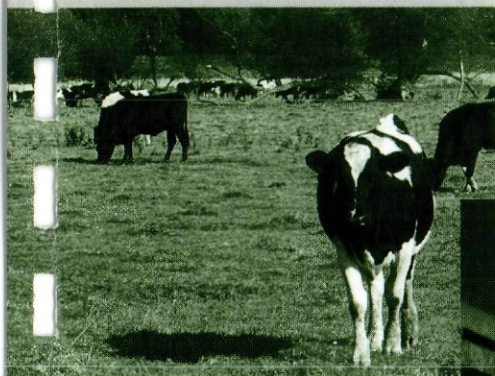


THE HERITAGE OF WOKING

An Historic Conservation Compendium
(As Amended 2000)

- Historic Buildings
- Ancient Monuments
- Conservation Areas
- Historic Gardens



PLANNING



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- Historic Buildings
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CONTENTS

Commentary	1
List of Buildings of Architectural and Historic Significance	5
Appendix 1 - Local Plan Policies 2000	22
Appendix 2 - Existing Measures to Protect Listed Buildings	25
Appendix 3 - Guidance on the Retention of Locally Listed Buildings	28
Appendix 4 - Conservation Areas in Woking	30
Appendix 5 - Additional Planning Controls in Conservation Areas	85
Appendix 6 - Ancient Monuments in Woking	89
Appendix 7 - Historic Gardens/ Landscape in Woking	95

COMMENTARY

1.0 Introduction

1.1 Woking possesses many buildings of architectural and historic interest, as well as conservation areas, forming part of its cultural heritage. Other components of this heritage include ancient monuments, sites of archaeological significance, historic gardens, and areas of historic landscape interest. All these aspects of Woking's history need appropriate protection for future generations to enjoy.

2.0 National Policy Guidance

2.1 The statutory framework for the protection of Woking's built heritage is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Ancient Monuments and Archaeological Areas Act 1979 (amended by the National Heritage Act 1983).

2.2 Central Government advice is provided by Planning Policy Guidance Note 15 "Planning and the Historic Environment" (September 1994) which has replaced (other than for certain directions and procedures) Government Circular 8/87 "Historic Buildings and Conservation Areas - Policy and Procedure".

2.3 Matters of archaeological interest are covered by Planning Policy Guidance Note 16 "Archaeology and Planning" (November 1990).

3.0 Local Policy Guidance

3.1 At the local level, policy guidance is provided by the approved Surrey Structure Plan 1994.

3.2 The Woking Borough Plan 1999 contains policies which reinforce both Central Government and Structure Plan guidance.

3.3 Supplementary Planning Guidance has been produced by Woking Borough Council, including a conservation areas leaflet, guidance on locally listed buildings, and background information in the Planning Handbook.

3.4 The Council will also be preparing guidance notes giving detailed design and conservation advice for each individual conservation area. Also a photographic record and description of all Listed Buildings and structures is held by Planning Services at the Council.

3.5 All relevant policies are listed in Appendix 1.

4.0 Buildings of Special Architectural or Historic Interest (Statutory)

4.1 The Secretary of State for the Environment, Transport and the Regions is responsible for the compilation and maintenance of the Statutory List of Buildings of special architectural or historic interest. Buildings are selected on the basis of age, particular historical/architectural character reflecting socio-economic history, association with well known local people (e.g. authors, artists, architects etc.), or possessing some group value. In terms of age, the following groups are recognised:

- all buildings before 1700 which are substantially intact;
- most buildings 1700-1840 are listed. though selection is necessary;
- between 1840-1914 only buildings of definite quality and character are listed, including the principal works of important architects;
- post 1914 buildings of high quality and distinctive or representative of past architectural styles.

4.2 The list is divided into Grade I buildings of exceptional or national interest, and Grade II* and Grade II for buildings of special interest.

4.3 Such buildings provide a sense of continuity and a link with the past; the Council will seek to conserve and enhance the fabric and setting of such buildings. Any works which materially affect a listed Building including its setting, will require Listed Building consent.

4.4 There are currently 158 Statutory Listed Buildings in the Borough 4 of which are Grade I.

4.5 The list contains a wide range of buildings and structures, including farm buildings, churches, a convent, traditional cottages, and even a mosque and signal box. Woking was last surveyed by the then Department of the Environment (DOE) in 1984, for a production of a descriptive list.

4.6 The Council will assist in the preservation of these buildings and structures, and where appropriate will provide financial assistance to the owners for sympathetic restoration or repair. Details of grants available is given in Section 6.0. The character of Listed Buildings and their contribution to the urban and rural landscape can be severely damaged by intensive alterations.

4.7 The Council will, through the exercise of its development control powers, ensure that any alteration to a Listed Building or its setting is of a high quality of design. Demolition of any Statutory Listed Building is not allowed other than in exceptional circumstances. The existing measures to protect Listed Buildings are given in Appendix 2.

5.0 Buildings of Local Architectural or Historic Interest (Non- Statutory)

5.1 In addition to the Statutory List, 330 buildings have been selected by the Council to form a 'local list', comprising residential, commercial and public buildings.

5.2 The Council will undertake periodic reviews to consider the inclusion of additional buildings on the local list when necessary. Those buildings worthy of inclusion on the local list are subdivided into two categories:

Buildings of Local Architectural or Historic Significance

5.3 Essentially, these comprise the older properties in the Borough which fall just short of the standards required for selection onto the Statutory List. The following criteria (essentially the same as for the Statutory List) have been used in their selection:

- all substantially intact buildings earlier than 1840;
- buildings between 1840-1914 of good architectural character;
- selected buildings between 1914-1939, especially those having interesting or unusual architectural detail;
- exceptional early post-war buildings may also be included.

Buildings of Townscape Merit

5.4 These are buildings of any age up to early post-war period which are representative of their architectural period, and are notable for their interesting character of distinctive location. Many of the buildings also reflect the decorative detail and workmanship commonly used in the past. The following criteria have been used for their selection:

- buildings containing unique features or having distinctive architectural character e.g. special decorative treatment of facing materials;
- buildings of distinctive architectural quality which have made interesting use of visually significant sites and form local landmarks. Such buildings may provide vistas, emphasise corner sites or provide focal points in the townscape.

5.6 Although buildings on the local list have no form of statutory protection, their status is still a relevant consideration in any planning application. However, where they are located within a conservation area, they are afforded some degree of statutory protection. The Council has also introduced Supplementary Planning Guidance to provide additional protection for buildings on the local list including the provision of repair grants to the same level as Statutory Listed Buildings (see Appendix 3).

6.0 Repair Grants

6.1 Both the Borough Council and the County Council provide discretionary grants for the repair of Statutory Listed Buildings. The Borough Council will also provide grants for buildings on the local list, to the same level as Statutory Listed Buildings.

6.2 Grants are generally available for all permanent repair works to the built fabric but not for normal maintenance such as painting. Works which normally be eligible for a grant include:

- provision and repair of d.p.c.
- brick/ masonry repairs and repointing
- replacement of roof or hanging tiles/ other facing materials
- repair/ replacement of joinery, including windows, doors, timber frames, roof and floor construction, and decorative fascias
- repair/ replacement of rainwater goods and lead flashings
- repair/ replacement of architectural metalwork
- repair/ replacement of special building features.

6.3 Details of grants may be obtained on request from the Borough Planning Officer. Appendix 2 gives details of existing measures to protect Listed Buildings.

7.0 Conservation Areas

7.1 The Council has powers to designate areas considered to have special architectural or historic interest as conservation areas. Although Woking does not possess a large number of important buildings or historic settlement patterns, particularly as much of the town did not develop until mid-Victorian times, there is nonetheless, a number of areas with distinctive character that should be retained. These areas of special character provide a framework of focal points throughout the Borough and strengthen the character of many areas. There are now 25 conservation areas including the centres of 'villages' such as Horsell, Byfleet, and Old Woking and several residential areas of distinctive character.

7.2 The designation of such areas can enhance the quality of developments within the area for the benefit of residents, visitors and local businesses.

7.3 The Council will undertake periodic reviews to consider the designation of further conservation areas. Designation of conservation areas helps to achieve the following environmental objectives:

- Control any demolition of historic or architecturally interesting properties within the area, but where possible, refurbishment rather than redevelopment of properties will be encouraged.
- Provide greater aesthetic planning control over the design of new developments, alterations and extensions within the conservation areas to enhance its character.
- Provide additional protection for trees within conservation areas not already protected by Tree Preservation orders.
- Help to upgrade the environmental quality of those conservation areas which are district or local shopping centres within the Borough.
- Provide planning justification to introduce environmental improvements and other policy and

management measures to enhance the character of these areas, such as through partnership schemes and the preparation of development control and conservation area guidelines.

- 7.4 A brief description and accompanying maps of all the conservation areas are given in Appendix 4, together with additional planning controls in Appendix 5, which are operative within such designated areas.

8.0 Ancient Monuments

- 8.1 Ancient monuments are manmade structures or earthworks of historic and architectural importance. There are 5 sites in the Borough which have been scheduled by the Secretary of State (see Appendix 6) with consequent statutory protection.
- 8.2 The main criterion for inclusion of monuments in the Schedule is that it is of national importance. Consent is required from English Heritage before any work affecting a monument can be undertaken, and the Council will assist in its protection, as well as encouraging management and interpretation for educational or recreational purposes.
- 8.3 The Borough Council is the owner of the Woking Palace Ancient Monument and is actively seeking to undertake works for the conservation and public presentation of this important historic site. English Heritage has produced a County list of Scheduled Monuments (1994) for Surrey.

9.0 Areas of Archaeological Significance

- 9.1 The Local Plan Proposals Map indicates areas of archaeological significance. Where development affecting known sites of archaeological significance is unavoidable, the Council will contact the County Council and other specialist organisations, to undertake a full archaeological evaluation of the site.

- 9.2 Where development is permitted, a developer will be expected to meet the cost of such an investigation.

10.0 Historic Gardens

- 10.1 There are 2 Gardens of Historic Interest in the Borough - see Appendix 7. These are included in the Register of Parks and Gardens of Special Historic Interest, compiled by English Heritage.
- 10.2 Although no additional planning controls apply to gardens or parks on the Register, they do receive special consideration if and when proposals in the area are contemplated.
- 10.3 A Town and Country Planning (Consultation with the Garden History Society) Direction came into effect in June 1995. This requires local planning authorities to consult the Garden History Society prior to granting of planning permission for development likely to affect such features.
- 10.4 The Council will seek to identify and to use its planning powers where possible, to protect parks, gardens and nurseries of special historic interest. Such gardens will be preserved and protected from insensitive developments and prevented from unsympathetic subdivision.

