

STATUS OF SUPPLEMENTARY GUIDANCE ON
ASHWOOD ROAD CONSERVATION AREA
CHARACTER APPRAISAL AND DESIGN GUIDANCE

Status

This Planning Guidance which is supplementary to Policy BE9 of the Woking Borough Local Plan 1999, has been formally adopted by Woking Borough Council. In this regard the document has the status of a material consideration in the determination of applications for planning permission and conservation area consent by this Authority and in its defence of decisions at appeal.

The document provides guidance on the control over demolition of buildings and the appropriate form of design, layout and material finish that will be required for proposals in the conservation area. This document also relates to BE8 of the Woking Borough Local Plan 1999 and will be referred to when preparing enhancement proposals in the conservation area.

Statement of Public Consultation

In accordance with the advice set out in Annex A (A3) of Planning Policy Guidance Note 1 (PPG1) on General Policy and Principles, and the advice set out in paragraph 4.9 of Planning Policy Guidance Note 15 (PPG15) on Planning and the Historic Environment, the document has been the subject of wide consultation with a total of 173 consultees, as follows:

i) Local Property Owners/Occupiers

All property interests in the Conservation Area were individually consulted.
These number 110 in total.

The period of consultation allowed eight weeks for the various individuals and organisations to make comments of the draft guidance. Altogether 2 responses were received. After careful consideration of these representations the Guidance was amended to address these points of concern. These amendments were considered at the Council's Executive Committee on 6th March 2003 when the Guidance was formally adopted. Full details of these representations together with the Council's response can be obtained on request by contacting 01483 – 743443

ASHWOOD ROAD CONSERVATION AREA STATEMENT: CHARACTER APPRAISAL and DESIGN GUIDANCE

1. BACKGROUND

Ashwood Road was designated as a conservation area in November 1997 in accordance with section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in order to protect the areas special architectural and historic character. The boundary of the area is shown on the Character Appraisal Map.

The Conservation Area is located immediately to the South East of Woking Town Centre and is closely linked to the London to Portsmouth railway being developed following the land sale of 1859 by the London Necropolis Company.

The conservation area forms a significant area of housing laid out between 1860 and the late Edwardian period which forms part of the original Heathside Road Estate. The earliest houses in the area such as Heath House were built in the 1860s following the layout of the Heathside Road Estate, designed by Henry Abraham, who also designed the layout of Brook wood Cemetery.

Large detached dwellings in the area predominate, these include late Victorian Villas and early Edwardian dwellings with simple 'Arts and Craft' references. The majority of these dwellings have remained intact, although there has been some infilling. The Hockering Conservation Area lies immediately to the east. However, it is quite different in character to the Ashwood Road area and much of the intervening area has been subject to redevelopment.

2. PURPOSE OF STATEMENT

This document describes what it is about the qualities of the character and appearance of the Ashwood Road Conservation Area which makes it special and that need to be protected and enhanced. A short summary of this statement is set out in Appendix 1. The purpose of the document is to:

- Define the detailed features of the conservation area which contribute to its special character that need to be protected;
- Provide guidance for the design, layout and material finish of developments and other works;
- Assist the Council in making decisions on planning submissions to control the quality of design in new development which could affect the areas character;
- Assist householders in the preservation and restoration of period dwellings;
- Assist in the preparation of proposals for the enhancement of the conservation area.

Applicants for Planning Permission and Conservation Area Consent should submit a statement setting out how their proposals will preserve or enhance the character of the Conservation Area in accordance with the Guidance. Failure to heed the advice set out in the Guide may result in delay or even refusal of the application. Applicants are encouraged to first discuss their proposals with the Council prior to formal submission.

3. SPECIAL PLANNING CONTROLS

The Council has special planning controls within a conservation area under the Planning (Listed Buildings and Conservation Areas) Act 1990 which are used to protect its character. These particularly relate to:

- The control of demolition
- The control over the detailed design of new development (including extensions) to ensure they are sympathetic to its character.
- The control of works to all trees in the area.

However in exceptional circumstances, the Council may seek to introduce additional planning controls to cover more minor elements of building work, where this is considered essential to protect the areas special character. Further information about additional planning controls is set out in more detail in Appendix 2.

DETAILED CHARACTER APPRAISAL

The following range of features have been considered as part of the detailed appraisal of the areas special character.

