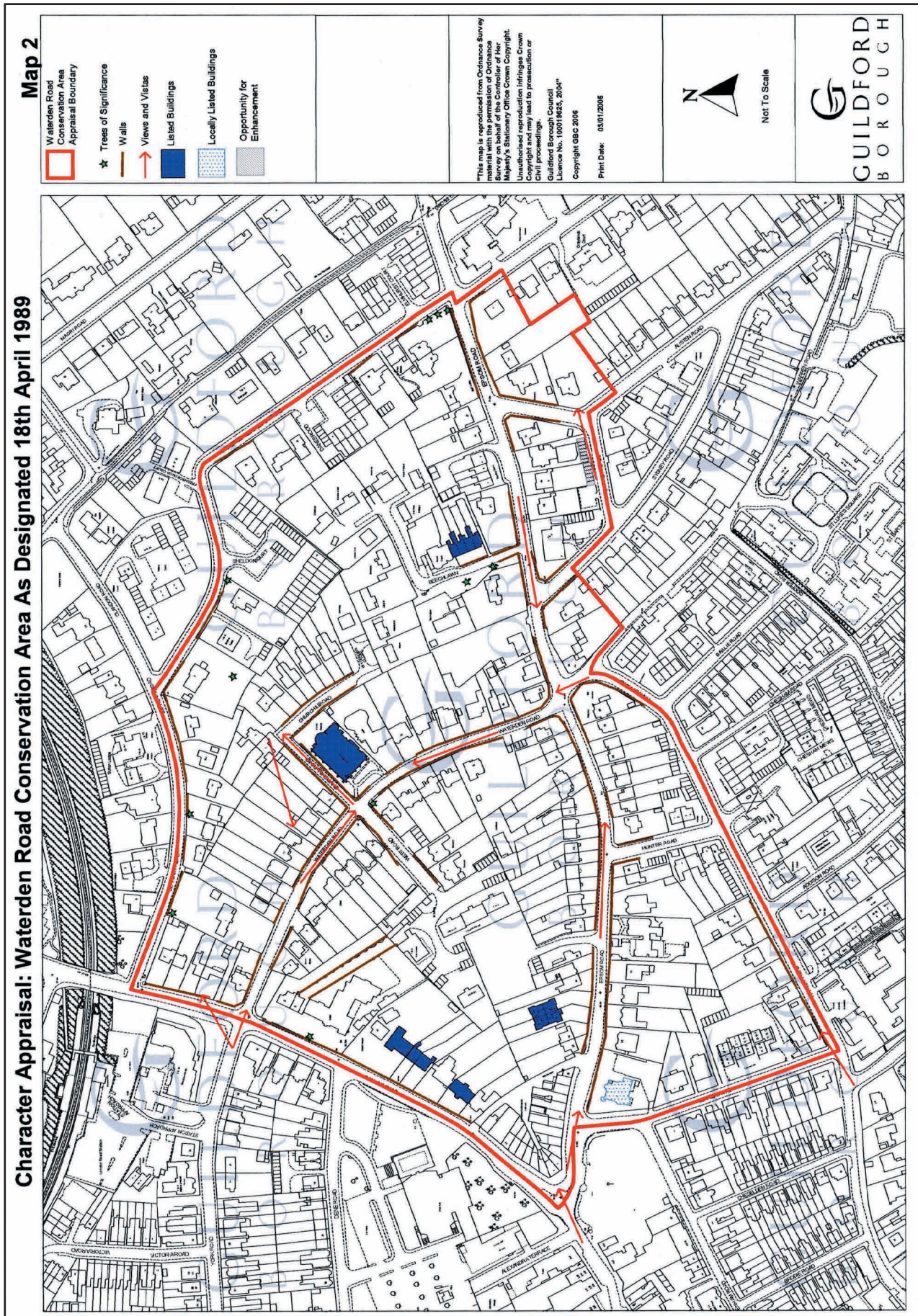
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