**LIST OF BUILDINGS OF ARCHITECTURAL AND HISTORIC SIGNIFICANCE
WITHIN WOKING BOROUGH**

Ward

brk	=	Brookwood
byf	=	Byfleet
golde	=	Goldsworth Park East
goldw	=	Goldsworth Park West
herm	=	Hermitage
hew	=	Horsell East & Woodham
hw	=	Horsell West
k&w	=	Kingfield & Westfield
kna	=	Knaphill
mash	=	Maybury and Sheerwater
m&s	=	Mayford & Sutton
mhe	=	Mt. Hermon East
mhw	=	Mt. Hermon West
owk	=	Old Woking
pyr	=	Pyrford
stjhh	=	St. Johns and Hook Heath
wbyf	=	West Byfleet

LBI/II = Statutory Listed Building

AH = Building of Architectural Significance

TM = Building of Townscape Merit

No.	Location (Ward)	Description	Grade
1	Anchor Hill (kna)	Royal Oak Public House.	AH
2	Ashwood Park Road (mhe)	Greystones	TM
3	Ashwood Road (mhe)	Red Tile House	TM
4	Ashwood Road (mhe)	Parkstone House	TM
5	Ashwood Road (mhe)	Garth	TM
6	Ashwood Road (mhe)	Ashwood	LBII
7	Bagshot Road (kna)	Brookwood Farm Cottage	TM
8	Barley Mow Lane (kna)	The Barley Mow	LBII
9	Barrs Lane (kna)	Nursery House	AH
10	Barrs Lane (kna)	Longcroft Cottage	LBII
11	Beacon Hill (stjhh)	The Beacon	TM
12	Berry Lane (brk)	Bridley Manor House	LBII
13	Berry Lane (brk)	The Old Kiln Barn	TM
14	Berry Lane (brk)	The Lodge (Bridley Manor)	AH
15	Berry Lane (brk)	The Old Malt House	AH
16	Berry Lane (brk)	No. 112	TM
17	Blackdown Avenue (pyr)	Westerton	AH
18	Blackhorse Road (brk)	Crackstock Farm & Barn	AH
19	Blackhorse Road (brk)	Orchard House	AH
20	Blackhorse Road (brk)	Orchard Cottage	AH
21	Blanchards Hill (m&s)	Cox's Farm House	LBII
22	Blanchards Hill (m&s)	Barn, 10yds Ne Of Cox's Farm House	LBII
23	Blanchards Hill (m&s)	South Lodge (Sutton Park)	AH
24	Blanchards Hill (m&s)	North Lodge (Sutton Park)	AH
25	Board School Road (mash)	Board School	AH
26	Boltons Lane (pyr)	Bluegate Cottage & Weem Cottage	LBII
27	Bridge Barn Lane (golde)	Bridge Barn	LBII
28	Brooklyn Road (mhw)	Greenfield School	TM

No.	Location (Ward)	Description	Grade
29	Brookwood Cemetery (brk)	American Military Chapel	LBII
30	Brookwood Cemetery (brk)	Flagpole, 60yds Se Of American Military Chapel	LBII
31	Brookwood Cemetery (brk)	Entrance Walls 160yds S Of American Military Chapel	LBII
32	Brookwood Cemetery (brk)	St. Edwards Church	AH
33	Brookwood Cemetery (brk)	Non Conformist Chapel	TM
34	Brookwood Cemetery (brk)	Mausoleum Avenue St. David	TM
35	Brookwood Cemetery (brk)	Mausoleum Avenue St. George	AH
36	Brookwood Cemetery (brk)	Commonwealth Memorial	AH
37	Brookwood Cemetery (brk)	Canada House, War Graves Commission	AH
38	Brookwood Cemetery (brk)	Masonry Works	TM
39	Brookwood Hospital (brk)	Chapel & Mortuary	AH
40	Brookwood Hospital (brk)	Main Building & Clock Tower	AH
41	Brookwood Hospital (brk)	Staff And Social Club	AH
42	Brookwood Hospital (brk)	Water Tower	AH
43	Broomcroft Drive (pyr)	Melbury House	AH
44	Bull Lane (m&s)	Nos. 1 & 2 Bull Lane Cottages <i>also hut cottage</i>	LBII
45	Bullbeggars Lane (hw)	Well Farm House	LBII
46	Bullbeggars Lane (hw)	Whopshott Farm House	LBII
47	Burdenshott Road (m&s)	White Lodge Farm	TM
48	Camphill Road (wbyf)	West Byfleet First School	TM
49	Carlton Road (hew)	Woodham House	TM
50	Cartbridge, Sutton Pk. (m&s)	Fishers Farm House	LBII*
51	Carters Lane (owk)	Woking Park Farm House	LBII
52	Carters Lane (owk)	Sewage Works Buildings	AH
53	Carters Lane (mhe)	Round Bridge Farm House	LBII
54	Carthouse Lane (kna)	Beetle Cottage	LBII
55	Castle Road (hew)	The Howdali	AH
56	Castle Road (hew)	Castle House	AH
57	Cheapside (hew)	No. 57	LBII
58	Cheapside (hew)	Pear Tree Cottage	AH

No.	Location (Ward)	Description	Grade
59	Chertsey Road (golde)	No.1 (Former Barclays Bank)	TM
60	Chertsey Road (golde)	No.3 (Helping Hand)	AH
61	Chertsey Road (golde)	No.5 (W. Davies & Son)	AH
62	Chertsey Road (golde)	Nos. 6-10 (Nationwide-Supasnaps)	TM
63	Chertsey Road (golde)	No.12 (Old Stillage Public House)	TM
64	Chertsey Road (golde)	Nos. 20-24 (Spastics Society-Pizzamore)	AH
65	Chertsey Road (golde)	Nos. 23-33 (Ryman - Le Salon)	TM
66	Chertsey Road (golde)	No. 24b (Currys)	TM
67	Chertsey Road (golde)	No. 35-41	TM
68	Chobham Road (golde)	Nos 1-3 (H.Samuel-Sovereign Travel)	AH
69	Chobham Road (golde)	Nos. 5-10 (Birthday Company-Trumps)	AH
70	Chobham Road (golde)	The Red House Public House	TM
71	Chobham Road (hw)	Crofters Cottage & The White Cottage	TM
72	Chobham Road (hw)	The Wheatsheaf Public House	TM
73	Chobham Road (hw)	Broomhall Lodge	TM
74	Chobham Road (kna)	Stillwell Cottage	LBII
75	Chobham Road (kna)	Lipscombe Farm	TM
76	Chobham Road (kna)	Holy Trinity Church	AH
77	Chobham Road (kna)	Church Hall	TM
78	Chobham Road (kna)	Hill Place	AH
79	Church Hill (hw)	Church Of St. Mary The Virgin	LBII*
80	Church Hill (hw)	Roake Tomb 1 Yard North Of North Wall Of St. Mary's Church	LBII
81	Church Hill (hw)	Roake Tomb 2ft South Of South Aisle Of St. Mary's Church	LBII
82	Church Hill (hw)	Moorhatch	TM
83	Church Hill (hw)	The Cottage	AH
84	Church Hill (hw)	Bowness	AH
85	Church Hill (hw)	Horsell Church Of England School	TM
86	Church Hill (hw)	The Vicarage	AH
87	Church Hill (hw)	Kalmia	AH
88	Church Hill (pyr)	Church Of St. Nicholas	LBI
89	Church Hill (pyr)	Church Farm House	LBII
90	Church Hill (pyr)	Barn to NW of Church Farm House	LBII
91	Church Hill (pyr)	Lady Place Cottage	LBII
92	Church Hill (pyr)	Stone Farm House	LBII
93	Church Hill (pyr)	The Vicarage	TM
94	Church Hill (pyr)	Nos. 1 & 2 Lady Place Farm Cottages	AH

No.	Location (Ward)	Description	Grade
95	Church Road (byf)	Church Of St. Mary The Virgin	LBI
96	Church Road (byf)	The White House	LBII
97	Church Road (byf)	No.26 (Quince Cottage)	LBII
98	Church Road (byf)	Shrapnell Tomb, 20yds North West Of Church Of St. Mary The Virgin	LBII
99	Church Road (byf)	Cooper Tomb, 20 Yds West Of St. Mary The Virgin	LBII
100	Church Road (hw)	The Gables	TM
101	Church Road (stjhh)	St. John The Baptist Church	AH
102	Church Street (owk)	Church Of St. Peter	LBI
103	Church Street (owk)	The Old Vicarage	LBII
104	Church Street (owk)	Vincent Tomb, 1yd South East Of South Chapel Of Church Of St. Peter	LBII
105	Church Street (owk)	Hunt Tomb, 10yds NE Of Chancel Of Church Of St. Peter	LBII
106	Church Street (owk)	Weylea	LBII
107	Church Street (owk)	Church Cottages	LBII
108	Church Street (owk)	Wey Cottage And Lea Cottage	LBII
109	Church Street West (golde)	Christ Church	LBII
110	Cleardown, The Hockering (mhe)	Red Gables	AH
111	Cleardown, The Hockering (mhe)	Weterton	TM
112	Cleardown, The Hockering (mhe)	Fairhill	AH
113	Claremont Avenue (mhw)	No. 4	TM
114	Clifton Way (goldw)	Long Lane Cottage	LBII
115	Clodhouse Hill (brk)	Pinehurst	AH
116	Coldharbour Road (wbyf)	Treyford	TM
117	Coldharbour Road (pyr)	Cold Arbour	AH
118	College Lane (stjhh)	The Old Cottage	AH
119	Comeragh Close, Hook Heath (stjhh)	Comeragh Court	TM
120	Comeragh Close, Hook Heath (stjhh)	Comeragh Lodge	TM
121	Commercial Way (golde)	No.40-42 (Halifax Building Society)	TM
122	Commercial Way (golde)	No.46 (Methvens Book Shop)	TM