Pattern of Settlement

- Street pattern
- Plot characteristics
- Views and landmarks

Other Features

- Roads and Footpaths
- Street Furniture
- Open spaces and soft landscape features

Buildings (Design, Materials, and Uses)

- Important groups of buildings
- Predominant building types
- Windows and doors
- Roofs
- Materials and colour
- Use of buildings
- Boundary Treatments

Each of the following sections provides a detailed description of the areas predominant characteristics and where appropriate these are referred to on the Appraisals Map.

□ **Highlighted in bold text at the end of each section, are the main points of concern which should be addressed in any future developments.**

5. PATTERN OF SETTLEMENT

5.1 Street Pattern

The street pattern is formed by the simple grid of three east-west estate roads, comprising; Heathside Road, Heathside Park Road and Ashwood Road and two north-south estate roads; comprising Heathfield Road and White Rose Lane which connect their outer limits. All buildings are orientated to closely follow the line of the estate roads to form a traditional frontage development.

□ **There are unlikely to be any new development opportunities but if there are they should reinforce the character of the street pattern by ensuring that buildings are orientated to face the road frontage.**

5.2 Plot Characteristics

As a planned estate plot characteristics are regular. Generally the plot sizes are 0.08 ha to 0.1 ha. Frontages are between 17 to 20 metres wide and depth of frontages are generally 5 to 9 metres. Buildings are spaced at 3 to 10 metres apart. However, some individual properties have much larger dimensions with plot sizes up to 0.2 ha. Some of these properties have frontages up to 43 metres, depth of frontages up to 34 metres, with a spacing up to 31 metres.

□ **There are unlikely to be any further opportunities for plot subdivision and infilling in the Ashwood Road conservation area.**

5.3 Views and Landmarks

There are no significant landmarks in the area, however, Ormondhurst, which is located in the north east corner and the Christian Science Church II which is located in the north west corner of the conservation area are both large Victorian Villas, which provide more localised landmarks.

There are no significant views within the conservation area.

- **The Council will seek to maintain important views and landmarks within the conservation area.**

6 BUILDING DESIGN, MATERIALS AND USES

6.1 Historic Buildings & Styles

Many of the original estate dwellings survive which date from the late Victorian period and Edwardian period. A lot of the properties have individual designs due to the nature in which the plots were sold off when the estate was originally laid out, although many have similar period styles. Most of the older properties are located in the north of the conservation area while the most recent properties are located in the south.

- **New developments should take their design cues from existing period buildings in the conservation area and should be appropriate in size, form, architectural detail and material finish to reinforce its character. Extensions or alterations to existing dwellings should closely match their architectural detail and material finish.**

6.2 Important Groups of Buildings

There are a large number of interesting individually designed properties in the area which date from the Victorian, Edwardian and early interwar period. Many of the properties have individual features. There are a number of buildings which have a particularly distinctive character, including nine dwellings which are locally listed. 'Ashwood' which is statutory listed grade II is located in the South East corner of the conservation area is of particular interest. Designed by H.M Baille-Scott in 1929, the building is constructed from red/plum facing bricks with eclectic timber framed upper floors with rendered infill in certain places. It is a good late example of 'Arts and Crafts' architecture. The following groups of buildings, which are highlighted on the Appraisal Map have an important contribution to the character of the Conservation Area:

- (i) A group of five properties along Ashwood Road comprising; 'St Andrews', 'Nashdom', 'Hafan', 'Klanhagan' and 'Stanway'.
- (ii) 'Garth'(LLB) and 'Normanhurst'(LLB).

- **Where formal consent is required, the Council will resist demolition and works to adversely alter all period buildings within the conservation area which make a positive contribution to its character, particularly those on the Statutory or Local List (see Appendix 2). The Council will also give particular attention to protecting public views of the setting of these buildings.**

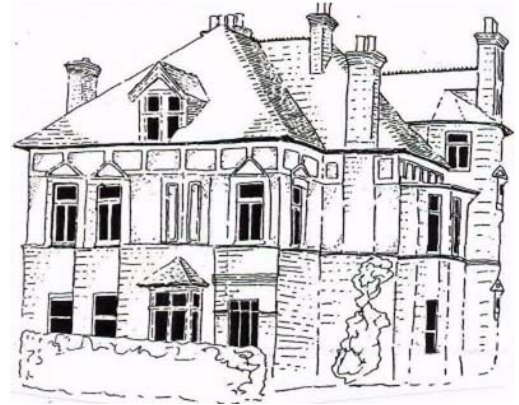
6.3 Predominant Building Types

Within the conservation area there are a variety of different styles although all are traditional in form, largely of brick construction under a steep clay tiled roof. The estate was built over a long period of time and includes properties dating from 1880s to the interwar period, indicating that houses were probably built to order rather than speculative e.g. some typical examples of the variety of styles of period building are shown below.