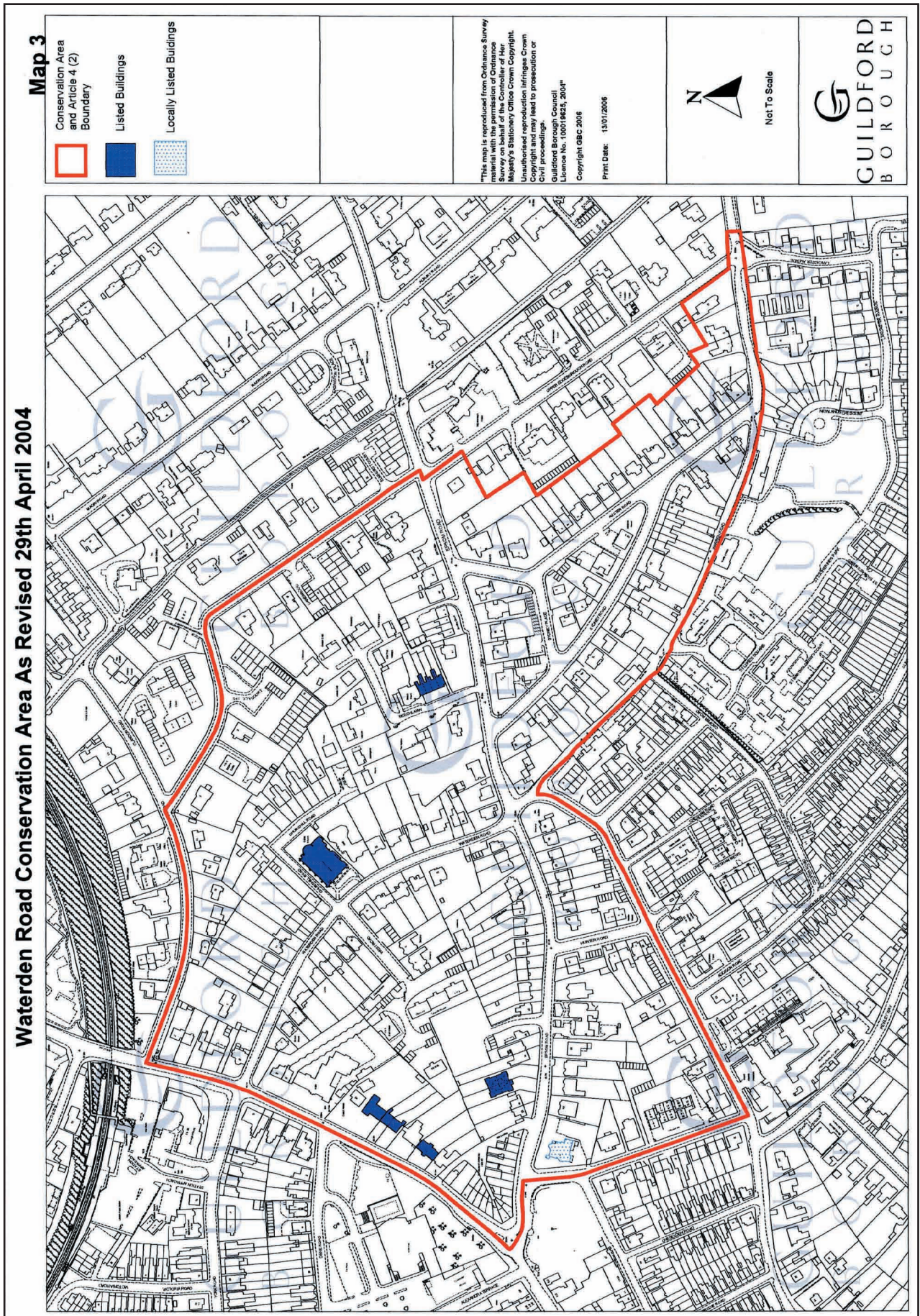