No.	Location (Ward)	Description	Grade
123	Connaught Road (brk)	Brookwood Station	AH
124	Connaught Road (brk)	The Brookwood Public House	TM
125	Connaught Road (brk)	No.133	AH
126	Daneshill, The Hockering (mhe)	Storrs Hill	TM
127	Daneshill, The Hockering (mhe)	Trevano House	TM
128	Daneshill, The Hockering (mhe)	Greenways	LBII
129	Daneshill, The Hockering (mhe)	Knutsford	TM
130	Daneshill, The Hockering (mhe)	Arnadeen	AH
131	Dartnell Park Road (wbyf)	No.23 (Weyn)	AH
132	Dartnell Park Road (wbyf)	No.24 (Wykham Hatch)	AH
133	Dartnell Park Road (wbyf)	No. 10 (The White House)	AH
134	Ellis Farm Close (m&s)	Ellis Farm House	LBII
135	Elmstead Road (wbyf)	Elmwood	AH
136	Elmstead Road (wbyf)	Mutiara	AH
137	Engliff Lane (pyr)	Former Pyrford First School	TM
138	Farmhouse Close (pyr)	Norfolk Farm	TM
139	Fernhill, Hook Heath (stjhh)	Bramble Cottage	AH
140	Firbank Lane (stjhh)	Janoway	AH
141	Forest Close (pyr)	Malmo	TM
142	Forest Road (pyr)	The Thatchers	AH
143	Foxes Path, Sutton Green (m&s)	September and April Cottages (nos. 3 & 4)	LBII
144	Foxes Path, Sutton Green (m&s)	Sutton Green House (no.7)	LBII
145	Foxes Path, Sutton Green (m&s)	Rose Cottage	AH
146	Friars Rise (mhe)	Nos.1-3 (Tarrant House)	AH
147	Frog Lane (m&s)	Frog Lane Farm House	LBII
148	Goldsworth Road (golde)	Nos. 65-77	TM
149	Golf Club Road, Hook Heath (stjhh)	Links House	TM
150	Golf Club Road, Hook Heath (stjhh)	Home Green & Framley Court	AH
151	Goose Lane (stjhh)	Dunmore Nursery House	LBII
152	Goose Lane (stjhh)	Crosswell Cottage	AH

No.	Location (Ward)	Description	Grade
153	Guildford Road (m&s)	Bridge Cottage & Gabriel Cottage	LBII
154	Guildford Road (m&s)	Havering Farm House	LBII
155	Guildford Road (m&s)	The Old Cottage	LBII
156	Guildford Road (m&s)	Hunts Farm House	LBII
157	Guildford Road (m&s)	Barn 15yds South Of Hunts Farm House	LBII
158	Guildford Road (m&s)	Beechill/Treave/Easthouse/Westhouse	AH
159	Guildford Road (m&s)	Friars	AH
160	Guildford Road (m&s)	The Bird In Hand Public House	TM
161	Guildford Road (m&s)	Mayford Lodge	TM
162	Guildford Road (m&s)	The Shooting Lodge	TM
163	Guildford Road (m&s)	Cross Lanes Farm House & April Cottage	LBII
164	Guildford Road (m&s)	Nos 1-11 (Shopping Parade)	TM
165	Guildford Road (m&s)	The Retreat	TM
166	Guildford Road (m&s)	The Sovereigns Public House	AH
167	Guildford Road (m&s)	The Cotteridge Hotel	TM
168	Heathfield Road (mhe)	Normanhurst	TM
169	Heath House Road (brk)	Green Acre	TM
170	Heath House Road (brk)	Heath House	AH
171	Heath House Road (brk)	Worplesdon Golf Club House	AH
172	Heathside Crescent (mhe)	Brackenhill	TM
173	Heathside Crescent (mhe)	Bothy (Brackenhill)	TM
174	Heathside Park Road (mhe)	Heath House	TM
175	Heathside Road (mhe)	No. 41 (Ormondhurst)	TM
176	Heathside Road (mhe)	No.29	TM
177	Heathside Road (mhe)	Former Christian Science Church	TM
178	Heathside Road (mhe)	No. 9	TM
179	Hermitage Road (stjhh)	Woking Crematorium Chapel	LBII
180	Hermitage Road (stjhh)	Crematory & Columbarium Of Woking Crem.	LBII
181	Hermitage Road (stjhh)	Entrance Lodge, Woking Crematorium	AH
182	Highfield Road (wbyf)	Blackthorn Cottage	AH
183	Highlands Lane, Westfield (k&w)	Walnut Tree Cottage	LBII

No.	Location (Ward)	Description	Grade
184	High Road (byf)	The Clock House	LBII
185	High Road (byf)	No.1 (Arden House)	AH
186	High Road (byf)	No. 3 (Arden Cottage)	AH
187	High Road (byf)	Blue Anchor	TM
188	High Road (byf)	No. 50 (Boutell's)	TM
189	High Road (byf)	No.26 (Derisleys)	TM
190	High Road (byf)	Fire Station	AH
191	High Road (byf)	No. 15 (Lloyds Bank)	AH
192	High Road (byf)	No. 6 (Oak Tree Cottage)	AH
193	High Road (byf)	Plough Public House	TM
194	High Road (byf)	Village Hall	TM
195	High Street (hw)	No. 5 (Birch Cottage)	LBII
196	High Street (hw)	Esgairs	LBII
197	High Street (hw)	No. 4 (Birch Farm House)	LBII
198	High Street (hw)	Nos. 71-73	TM
199	High Street (hw)	No. 100 (Bensteads Garage)	AH
200	High Street (hw)	No. 119	AH
201	High Street (hw)	No. 121 (The Red Lion Public House)	TM
202	High Street (hw)	The Parish Hall	TM
203	High Street (kna)	The Anchor Public House	TM
204	High Street (kna)	Tabell Hurst	TM
205	High Street (kna)	Nos. 67,69,71,73 & 75	TM
206	High Street (kna)	No. 93	AH
207	High Street (owk)	No. 29 (The Old Cottage)	LBII
208	High Street (owk)	No. 61 (Hale Lodge)	LBII
209	High Street (owk)	No. 34	LBII
210	High Street (owk)	Nos. 80 & 82	LBII
211	High Street (owk)	Nos. 84, 86 & 88	LBII
212	High Street (owk)	No. 102 (Rose Cottage)	LBII
213	High Street (owk)	No. 159 (The Old Manor House)	LBII*
214	High Street (owk)	The Grange	LBII
215	High Street (owk)	Shackleford House	AH
216	High Street (owk)	Unwins Printing Works	TM
217	High Street (owk)	Old Brew House	AH
218	High Street (owk)	London House Post Office	TM
219	High Street (owk)	The White Hart Public House	TM
220	High Street (owk)	Poundfield Cottages	TM
221	High Street (owk)	The Queens Head Public House	TM
222	High Street (owk)	The Crown & Anchor Public House	TM
223	High Street, Kingfield (k&w)	No. 12	LBII

No.	Location (Ward)	Description	Grade
224	High Street (golde)	No.1 (National Westminster Bank)	AH
225	High Street (golde)	Nos. 2-4 (Lambeth Building Society & Vacant - Formerly Abbey National)	AH
226	Hockering Road The Hockering (mhe)	Little Hatch	TM
227	Hockering Road The Hockering (mhe)	Round Hill Lodge	TM
228	Hockering Road The Hockering (mhe)	The Wyke	TM
229	Hockering Road The Hockering (mhe)	Greywell House	TM
230	Hockering Road The Hockering (mhe)	Danes House	AH
231	Hockering Road The Hockering (mhe)	Eastgate House	AH
232	Hockering Road The Hockering (mhe)	Knowl Rise	AH
233	Holly Bank Road, Hook Heath (stjhh)	Kineton	TM
234	Holly Bank Road, Hook Heath (stjhh)	Hilltop & Hook Hill	TM
235	Holly Bank Road, Hook Heath (stjhh)	Manydown	AH
236	Holly Bank Road, Hook Heath (stjhh)	White Pillars/ Nevina	AH
237	Hollybank Road (pyr)	The Thatched House	AH
238	Holyoake Crescent (hw)	Nos. 2-4	TM
239	Hook Heath Ave, Hook Heath (stjhh)	Whins	AH
240	Hook Heath Gardens (stjhh)	Little Wissett/ East Wissett	AH
241	Hook Hill Lane, Hook Heath (stjhh)	Sunhill House	LBII

No.	Location (Ward)	Description	Grade
242	Hook Heath Rd (stjhh)	Indosuez Bank Training Centre	LBII
243	Hook Heath Rd (stjhh)	Fishers Hill House (Includes Flats 1&2)	LBII
244	Hook Heath Rd (stjhh)	Cotteridge	TM
245	Hook Heath Rd (stjhh)	Brockhurst & Whinfield	TM
246	Hook Heath Rd (stjhh)	Greywalls	TM
247	Hook Heath Rd (stjhh)	Brackenbrae & Gorse Cottage	TM
248	Hook Heath Rd (stjhh)	Green Bank & Al Fulk	TM
249	Hook Heath Rd (stjhh)	High Housen	AH
250	Hook Heath Rd (stjhh)	Woodside Lodge & Woodside	TM
251	Hook Heath Rd (stjhh)	Holford & Newlands View	TM
252	Hook Heath Rd (stjhh)	Hembury Knoll	TM
253	Hook Heath Rd (stjhh)	Lansbery	TM
254	Hook Heath Rd (stjhh)	Bretanby	TM
255	Hook Heath Rd (stjhh)	Ravensbourne	AH
256	Hook Heath Rd (stjhh)	Glenbright House	AH
257	Horsell Birch (hw)	Birch House	LBII
258	Horsell Birch (hw)	Elm Cottage & Ivy Cottage	LBII
259	Horsell Birch (hw)	The Cricketers Public House	LBII
260	Horsell Birch (hw)	Court Cottage	TM
261	Horsell Common (hew)	Walls, Corner Pavilion & Entrance Gate & Gate Piers To Moslem Burial Ground	LBII
262	Horsell Common (hew)	Scotchers Farm House	LBII
263	Horsell Common (hew)	Barn 15yds South Of Scotchers Farm House	LBII
264	Jackmans Lane (stjhh)	Tallis	TM
265	Kettlewell Close (hew)	The Old Barn	AH
266	Kettlewell Hill (hew)	Nos. 1,2 & 3 Horsell Grange	LBII
267	Kettlewell Hill (hew)	Kettlewell	TM
268	Kettlewell Hill (hew)	Horsell Lodge	AH
269	Kingfield Close (k&w)	Fairview	TM
270	Kingfield Road (k&w)	Elmbridge Cottage	LBII
271	Kingfield Road (k&w)	Kingfield Arms Public House	AH
272	Kingfield Road (k&w)	Kingfield Cottage	TM
273	Knowl Hill, The Hockering (mhe)	Glenhurst Lodge	AH
274	Knowl Hill, The Hockering (mhe)	Manor Heath	AH
275	Langmans Lane (gpk)	Langmans	LBII