Victorian Villas

Built in the late 19th century Victorian period. Mainly large, wide frontage, square floor plan Villas of three storeys with accommodation in the roof space. They have large, modelled, pitched roofs, using hipped and gabled forms with chimneys punctuating the roofscape. Decorative ridge tiles are used which is a common Victorian feature.

Constructed from red/orange facing bricks with decorative timber boarding and pebble dash. The roof is made of orange machine made clay tiles with bonnet hips.



Late Victorian Houses

Mainly wide frontage detached two storey dwellings under a steep pitched roof, often with large projecting bays to the front. Accommodation in the roof space is formed using dormer windows. They have well modelled roofs of hipped construction punctuated with detailed brick chimney stacks. This example has architectural ornament in the form of a timber balcony and decorative timber boarding at the first floor with projecting bay windows at ground floor. Red/orange facing tiles are used at the ground floor level with boarding and pebble dash used at the first floor level. The roof is constructed from brown plain clay tiles with decorative ridge tiles and finials.

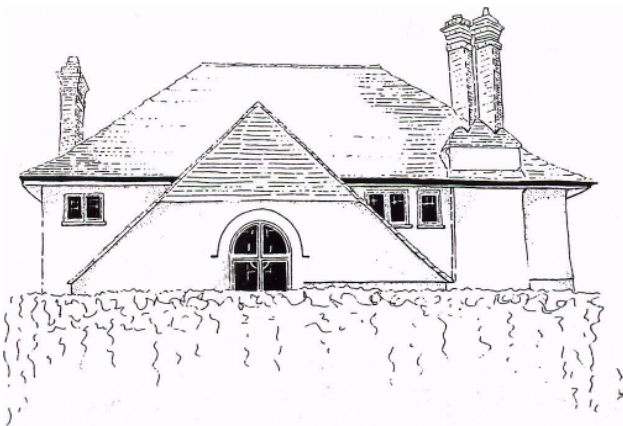
Arts and Craft

There are a variety of examples with 'Arts & Craft' influences. This example is a wide frontage detached two and a half story property under a pitched roof with a large projecting bay to the front. Accommodation in the roof space is in the form of dormer windows. It has a well modelled roof of gabled and hipped construction with a large chimney stack to the end and a cat slide roof which extends to form a porch. Elevational design incorporates a number of classical references including window shutters interpreted in a Arts & Crafts style. Red facing bricks are used at the ground floor with clay tiles used for upper floors and the roof. Painted render is used on the gable.



Edwardian

Edwardian houses are much simpler in design. This example dates from the early 20th Century. It is a two storey, wide fronted dwelling under a pitched roof. It has a large, plain, hipped roof with two large chimneys at either ends. The dwelling is of symmetrical design, with plain elevations. Red facing bricks are used with simple string courses to provide ornament and brown clay tiles for the roof.



Art Nouveau

A number of houses have 'Art Nouveau' influences. They are characterised by their graceful asymmetrical compositions. This example dates from the early 20th Century. It is two storeys, wide fronted, with a pitched roof of about 45° of hipped form with a large gable projecting at the front. The roof is modelled with large chimneys forming part of the roofscape. The principle feature of the house is the large, double height, stained glass window to the stairwell, which forms a focal point to the frontage. The stained glass containing sinuous motifs, based on stylised plant forms. The house is white render with a brown clay tile roof.

- Extensions to existing buildings should always be subordinate in scale to retain the proportions of the original property. New developments should respect the form, scale and architectural modelling of existing buildings in the immediate locality. The advice on architectural details should be carefully examined.
- Incongruous buildings/garages will be resisted in front of properties where they will change the character of the road.**

6.4 Windows and Doors

Most dwellings have large recessed doorways with the use of porches and hoods in a variety of different styles. There is a variety of door designs most using timber, some of all timber design, others using timber panels to the lower section with glazing for the upper section.