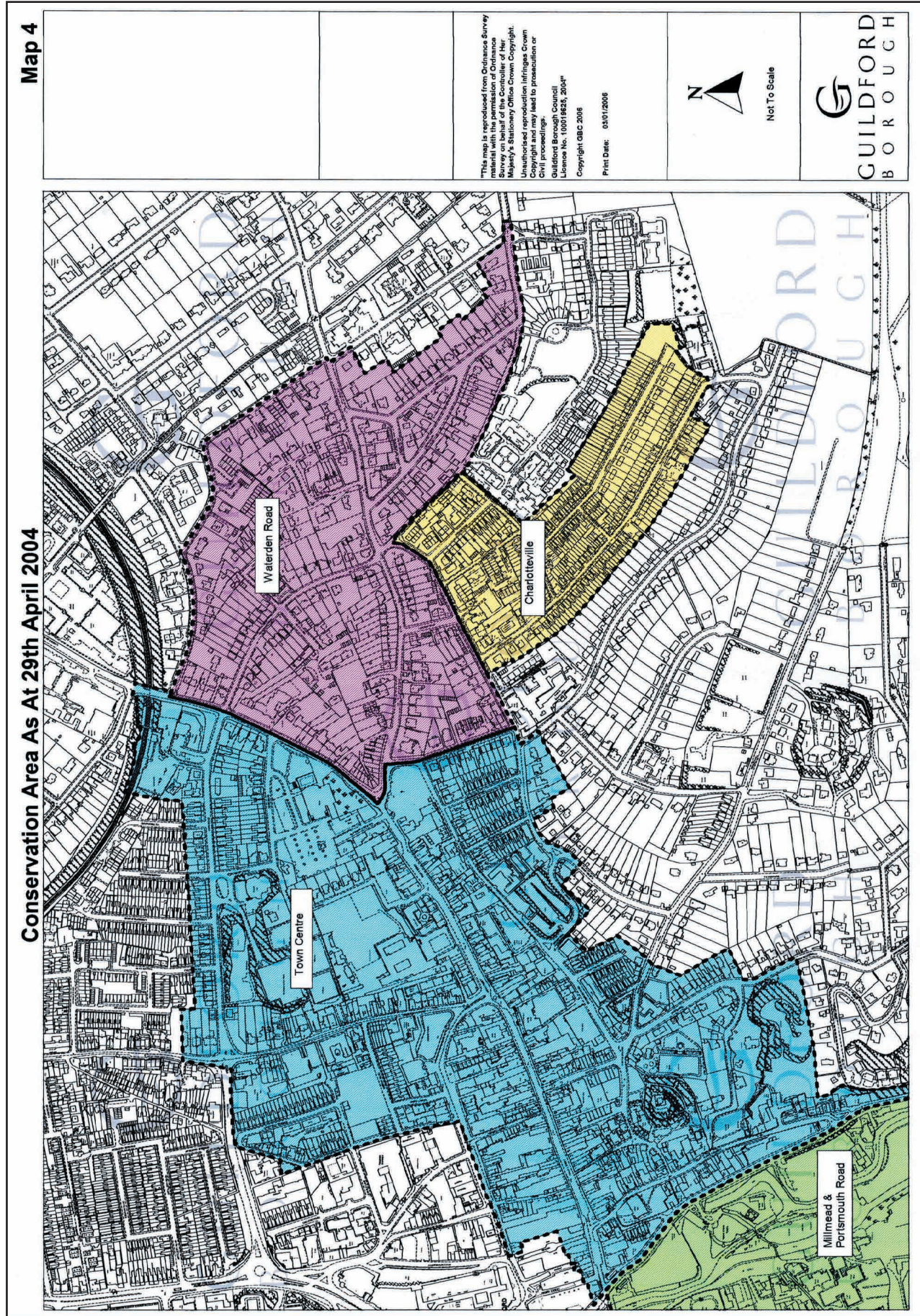
## Appendices

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## Sources of Further Information

**The Guildford Borough Council Local Plan** contains relevant information and policies on development in the borough.

For further advice on conservation issues, contact:

### **The Design and Conservation Team**

Guildford Borough Council  
Millmead House  
Millmead  
Guildford  
Surrey, GU1 4BB

telephone      01483 444665  
                    01483 444667  
                    01483 444676  
web site        [www.guilford.gov.uk](http://www.guilford.gov.uk)

### **For Planning Enquiries contact:**

Planning Development Services  
(address as above)

telephone      01483 444609

## Other useful contacts

### **The Building Conservation Directory**

telephone      01747 871717  
web site        [www.buildingconservation.co.uk](http://www.buildingconservation.co.uk)

### **The Society for the Protection of Ancient Buildings**

37 Spital Square  
London, E1 6DY

telephone      020 7377 1644  
web site        [www.spab.org.uk](http://www.spab.org.uk)

### **English Heritage Customer Services Department**

PO Box 569  
Swindon, SN2 2YP

telephone      0870 333 1181  
web site        [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

### **Royal Institute of British Architects**

telephone      0207 580 5533  
web site        [www.riba.org.uk](http://www.riba.org.uk)  
[www.architecture.co.uk](http://www.architecture.co.uk)

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### Historical Maps

1835: Charles Witherby, Guildford

1842: Tithe Map, Parish of Stoke-next-Guildford

1849: Tithe Map, Parishes of Holy Trinity and St. Mary's, Guildford

1872 & 1880: Ordnance Survey

1896: Ordnance Survey

1915-1916 (1913): Ordnance Survey

1934: Ordnance Survey

1963: Ordnance Survey

1971: Ordnance Survey.