No.	Location (Ward)	Description	Grade
276	Lavender Park Road (wbyf)	Westbury Hse/Two ways/Farthing Hse/West Hse.	TM
277	Limecroft Road (kna)	Haven House	TM
278	Littlewick Road (kna)	Whitfield Court	LBII*
279	Littlewick Road (kna)	Barn 50 Yds West Of Whitfield Court	LBII
280	Littlewick Road (kna)	Bluegates	LBII
281	Littlewick Road (kna)	Inwoods	LBII
282	Loop Road, Kingfield (k&w)	Nos. 4-10	TM
283	Madeira Road (wbyf)	Westerhouse & Woodcombe	TM
284	Maybury Hill (mhe)	Former St. Peter's Convent	LBII
285	Maybury Hill (mhe)	Chapel Of Former St. Peter's Convent	LBII*
286	Maybury Hill (mhe)	The Maybury Inn	TM
287	Maybury Hill (mhe)	The Lodge (St. Peters)	TM
288	Maybury Hill (mhe)	Smiles Home	TM
289	Maybury Road (mash)	Nos. 56 (Shorrocks Guards)	TM
290	Maybury Road (mash)	Woking Ford	AH
291	Mayford Green (m&s)	Chinthurst/ Bush Cottage	TM
292	Mile Path, Hook Heath (stjhh)	Mile Path House	AH
293	Mill Lane (byf)	Watermill, 10yds From The Mill House	LBII*
294	Mill Lane (byf)	The Mill House	LBII
295	Mill Lane (byf)	Manor House And Manorside West	LBII
296	Mill Lane (byf)	Entrance Walls And Gate Piers To Manor House	LBII
297	Moor Lane, Westfield (k&w)	Moor Lane Farm House	LBII
298	Moor Lane, Westfield (k&w)	Barn 15 Yds West Of Moor Lane Farm House	LBII
299	New Lane, Westfield (k&w)	Lee Place (Formerly Whitehouse Farm House)	LBII
300	New Lane, Westfield (k&w)	Barn 20yds South Of Lee Place	LBII

No.	Location (Ward)	Description	Grade
301	Oakcroft Road (pyr)	Holly Lodge	TM
302	Oakcroft Road (pyr)	Lee Place	TM
303	Oakcroft Road (pyr)	Rothbury East	TM
304	Oakcroft Road (pyr)	The Wickham	TM
305	Oakcroft Road (pyr)	Pyrford End	TM
306	Old Avenue (wbyf)	Oldway	AH
307	Old Avenue (wbyf)	St. Normans	TM
308	Old Avenue (wbyf)	Squerryes	TM
309	Old Avenue (wbyf)	The Thatched Cottage	AH
310	Old Avenue (wbyf)	The Pantiles	TM
311	Old Avenue (wbyf)	Trevarrick	TM
312	Old Avenue (wbyf)	Dormer House	AH
313	Old Avenue (wbyf)	Graycourt	AH
314	Old Avenue (wbyf)	The White Cottage	TM
315	Old Avenue (wbyf)	Hammonds	TM
316	Old Avenue (wbyf)	Firking	TM
317.	Old Malt Way (hw)	Old Malt Farm	AH
318	Old Woking Road (owk)	No. 173 (Littlecourt)	LBII*
319	Old Woking Road (owk)	The Lodge Cottage, 15 Yds From Littlecourt	LBII
320	Old Woking Road (owk)	Hoe Place	LBII*
321	Old Woking Road (owk)	Chapel 100yds North West Of Hoe Place	LBII
322	Old Woking Road (owk)	Barn 50yds East Of Hoe Bridge House	LBII
323	Old Woking Road (owk)	Nos. 197 & 199 (Round Hill Cottage)	LBII
324	Old Woking Road (owk)	No.215 (The Old House Cottage & House)	LBII
325	Old Woking Road (owk)	No. 198 (Bourdon Lacey)	TM
326	Old Woking Road (owk)	No. 195 (Roundhill House)	TM
327	Old Woking Road (owk)	The Lodge (Hoebridge School)	TM
328	Old Woking Road (owk)	Hoebridge Farm	TM
329	Old Woking Road (wbyf)	Nos. 1-3 Byfleet Corner	TM
330	Old Woking Road (wbyf)	Nos. 13-19 Byfleet Corner	AH
331	Old Woking Road (wbyf)	No. 23 Rosemount Parade	TM
332	Old Woking Road (wbyf)	Nos. 29-75 Rosemount Parade	TM
333	Old Woking Road (wbyf)	Marist School	TM
334	Old Woking Road (wbyf)	Woodlands	TM
335	Old Woking Road (wbyf)	No. 88	TM
336	Old Woking Road (wbyf)	No. 89	TM
337	Old Woking Road (wbyf)	No. 105	TM
338	Old Woking Road (wbyf)	Westby Lodge	TM
339	Old Woking Road (wbyf)	Cherries	TM

No.	Location (Ward)	Description	Grade
340	Oriental Road (mhe)	Shah Jehan Mosque	LBII*
341	Oriental Road (mhe)	Shah Jehan Mosque Entrance Walls	LBII
342	Oriental Road (mhe)	No.149 (Salar Jung Memorial House)	AH
343	Park Road (mhe)	No.29 (Ramwick Cottage)	LBII
344	Park Road (mhe)	No.46 (The Old Cottage)	LBII
345	Park Road (mhe)	No.63	TM
346	Park Road (mhe)	Downside	TM
347	Park Road (mhe)	Bellgawn	TM
349	Parvis Road (wbyf)	Church of St.John the Baptist	LBII
350	Parvis Road (wbyf)	No.32	AH
351	Parvis Road (wbyf)	No.15 (Lodge)	AH
352	Parvis Road (wbyf)	No.17 (Lodge)	TM
353	Parvis Road (wbyf)	West Hall	AH
354	Parvis Road (wbyf)	The Cottage	AH
355	Parvis Road (wbyf)	Broadoaks	LBII
356	Parvis Road (wbyf)	Broadoaks Model Dairy	LBII
357	Pembroke Road (mhe)	Hurst Cottage	TM
358	Pine Wood, Hook Heath (stjhh)	Drummond House	TM
359	Pond Road, Hook Heath (stjhh)	Danes Lodge & Danes Court	AH
360	Pond Road, Hook Heath (stjhh)	Keighley Lodge & Crossways	TM
361	Pond Road, Hook Heath (stjhh)	Rathad Thisuinn (Crossways Cottage)	TM
362	Pond Road, Hook Heath (stjhh)	Barry Lodge	TM
363	Pond Road, Hook Heath (stjhh)	Tamerton House	TM
364	Pond Road, Hook Heath (stjhh)	Club House	TM
366	Prey Heath Road (m&s)	Worplesdon Station	AH
367	Prey Heath Road (m&s)	The Thatched Cottage	AH
368	Pyle Hill (m&s)	Wingstone	LBII
369	Pyle Hill (m&s)	Littlewood Cottage	LBII
370	Pyle Hill (m&s)	Ridge House	TM
371	Pyrford Green (pyr)	Green Farm	TM

No.	Location (Ward)	Description	Grade
372	Pyrford Road (pyr)	Barn 90yds South Of Lees Farm House	LBII
373	Pyrford Road (pyr)	The Old House	LBII
374	Pyrford Road (pyr)	Grove Cottage	LBII
375	Pyrford Road (pyr)	Henry VII Cottage & East Cottage	LBII
376	Pyrford Road (pyr)	Glebe Cottage	LBII
377	Pyrford Road (pyr)	Garden House 100 Yds SE Of Pyrford Place	LBII
378	Pyrford Road (pyr)	Abbey Cottage	LBII
379	Pyrford Road (pyr)	Nos. 1-7 Providence Place	AH
380	Pyrford Road (pyr)	Thorley Cottage	AH
381	Pyrford Road (pyr)	Lees Cottages (1-3)	TM
382	Pyrford Road (pyr)	Rosebrier	TM
383	Pyrford Road (pyr)	Elm Cottage	TM
384	Pyrford Road (pyr)	Toss & Hawthorn Cottage	AH
385	Pyrford Road (pyr)	Pendennis	TM
386	Pyrford Common Road (pyr)	Pyrford Court	LBII
387	Pyrford Common Road (pyr)	Stable Block 150yds NE Of Pyrford Court	LBII
388	Raglan Road (kna)	Nos. 31-105 Seymour Court	TM
389	Rectory Lane (byf)	No. 18 (Hoodsfield)	LBII
390	Ridgeway (hw)	1&2 Horsell Dene	AH
391	Ridgeway (hw)	Lyndhurst Lodge/ Redwoods	AH
392	Ridgeway (hw)	Throwleigh Lodge	AH
393	Ridgeway (hw)	Music Water/ Little Upton	AH
394	Robin Hood Lane, Westfield (k&w)	Lower Westfield Farm House	LBII
395	Robin Hood Road (kna)	No. 160 (Nuthurst)	LBII
396	Robin Hood Road (kna)	Brookwood Farm House	LBII
397	Robin Hood Road (kna)	Robin Hood Inn	TM
398	Robin Hood Road (kna)	No. 1 (Daphne Cottage)	TM
399	Runtley Wood Lane (m&s)	Runtley Wood Farm House	LBII
400	Runtley Wood Lane (m&s)	Quaves Hatch	LBII
401	Runtley Wood Lane (m&s)	The Old Post Office	LBII
402	Runtley Wood Lane (m&s)	Nos. 3&4 (September & April Cottages)	LBII
403	Runtley Wood Lane (m&s)	No. 7 (Sutton Green House)	LBII
404	Runtley Wood Lane (m&s)	Warehams Farm	AH
405	St.Johns Hill Rise(stjhh)	The Hangers	TM

No.	Location (Ward)	Description	Grade
406	St. Johns Road (stjhh)	No. 174 (Cripplegate Cottage)	LBII
407	St. Johns Road (stjhh)	No. 1 (Soons)	TM
408	St. Johns Road (stjhh)	Woodend Bridge	TM
409	St. Johns Road (stjhh)	Rowbarge Public House	AH
410	St. Johns Road (stjhh)	St. James House	TM
411	St. Johns Hill Road (stjhh)	St. Johns Lodge	TM
412	St. Johns Hill Road (stjhh)	St. Johns Hill House	TM
413	St. Johns Hill Road (stjhh)	Deerstead House	TM
414	St. Johns Hill Road (stjhh)	Deerstead Cottage	AH
415	Saunders Lane (stjhh)	Little Gorsewood	LBII
416	Saunders Lane (stjhh)	Fishers Hill Cottage	LBII
417	Saunders Lane (stjhh)	Saracens & West Saracens	TM
418	Saunders Lane (stjhh)	Lodge Cottage	TM
419	Saunders Lane (stjhh)	Nos. 239-251	TM
420	Sheets Heath (brk)	Bracken Lodge	AH
421	Sheets Heath (brk)	Sheets Heath	AH
422	Sheerwater Avenue (wbyf)	Norfolk Farm Cottage	TM
423	Sheerwater Road (hew)	Sheerwater House	TM
424	Smarts Heath Lane (m&s)	Kemisford Bridge	TM
425	Smarts Heath Lane (m&s)	Kemisford Cottages	AH
426	Smarts Heath Road (stjhh)	No. 24 (Broom Cottage)	LBII
427	Smarts Heath Road (stjhh)	No. 30 (Ivy Cottage)	LBII
428	Smarts Heath Road (m&s)	Mayford Centre & Nos. 1-4	AH
429	Smarts Heath Road (brk)	Crastock Manor	LBII
430	Station Approach (wbyf)	Nos. 15-20	AH
431	Station Approach (wbyf)	Nos. 20-39	AH
432	Station Approach (mhw)	Woking Police Station (Old Grammar School)	TM
433	Stockers Lane, Kingfield (k&w)	No. 6 (Laurel Cottage)	LBII
434	Stockers Lane, Kingfield (k&w)	Howards Farm House	LBII
435	Sun Hill, Hook Heath (stj)	Little Frankley	TM
436	Sun Hill, Hook Heath (stj)	South Hill	TM
437	Sun Hill, Hook Heath (stj)	Hook Hill Cottage	AH