Timber windows are used throughout the area, in the form of casement windows. Most windows have a small separate top light which is subdivided by leaded lights while others have the leaded lights to the whole area of the window. Five pointed arch windows have been used on the larger properties with circular windows also appearing. The use of art nouveau style stained glass occurs in some windows, of later properties.

At the ground floor many of the properties have large bay windows mainly with pitched roofs using corbelled supports.

- **Doors and windows with similar proportions and glazing divisions to those characteristic of the area will be required in new developments. Traditional casement windows are appropriate, with traditional subdivided glazing. Property owners are encouraged to retain original doors and windows by undertaking routine maintenance and to repair existing elements rather than replace them with bland modern units. The Council may consider the introduction of further planning controls to protect these features.**

6.5 Materials and Colour

All properties are constructed from red/orange facing bricks, some properties with painted rough cast render to lower levels and some to the upper levels and used on gables or used on the whole of the property. Tile hanging is commonly used. The use of eclectic timber framed upper floors with rendered infill and to the end of gables is common.

A range of different colours are used within the conservation area although most window frames and other joinery are white or black, while the door colours within the area vary widely.

Many properties have private driveways, these are a mixture of gravel and tarmac.

- **New developments must use material and colour treatments which are characteristic of the conservation area. Extensions must match the appearance and material finish of the existing building, including type of mortar and pattern of bonding as closely as possible.**

6.6 Roofs

Most properties have steeply pitched machine made roofs of at least 45°. They are constructed from plain clay tiles. Many of the ornamental Victorian dwellings have decorative ridge tiles and finials. Bonnet hips are common. Roofs are highly modelled, with hipped and gable forms. Many properties have dormer windows incorporated into the roof space. "Cat slide" roofs occur on some properties. Many properties have individual design features with one incorporating a crenelated parapet wall. Many properties retain their original brick chimney stacks which form an important part of the roofscape.

- **The profile of existing roofs should be retained.**

6.7 Use of Buildings

Apart from the Christian Science Church and a doctors surgery all properties are in residential use. Commercial activity is not appropriate. Most dwellings are in single family use. A small number of original, mainly larger dwellings have been sub-divided into two or converted into flats.

- **Within the conservation area further opportunities for subdivision of properties will only be permitted where conversion works retain the appearance of the property and any additional parking provision does not impact on the character or appearance of the area or affect the amenity of adjoining dwellings.**

6.8 Boundary Treatments

The majority of the properties in the conservation area have enclosed boundaries. These are formed by either walls, with some properties still retaining their original low boundary walls, fences or hedges, or a combination of these elements. Overall soft features predominate. Walls are constructed from red bricks. Fences are dark stained close boarded. Most hedges are formed from evergreen shrubs, including holly and yew.

- **All properties should have an enclosed boundary using a suitable element as described above, which reflects the character of the street scene.**

7. OTHER FEATURES

7.1 Roads and Footpaths

The roads in the conservation area are of traditional estate form with two footways either side which are conventionally surfaced with tar macadam throughout. The roads are generally wide with widths between 6.0 metres and 7.0 metres.

7.2 Open Spaces and Soft Landscape Features

There are no significant open spaces within the conservation area, although 'Ashwood' is set within grounds of 1.4 ha. Woking Park is located to the south and west of the conservation area and is a significant area of open space just outside of the conservation area.

A number of the trees within the area are the subject of Tree Preservation Orders and are shown on the appraisal map. The Council will consider making further orders to protect good specimen trees of amenity value in accordance with the selection criteria set out in Appendix 3.

- **The Council will resist the felling or undertaking of any inappropriate works to trees which are subject to Tree Preservation Orders (see Appendix 2). The Council will also promote the planting of new trees of suitable species to maintain the areas landscape character.**

7.3 Negative Features

There are few negative features in the area, although at the top and bottom of each road there are parking signs.

Appendix 1
ASHWOOD ROAD CONSERVATION AREA STATEMENT
Character Appraisal and Design Guidance
Summary

1.0 Purpose

This document provides a summary of the main features that make a special contribution to the character and appearance of the Pond Road Conservation Area which the Council seeks to protect and enhance through its statutory planning controls. **Householders and designers seeking to undertake any form of development in the area should ensure their proposals preserve or enhance the areas character, with particular reference to the points made on bold text below. Applicants for Planning Permission and Conservation Area Consent should submit a statement setting out how their proposal will preserve and enhance the character of the Conservation Area in accordance with the guidance. Failure to heed the advice set out in the guide may result in delay or even refusal of the application. Applicants are encouraged to first discuss their proposals with the Council prior to formal submission.** A full copy of the Guidance can be obtained from the Council on request.