## Article 4(2) Directions

Planning controls in Conservation Areas are established nationally. Whereas they control larger scale development, some more minor works are exempt. In an area such as Waterden Road Conservation Area where features such as chimneys, doors and windows are a critical part of the area's character, the absence of control over their alteration or loss can easily diminish the very elements that give the area its distinctiveness. In such circumstances, provision is made in the planning legislation for tighter restrictions to be applied to specific areas through what is known as an Article 4(2) Direction.

Where a Direction is made and subsequently confirmed, the works specified are brought within planning control. The Article 4(2) Direction controls solely those works which are likely to have an impact on public views. Set out below is a summary of the additional controls that now apply to the Waterden Road Conservation Area.

### Existing Planning Controls on Dwellings Within All Conservation Areas (Without Article 4 (2) Directions)

- Conservation Area Consent is required for the total or substantial demolition of buildings or structures.
- Six weeks written notice of the intention to carry out works to a tree (e.g. lop, top, prune or fell) in a Conservation Area must be provided. A form is available for this purpose.
- Extensions to dwelling houses are only exempt from the need for planning permission if they do not add more than 10% or 50 cubic metres (whichever the greater) to the volume of the original building.
- Planning permission is required for the cladding of any part of the exterior of a dwelling house with stone, artificial stone, timber, plastic or tiles.
- Planning permission is required for alterations to the roof of a dwelling house resulting in a material alteration to its shape, for example dormer windows.
- The construction, alteration and improvement of a building or enclosure greater than 10 cubic metres within the grounds of a dwelling are treated as though they are an enlargement of the dwelling house and may need planning permission.
- Planning permission is required to install certain types of satellite dish depending on size and location.

Application forms for the above are available on the Council's web site [www.guildford.gov.uk](http://www.guildford.gov.uk) or can be obtained from Planning Development Services.

## Additional Planning Controls Resulting From The Article 4(2) Direction

As a result of the Article 4(2) Direction the following additional controls apply:-

Where such works front onto a highway or open space:

- The alteration, installation or replacement of doors and windows.
- Any alteration to a roof including roof coverings, roof lights and solar panels.
- Building a porch.
- Enlargement, improvement or alteration such as an extension, removal or changes to architectural features.
- The provision of a hard surface.
- The erection, construction, improvement or alteration (including demolition) of a fence, gate, wall or other means of enclosure.
- The installation, alteration or replacement of a satellite dish or antenna.
- Removing totally or partially, walls, gates, fences or other means of enclosure.
- Exterior painting of previously unpainted surfaces or changes of external colour schemes, or covering walls by render or like finishes.

And the following whether or not it fronts a highway or open space:

- Removing or altering chimneys

## Frequently Asked Questions

The most commonly asked questions are listed below.

FAQ 1: Does the Article 4(2) direction mean that we can never make any changes to our property again?

Answer: No. But it will remove 'permitted development' rights and bring minor changes under planning control so that properly considered and informed judgements can be made. This is to ensure that the work proposed will not detrimentally affect the character of the Conservation Area. The essence of planning in Conservation Areas is to manage change to ensure that development can happen but avoids harming the special qualities of the area. Consequently some changes will be allowed and some will be resisted.

FAQ 2: How does the Article 4(2) direction relate to the Conservation Area Appraisal?

Answer: The Conservation Area Appraisal is a document that identifies in writing, what is special about the area. The Article 4(2) stems from the Appraisal as being a mechanism for providing additional controls to safeguard the special features that have been identified as being important to the character of the area.

FAQ 4: I live in a flat, does the Article 4(2) direction affect me?

Answer: Strictly speaking the answer is no because flats, unlike houses, do not benefit from 'permitted development' rights. Consequently, with or without the direction if you want to make changes that materially change the exterior appearance of your flat you need planning permission.

FAQ 5: Do I require planning permission to carry out routine items of maintenance?

Answer: No, straightforward maintenance such as repainting a previously painted surface, replacing the bottom rail of a sash window in a matching form etc would not require permission as it would be deemed a repair. Indeed, regular maintenance is actively encouraged. More ambitious work such as the rebuilding of a front garden wall or wholesale replacement of a window would require planning permission.

FAQ 6: How are new owners made aware of the controls that apply?

Answer. The Conservation Area Designation and Article 4 Direction are local land charges. Both are identified in the Local Land Search undertaken as part of the general legal process relating to house purchase. This is the most certain and enduring method. Such information is also conveyed when specific enquiries are made to the Planning Service and through the Council's web site.

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Published January 2006

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