No.	Location (Ward)	Description	Grade
438	Sutton Green Road (m&s)	The Fox & Hounds Public House	TM
439	Sutton Park (m&s)	Oak House	LBII
440	Sutton Park (m&s)	Lady Grove Farmhouse	LBII
441	Sutton Park (m&s)	Church Of St. Edward The Confessor	LBII
442	Sutton Park (m&s)	Vine Cottage	LBII
443	Sutton Park (m&s)	The Manor House	LBII
444	Sutton Park (m&s)	Sutton Place & Court Yard	LBI
445	Sutton Park (m&s)	Garden Walls & Pavilion To W Of Sutton Place	LBII
446	Sutton Park (m&s)	Stable Block 10yds West Of Sutton Place	LBII
447	The Fairway, Bagshot Rd (brk)	Woodlands	AH
448	The Ridge (mhe)	Maybury House	AH
449	The Ridge (mhe)	Maybury Knowle	TM
450	Thorley Close (pyr)	Cherry Trees	AH
451	Vicarage Road, Westfield (k&w)	No. 17 (The Old Oak Cottage)	LBII
452	Victoria Road (kna)	Wellington Terrace	TM
453	Waldens Park Road (hw)	Nos. 7 & 9	TM
454	Waldens Park Road (hw)	Nos. 26 & 28	TM
455	Waldens Park Road (hw)	Nos. 29 & 31	TM
456	Waldens Park Road (hw)	Nos. 33 & 35	TM
457	Warren Lane (pyr)	Whealers Farm House	LBII
458	Warren Lane (pyr)	Barn 5yds West Of Wheelers Farm House	LBII
459	Weir Lane (byf)	Bluegate Cottage	AH
460	Westfield Common (k&w)	The Old Cricketers & Cricketers Cottage	LBII
461	Westfield Road (k&w)	Westfield House	TM
462	Westfield Road (k&w)	St. Mark's Church	AH
463	Westfield Road (k&w)	Westfield Cottage	AH
464	West Hill Road (mhw)	Nether Green	TM

No.	Location (Ward)	Description	Grade
465	White Rose Lane (mhe)	White Rose Farm House	LBII
466	White Rose Lane (mhe)	Barn 3yds East Of White Rose Farm House	LBII
467	White Rose Lane (mhe)	Granary, 15yds East Of White Rose Farm House	LBII
468	White Rose Lane (mhe)	The Chalfonts	TM
469	Whitmoor Lane (m&s)	Whitmoor Hse. With The Cottage & Leifs Hse.	LBII
470	Whitmoor Lane (m&s)	Granary 15yds To South West Of Whitmoor Hse.	LBII
471	Whitmoor Lane (m&s)	The Old Cottage	LBII
472	Whitmoor Lane (m&s)	Whitmoor Farm	AH
473	Whitmoor Lane (m&s)	Whitmoor Farmhouse	TM
474	Wilson Way (hw)	St.Andrews Prep.School Building	AH
475	Woking Station (golde)	Woking Signal Box	LBII
476	Woodham Lane (hew)	Church Of All Saints	LBII
477	Woodham Lane (hew)	Apart House/East Croyland And Brechin House	TM
478	Woodham Lane (hew)	The Dutch	TM
479	Woodham Lane (hew)	Woodhambury & Woodbarrow	AH
480	Woodham Lane (hew)	Blandings	AH
481	Woodham Lane (hew)	Woodlands	AH
482	Woodlands Road (wbyf)	Darenth	TM
483	Wych Hill (stj)	The Star Public House	TM
484	Wych Hill (stj)	Aberdeen House	TM
485	Wych Hill (stj)	Burbank	TM
486	Wych Hill Lane (stj)	The Beeches	TM
487	Yarrowfield (m&s)	Yarrowfield	AH
488	Yarrowfield (m&s)	Little Yarrowfield	AH
489	York Road (mhw)	Church Of St. Mary Of Bethany	LBII
490	York Road (mhw)	Railway Electrical Control Room	LBII
491	York Road (mhw)	No. 16	TM

APPENDIX 1

WOKING BOROUGH LOCAL PLAN 1999 POLICIES

WOKING BOROUGH LOCAL PLAN 1999 POLICIES

POLICY BE8 - CONSERVATION AREA DESIGNATION AND ENHANCEMENT

The Council will prepare proposals for the enhancement of the Borough's conservation areas. The Council will periodically review the boundaries of conservation areas and designate new conservation areas as appropriate.

POLICY BE9 - GENERAL POLICY ON CONSERVATION AREAS

The Council will seek to preserve and enhance the character of the Borough's conservation areas shown on the Proposals Map. To this end it will:

- i. Not normally permit the demolition of buildings and local features of character and interest.
- ii. Require proposals within or clearly visible from, a conservation area, to be of a high *standard of design, harmonising with, or where appropriate, enhancing existing development in the conservation area, having regard to height, form, massing, scale, detail, and materials:*
- iii. Expect new development to respect the historic street pattern of the area;
- iv. In those conservation areas where traditional shopfronts are important, require new shopfronts to be of a traditional format and to reflect the character of the building;
- v. Encourage the use of sympathetically designed and located street furniture, lighting and paving;
- vi. Consider issuing an Article 4(2) direction removing development rights.

POLICY BE10 - DEMOLITION OF LISTED BUILDINGS

The demolition of Listed Buildings will only be permitted in the following exceptional circumstances, where the Council is satisfied that:

- i. All reasonable efforts have been made to secure preservation;
- ii. Redevelopment would produce substantial community benefits which would decisively outweigh the loss resulting from demolition.

POLICY BE11 - ALTERATIONS AND ADDITIONS TO LISTED BUILDINGS

Proposals for alterations and additions to the internal or external fabric of Listed Buildings will normally only be permitted where:

- i. The proposal would not detract from the character or setting of the building; and
- ii. The proposal would respect the scale, form, materials, colour, elevation detail, and other significant features of the building concerned.

Proposals should be supported by sufficiently detailed plans to enable full assessment of the proposal.

POLICY BE12 - THE SETTING OF LISTED BUILDINGS

Development will not normally be permitted which would adversely affect the setting of a Listed Building by reason of its design, form, height, proximity to the building, or impact on significant views of the building.

POLICY BE13 - CHANGE OF USE OF LISTED BUILDINGS

Where the Council is satisfied that the preservation of a Listed Building cannot be sustained by its existing use it will consider the relaxation of normal planning standards and/or policies to permit alternative uses provided:

- i. There would be no harm to the character or setting of the building; and
- ii. There would be no damage to important internal or external historic features; and
- iii. The proposed use would not give rise to the loss or amenity to nearby uses.

POLICY BE14 - LOCALLY LISTED BUILDINGS

The Council will seek the preservation and refurbishment of buildings and their setting which appear on the Local List and resist their demolition, especially in conservation areas.

In appropriate cases the relaxation of policies controlling change of use may be considered to secure the retention of a building.

POLICY BE15 - ANCIENT MONUMENTS

Development will not normally be permitted which would adversely affect a Scheduled Ancient Monument and/ or its setting. Ancient Monuments are shown on the Proposals Map.

Opportunities will be taken to conserve Ancient Monuments and their settings.

BE16 - SITES OF HIGH ARCHAEOLOGICAL POTENTIAL

Development will not normally be permitted on sites, or in areas, of High Archaeological Potential, as shown on the Proposals Map, unless the following criteria are complied with;

- i. A developer will be required to commission an archaeological assessment and where necessary, evaluation of the site so that sufficient information is available for the determination of the planning application;
- ii. Priority will be given to the preservation of remains *in situ*. Where the Council is satisfied that this is not justified, a developer will be required to make suitable arrangements for a full archaeological investigation of the site and record of the remains prior to development.

On all development sites of over 0.4 hectares (1 acre) an archaeological evaluation and investigation in accordance with criteria (i) and (ii) will be necessary, if in the opinion of the County Archaeologist, an archaeological assessment demonstrates that the site has archaeological potential.

POLICY BE17 - HISTORIC PARKS AND GARDENS

Development will not normally be permitted which would have an adverse affect on the character and setting of parks, gardens and nurseries of historic interest in the Borough. Where appropriate, encouragement will be given to their sensitive restoration.

APPENDIX 2

EXISTING MEASURES TO PROTECT LISTED BUILDINGS

EXISTING MEASURES TO PROTECT LISTED BUILDINGS.

All Statutory Listed Buildings are protected by the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act confers certain powers on both the Local Authority and the Secretary of State to protect the historic fabric of Listed Buildings and their settings. In particular, these powers control any works of demolition, alteration or extension of a Listed Building for which Listed Building Consent is required (This is usually in addition to normal planning consent). Planning Policy Guidance Note 15 further explains the role played by the planning system in the protection of these buildings.

Although there is no specific duty set out in the Act for owners to keep their buildings in a good state of repair, local authorities have the following powers to take action where an historic building has deteriorated to the extent that its preservation is at risk:

- Urgent Works

Section 54 of the Act enables a local authority to carry out urgent works for the preservation of Listed Buildings in their area after first giving notice to the owner. These powers can only be used in respect of an unoccupied building or the unused part of a partly occupied building. Urgent works must be restricted to emergency repairs to keep a building 'wind and weatherproof' and 'safe from collapse', or action to prevent 'vandalism or theft'.

The reasonable cost of these works may be recovered from the owners although their financial circumstances should be taken into account.

- Repairs Notice

Section 48 of the Act enables a local authority to serve notice on an owner of a Listed Building which is not being properly preserved. The notice must specify the works which the local authority considers reasonably necessary for the proper preservation of the building. These powers

are not confined to urgent works or to unoccupied buildings, however, the works must be reasonably necessary for the preservation of the building rather than its restoration.