2.0 Background of Designation

The Conservation Area was designated in November 1997, as shown on the attached Map.

The area is located to the South East of Woking Town Centre and forms part of the original Heathside Road Estate which was laid out between 1860 and the late Edwardian period. Although there has been some infilling, many of the original houses remain. Due to the nature in which the estate was laid out many of the properties have individual architectural style.

3.0 Pattern of Settlement

- The simple grid street pattern is formed by the southern side of Heathside Road between White Rose Lane and Heathfield Road and both the north and south sides of Heathside Park Road and Ashwood Road. All buildings are orientated to closely follow the line of the estate road resulting in a traditional form of frontage development.
- Plot characteristics vary due to the infilling that has occurred, but mostly range between 0.08 ha to 0.2 ha.
- **There is unlikely to be any further opportunities for plot subdivision and infilling in the Ashwood Road conservation area.**

4.0 Building Character

The dwellings are mostly in single family use although certain properties have been converted into multiple dwellings. The scientific Church and Doctors surgery are the only non-residential buildings in the area.

4.1 Important Buildings The following have special interest;

- Ashwood Place is Grade II statutory listed.
- ‘Ormondhurst’, ‘No.29 Heathside Road’, ‘The Old Christian Science Church’, ‘Chalfont’s’, ‘Heath House’, ‘Normanhurst’, ‘Garth’, ‘Red Tile House’ and ‘Parkstone House’ are included on the Councils Local List.
- **The council will resist demolition and works to adversely alter all period buildings in the area, particularly those on the statutory or local list.**

4.2 Building Style

As the estate was developed over a long period of time there is a variety of different styles although all are traditional in form.

Victorian Villas Are mainly large, wide fronted, square floorplan, three storey villas with accommodation in the roof. Have large pitched, roofs using hipped and gabled forms.

Constructed from red/orange facing bricks, some with boarding and pebble dash, with clay tiled roofs.

Late Victorian House Wide frontage, detached two storey dwellings under steep pitched roofs. Architectural ornament is common in the form of timber balconies, decorative timber boarding and bay windows. Red/orange facing tiles are used along with boarding and pebble dash, with clay tiled roofs.

Arts & Craft Mainly wide frontage, detached two and a half stories under a pitched roof, some with projecting bays. Accommodation in the roof space uses dormer windows. Modelled roof of gabled or hipped construction with large chimney stacks. Red facing bricks are used at the first floor, some with brown tiles at the second and white render used on gables.

Edwardian Simple in design. Two storey, wide fronted, under a large pitched roof. The roof is plain and hipped with large chimneys at either end with plain elevations. Red facing bricks are used and brown clay tiles for the roof.

Art Nouveau Asymmetrical composition, two storeys, wide fronted, pitched roof of 45° of hipped form mostly with large projecting gables. The roof is modelled with large chimneys forming part of the roofscape. Many have feature stained glass windows. Houses of white render with plain clay tiled roofs.

- **New developments should take their design cues from existing period buildings and should be appropriate in style, form, architectural detail and material finish. They should take their design cues from appropriate buildings in the immediate locality.**
- **Extensions should be subordinate in scale to retain the proportions of the original dwelling. All works to either alter or extend existing period dwellings should closely match their architectural detail and material finish.**

5.0 Other Features

5.1 Boundary Treatment

The majority of properties have enclosed boundaries. These are formed by brick walls, some retaining the original low boundary wall, fences or hedges or a combination. Hedges are formed from evergreen shrubs including holly and yew.

- **All properties should have an enclosed boundary using suitable hard or soft elements as described above which reflect the character of the street scene.**

5.2 Trees. There are a number of areas of open mature woodland. There are a number of trees in clusters within the Conservation Area which are protected by Tree Preservation Orders.

- **The Council will resist felling or undertaking of any inappropriate works to trees which are subject to Tree Preservation Orders (TPO).**

Appendix 2

ADDITIONAL PLANNING CONTROLS WITHIN A CONSERVATION AREA

The Council has special planning controls in a Conservation Area in addition to its normal planning powers, as set out below :

1. Demolition

Conservation Area Consent is normally required before any building or structure can be demolished within the area, including certain walls and outbuildings. This provision applies unless the building has a volume less than 115 cubic metres or was constructed under permitted development rights, such as garden shed.