- Compulsory Purchase

If at least two months have elapsed following the service of a 'Repairs Notice' under Section 48 above, and it is clearly evident that steps have not been taken to preserve the Listed Building, the local authority may begin compulsory purchase proceedings based on the current market value. The Compulsory Purchase Order must be confirmed by the Secretary of State who must be satisfied that the acquisition is expedient for the preservation of the building - and that the authority has the necessary means to acquire the building and undertake the repair work.

Where possible the Secretary of State considers that privately owned buildings should remain in the private sector and local authorities are urged to identify third parties who have the necessary funds to restore the building to whom the property can be sold on.

Whilst the powers mentioned above may provide a method for safeguarding the future of historic buildings in the last resort, they will not prevent Listed buildings falling into neglect or disuse. Regular maintenance and repair are key to the preservation of historic buildings. If this is undertaken at the appropriate time, the life span of the building may be indefinite. There are a number of ways that the local authority currently seeks to achieve the goal through Local Plan policies and other measures as follows. All these measures are fully supported by the Government's Planning Policy Guidance Note 15 - The key policy instruments are set out as follows:

- Keeping Historic Buildings in Active Use

PPG15 notes that the best way to secure regular building maintenance is to keep the building in active use. For most buildings this means an economically viable use which will often require some degree of adaptation. The original use of the building will usually be the first option, however, with changes in technology this use may not always be appropriate. For instance, a modern business use or residential use may require less destructive alterations to a Listed farm building than some types of modern agricultural options. Local Plan Policy BE13 indicates the normal planning standards or policies may be relaxed to ensure the retention of Listed Buildings.

- Historic Building Repair Grants

The allocation of grants to assist building repair is strongly advised in PPG15. Both the County Council and the Borough Council provide discretionary grants for the repair of Statutory Listed Buildings. In both instances grants can be awarded to cover 10% of repair costs subject to a maximum of £600. In special circumstances larger grants may be awarded such as buildings which have been identified as being 'At Risk'. Buildings which have been identified as being at 'grave' or 'medium' risk on the Buildings at Risk Register will be eligible for grants up to £1,000, together with repairs to all Grade I Listed Buildings. Most permanent building repairs are eligible for grant assistance. A brief check list is given in the commentary under Section 6.0.

- Monitoring of Listed Buildings

PPG15 recommends monitoring surveys as an important tool to prevent building neglect. Simple regular condition surveys of all Listed Buildings are a valuable method of monitoring the neglect of building maintenance of any unauthorised changes to historic buildings.

Surveys are particularly useful in identifying buildings at risk and to identify the necessary action. The current survey, undertaken in February 1994 by the County Council on behalf of the Borough, was the first comprehensive condition survey of Listed Buildings to have been undertaken in Woking.

- Advice on Repair Work

PPG15 urges local planning authorities to give advice to owners. Both the County Council and Borough Council provide a free advice service for the repair of Listed Buildings. The County Council in conjunction with the eleven District Councils has jointly produced a series of six technical leaflets which give detailed advice on the repair of historic buildings. These leaflets are free of charge to the public.

APPENDIX 3

SUPPLEMENTARY PLANNING GUIDANCE MEASURES TO SEEK
THE RETENTION OF BUILDINGS ON THE LOCAL LIST

SUPPLEMENTARY PLANNING GUIDANCE MEASURES TO SEEK
THE RETENTION OF BUILDINGS ON THE LOCAL LIST

At its meeting of the Planning and Environment Committee on 26 October 1992 the following policy guidelines were adopted to buildings which have been included on the Local list. When considering applications for proposals to alter, extend, demolish, or which affect the setting of a building on the Local List, the following guidelines should be regarded:

"The Council will seek to encourage the preservation and enhancement of buildings on the Local List and will use its powers to protect their character and setting so far as is possible. In general, there will be a presumption against the demolition of buildings on the Local List, especially in conservation areas. In appropriate cases the Council will, however, consider relaxation of its policies controlling change of use where the Council is satisfied this is necessary to secure the retention of the building.

The Council will seek to protect the character and setting of the buildings on the Local List by preserving public views and setting a high standard of design wherever possible.

Where demolition of buildings on the Local List is exceptionally permitted, a high standard of design will be required in any replacement building. Where possible, special elements of the building should be salvaged and re-used in the development scheme.

Extensions or alterations of buildings on the Local List should be of a high standard of design and closely reflect the form, elevation detail and material finish of the original building."

Grants for Repair Work

The Council will also provide grant assistance towards the cost of major repair works to buildings on the Local List as if they were Statutory Listed Buildings. Repair grants are available up to 10% of the costs of the works, subject to a maximum of £600. The annual budget for repair grants is cost limited and grants are awarded on a first come first serve basis. Applications for grant assistance must be made to the Borough Planning Officer together with a brief description of the works and quotations from three reputable building companies to undertake the repairs. The grant will only be awarded on the lowest submitted quotation and payment would be given on the satisfactory completion of the works.

APPENDIX 4

CONSERVATION AREAS IN WOKING



Statutory Listed Buildings
Locally Listed Buildings

ASHWOOD ROAD, HEATHSIDE PARK ROAD

The area designated comprises 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. Although part of the area adjoins the existing Hockering Conservation Area, it is not inappropriate for two areas to dovetail as there has been a considerable amount of redevelopment to the east of Heathfield Road which is unsuitable for inclusion in a Conservation Area.

The earliest houses in the area, such as Heath house, were built in the 1860's with the layout of the Heathside Road Estate being designed by Henry Abraham, who designed the layout at Brookwood Cemetery. The other large detached dwellings predominant in the area were constructed during the early Edwardian period and have simple 'Arts and Crafts' references with steep pitched roofs, lightly decorated elevations using ornate brickwork or creasing tiles, and detailed chimney work. The properties have largely remained intact since their construction with limited infilling.

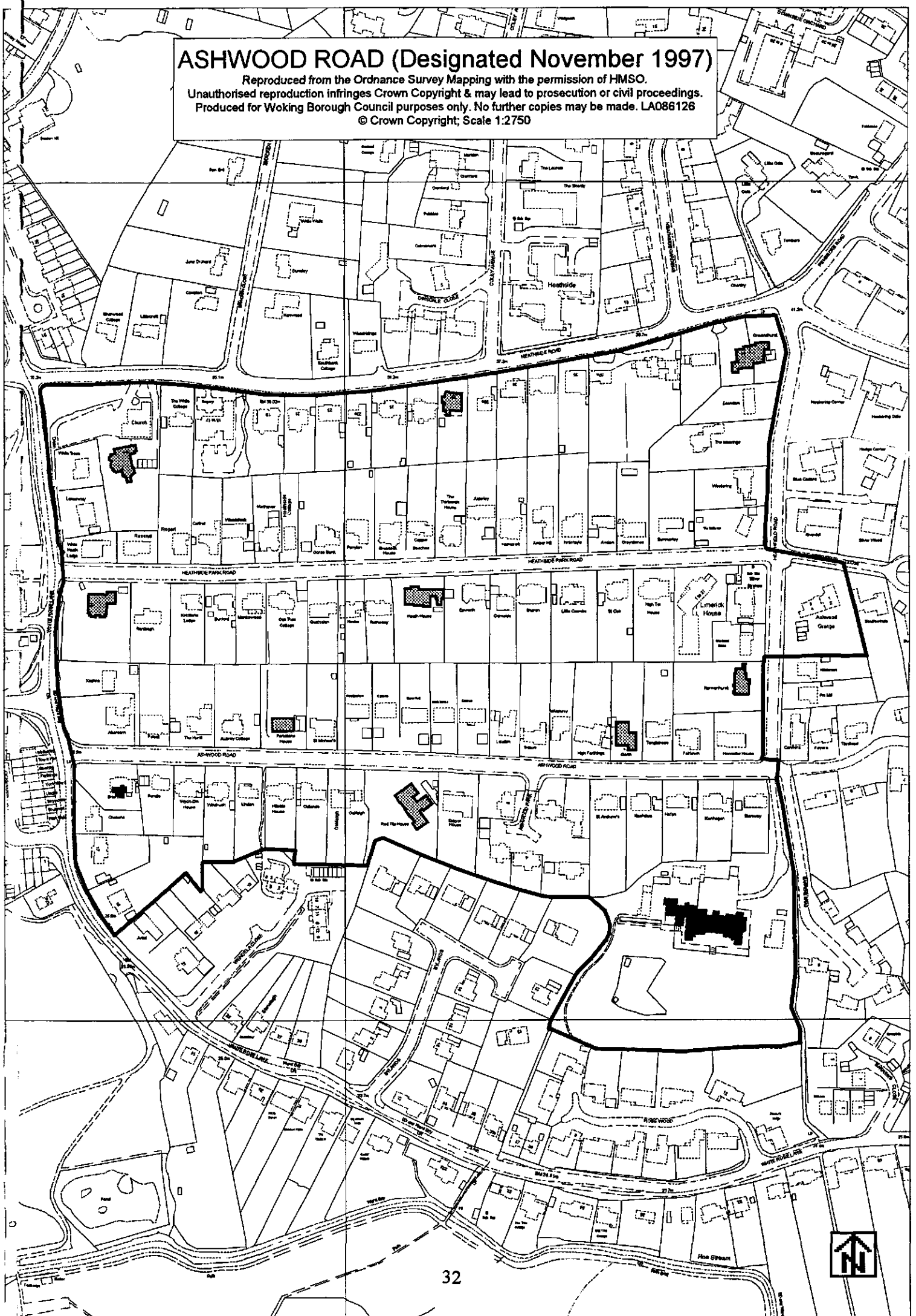
There is one Grade II Statutory Listed Building, that of Ashwood House (former children's home), Ashwood Road, which is a splendid 'Arts and Crafts' house by Mackay Hugh Baillie Scott.

There are also 9 Locally Listed Buildings in the area including:

- Ormondhurst (no. 41) Heathside Road
- No.29, Heathside Road
- The Old Christian Science Church, Heathside Road
- Chalfonts, White Rose Lane
- Heath House, Heathside Park Road
- Normanhurst, Heathfield Road
- Garth, Ashwood Road
- Red Tile House, Ashwood Road
- Parkstone House, Ashwood Road

ASHWOOD ROAD (Designated November 1997)

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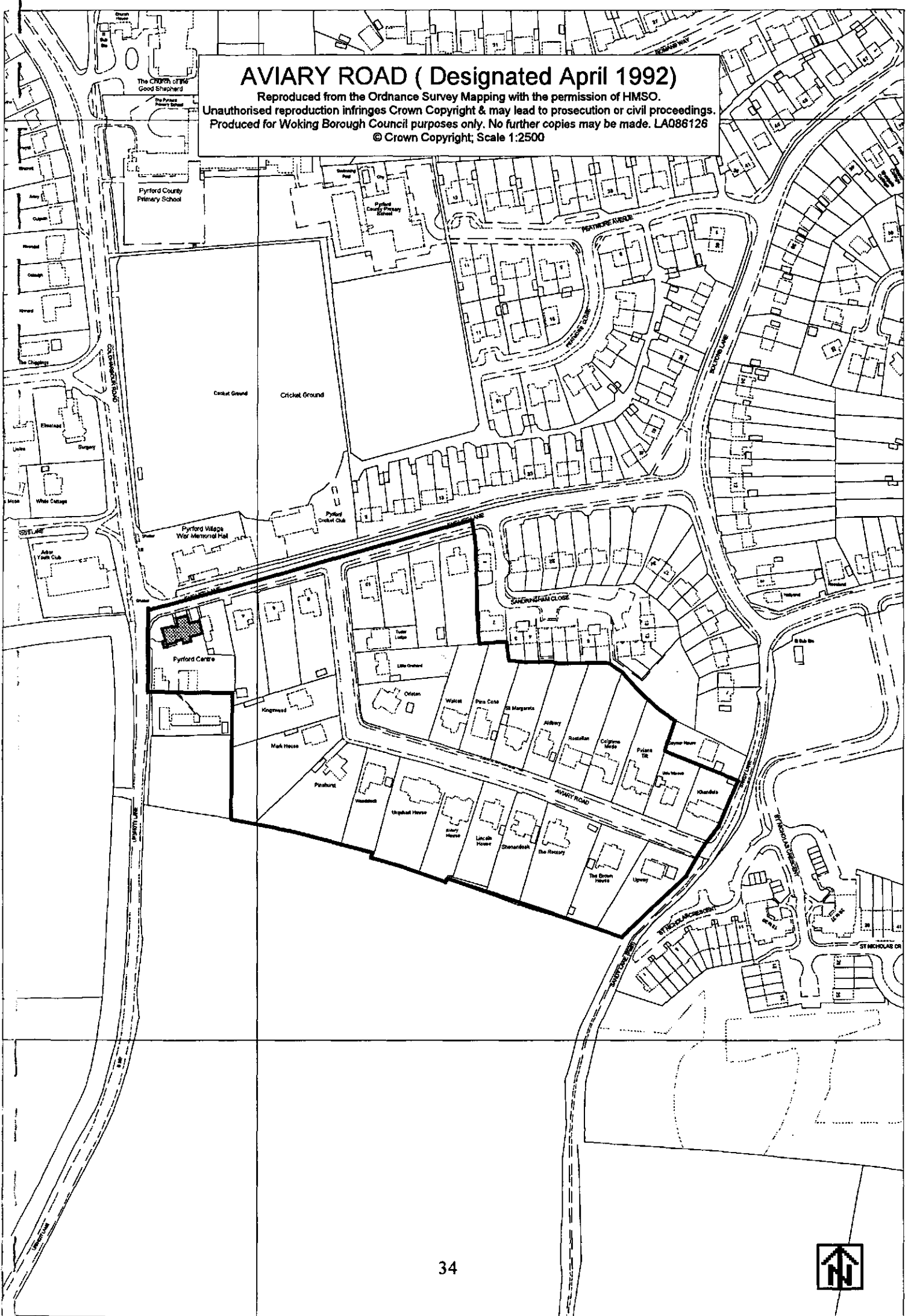


AVIARY ROAD, PYRFORD

This Conservation Area is comprised of Aviary Road, together with part of Engliffe Lane from the Pyrford Centre (former Village School) up to Sandringham Close. Aviary Road contains high quality Edwardian suburban housing which has remained virtually intact with only some very limited infilling at its eastern end adjacent to Sandy Lane path. The development which dates from 1910-1912 is very distinctive in character and is a good example of Edwardian period housing. Although all the properties are of individual design, the suburban form of the estate is very unusual for the Pyrford area which had very little development at this time, apart from larger properties in secluded plots in the vicinity of Coldharbour and West Byfleet. It is likely that the adjacent development of the 'St. Nicholas Waifs and Strays Home' by E.J. May in 1906 (formerly the Rowley Bristow Hospital) greatly influenced the form of development in Aviary Road.

AVIARY ROAD (Designated April 1992)

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BASINGSTOKE CANAL

The Basingstoke Canal was completed in 1794, and was originally intended to boost agricultural trade in Central Hampshire. Canal barges provided an economical form of transport for bulk cargoes of coal and fertilisers from London. Corn, timber and other produce was carried on the return journeys to Hampshire. In addition to serving local needs, the Canal provided an important system of transport for the construction of the London and South-west Railway, and transport of bricks and timber to build the Aldershot military camp.

By the mid 1960's the Canal was semi-derelict, most of the tow paths overgrown, the locks in a state of decay and the water channel choked in places by silt, weeds and refuse. Surrey and Hampshire County Councils began a co-ordinated programme of restoration in the early 1970's, aided by voluntary bodies such as the Surrey and Hampshire Canal Society formed in 1966. Restoration was funded by the Surrey and Hampshire County Councils and canalside District Authorities including Woking, and culminated in the re-opening of the Canal in 1991. From the River Wey Navigation junction to Greywell Tunnel, a distance of 32 miles of waterway, 8½ miles pass through the Borough, with a total of 14 locks located at Woodham, St. John's and Brookwood.

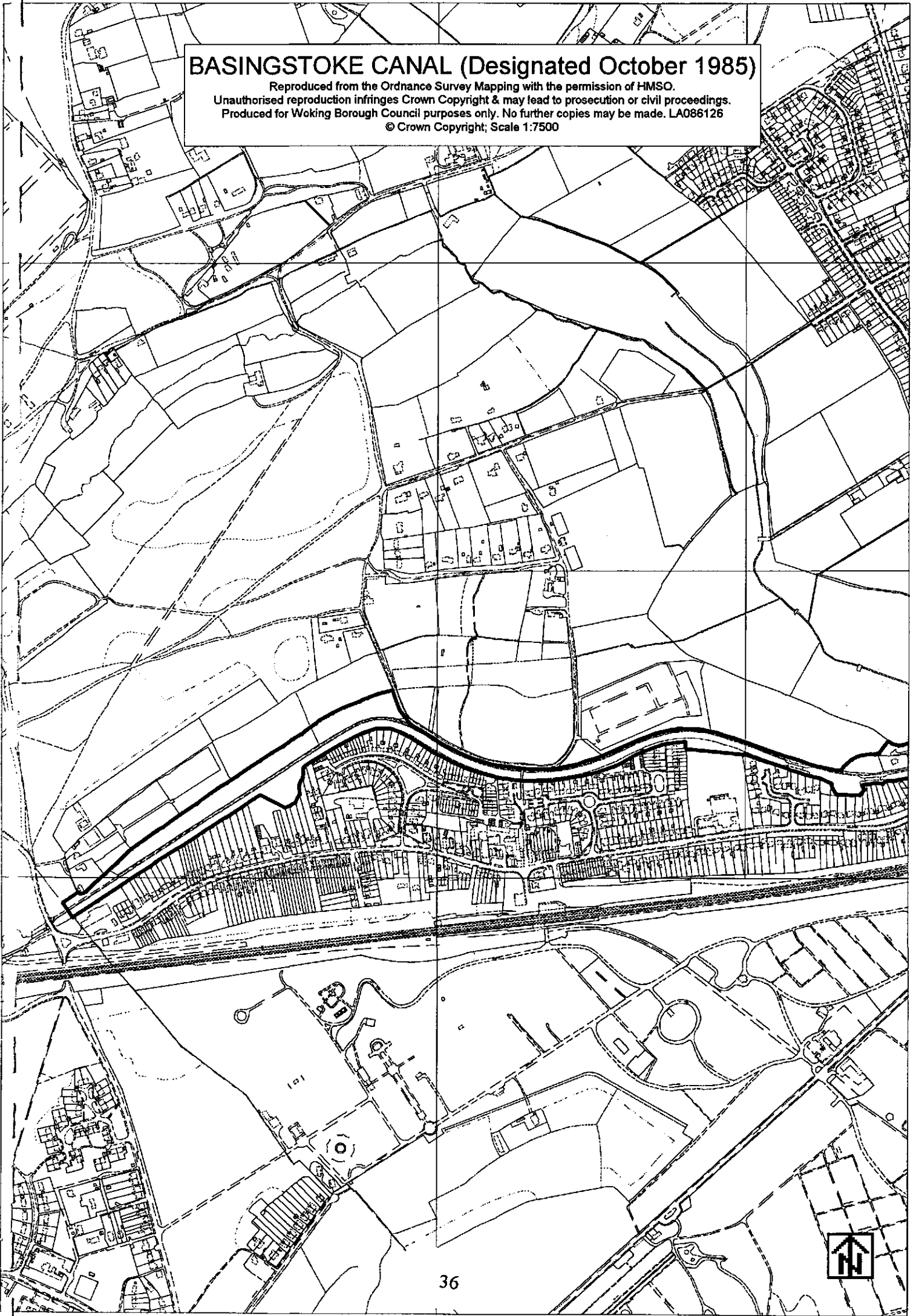
The whole of the Canal in Woking was designated a Conservation Area in March 1984. The area includes Langmans and Langmans Bridge (an Ancient Monument) at St. John's, and to the east of the town centre is widened to include part of Horsell Common, to encompass three Bronze Age burial mounds and a disused Moslem burial ground.

The Basingstoke Canal Conservation Area was extended in April 1992 to include a parcel of mature woodland between the Borough boundary and the rear garden fences of properties in Woodlands Avenue. This land adjoins the original Conservation Area which is within the Borough of Runnymede at this point.

Those parts of the Canal from the western extremity of the Borough to Hermitage Bridge, and from Monument Road to just beyond Sheerwater Bridge are designated as S.S.S.I.'s.