Formal Listed Building Consent is also required for works to demolish or alter the appearance or setting of a Statutory Listed Building.

It is an offence to undertake demolition in a conservation area, where approval is required, or any works to a listed building, without prior consent. Conviction is punishable by fine or imprisonment.

2. Development

The following additional restrictions on development require planning permission:

- Any extension which would increase the volume of an original dwelling by more than 10% or 50 cubic metres (whichever is largest, up to a maximum of 115 cubic metres. All additional buildings within the site over 10 cubic metres, regardless of location are treated as extensions to the dwelling).
- An extension or any kind of alteration to a dwelling which would materially alter the appearance of the roof.
- Cladding the outside of a building with stone, tiles timber, render or any other material which would alter its appearance.
- The installation of a satellite dish on any part of the building visible from the highway

3. Design of New Development

The Council has a special duty when considering applications for development in a Conservation area to preserve or enhance the character or appearance of the area. All Proposals will be carefully examined to ensure that all elements of the proposal, particularly; layout, bulk, height, form, elevational design, colour and material finish are appropriate in scale and character for that particular part of the conservation area. In this regard only full detailed planning applications will normally be considered and must show both plan and elevational relationships with adjoining buildings. All applications in conservation areas are advertised to allow for public comment.

4. Minor Alterations and Additions

Small changes to residential buildings such as the alteration or replacement of original windows do not normally require permission unless the property is statutory listed. However, the continued loss of architectural detail can gradually erode the character and appearance of an area through the culmination of minor changes. The Council will monitor the conservation area and if evidence supports will seek the introduction of an Article 4(2) Direction to remove certain rights of permitted development in the area. This would enable such minor matters to be brought under planning control, where this is considered necessary to protect the areas special character.

5. Trees

Anyone proposing to do work on a tree * in a Conservation Area, including; lopping, topping or felling, is required to give the Council six weeks notice of their intentions in writing. This period allows the Council to inspect the tree so that it can consider if it should be the subject of Tree Preservation Order (T.P.O.). No works can be undertaken on trees which are protected by a T.P.O. until formal consent has been granted by the Council.

* For these purposes a tree must have a trunk with a diameter exceeding 75mm when measured at chest height (1.5 metres above the ground).

It is an offence to undertake works on a protected tree without prior consent which is punishable by fine.

The Council may use the powers given through the Environment Protection Act 1995 to ensure property owners maintain their trees and shrubs if they are causing an obstruction of the highway.

Appendix 3
Criteria for the Selection of Trees for Protection
By Tree Preservation Order (TPO)

The following criteria on health and amenity value will be used in the selection of trees to be protected by Tree Preservation Orders:

1. Health and Structural Condition

- Condition in relation to type, age and position (ref. BS 5837 – 1991)
- Evidence of; storm damage, root lifting, dead/diseased wood, excessive epicormic growth, weak forks etc. that would reduce selection.
- Type and position of tree is appropriate for its location.
- Reasonable life expectancy without compromising adjacent buildings or infrastructure.
- Need for corrective action to maintain the tree in a safe condition.

2. Amenity Value

a) Visual significance within the landscape.

- Visibility of the tree from surrounding public areas (or those with limited public access).
- Prominence of the tree as a local focal point or landmark.
- Popularity of the location, i.e. busy or seldom visited.
- Contribution to the local landscape character.
- Contribution as an element of a landscape feature, e.g. an Avenue.
- Contribution in screening out an unsightly/incongruous feature in the landscape.

b) Form of Tree.

- Shape and balance of tree in representing typical characteristics of species.
- Particularly unusual or distinctive characteristics of trees form.
- Extent of impact that past works or natural damage have made on the form of the tree.

c) Scarcity

- Rarity of species or particular cultivar.
- Special historical associations with site or locality.

d) Potential Future Benefit








- Value in contribution to future landscape character of area.

3. Other Factors

- e.g. contribution to the setting of an historic building.



**ASHWOOD ROAD
CONSERVATION AREA
CHARACTER APPRAISAL MAP**

-  Boundary of the Conservation Area
 -  Statutory Listed Buildings
 -  Buildings on Councils Local List
 -  Important Groups of Buildings
 -  Important Landmark
 -  Significant Groups of Trees
 -  Significant Individual Trees
- Not to Scale
- July 2002