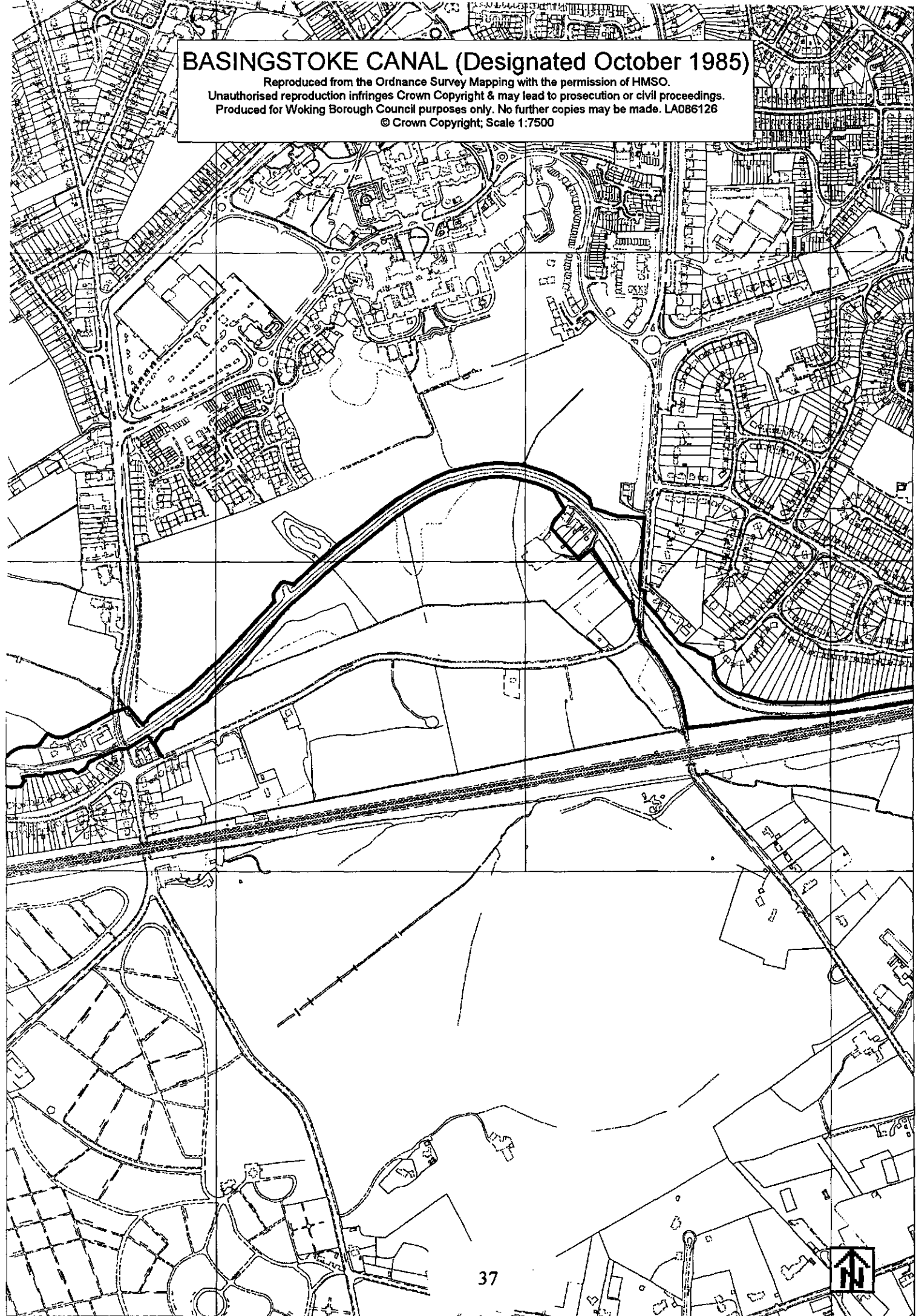
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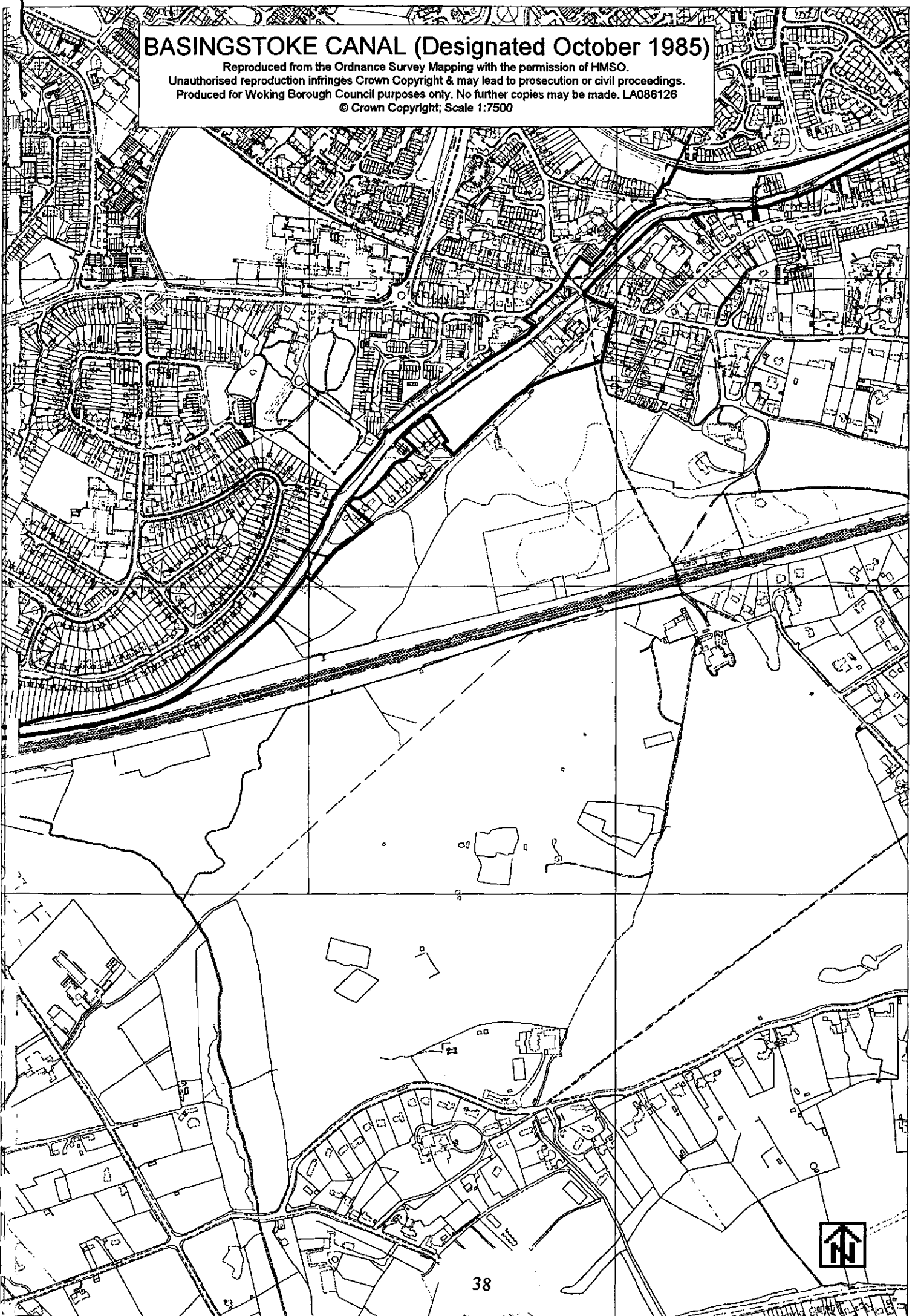
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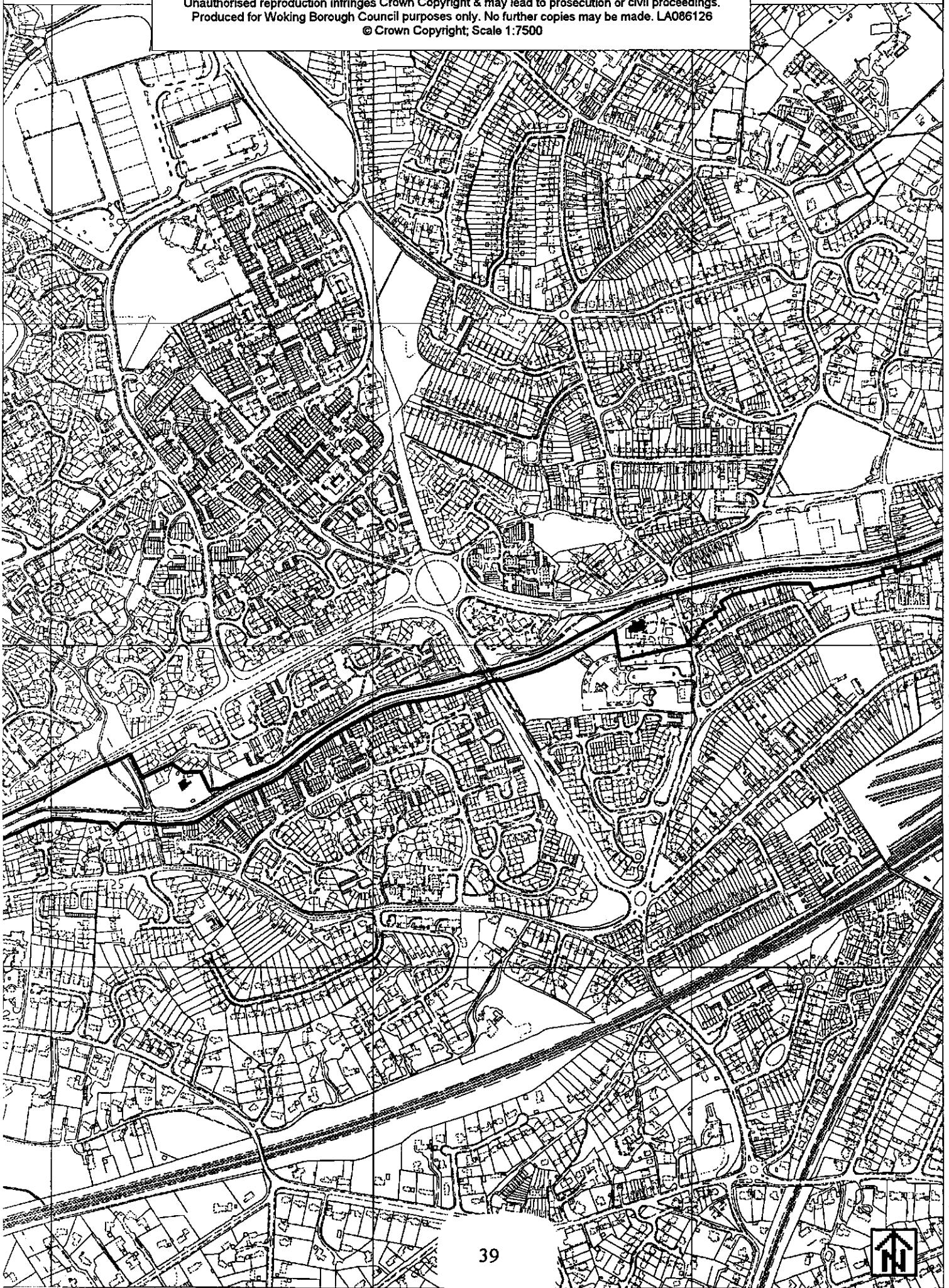
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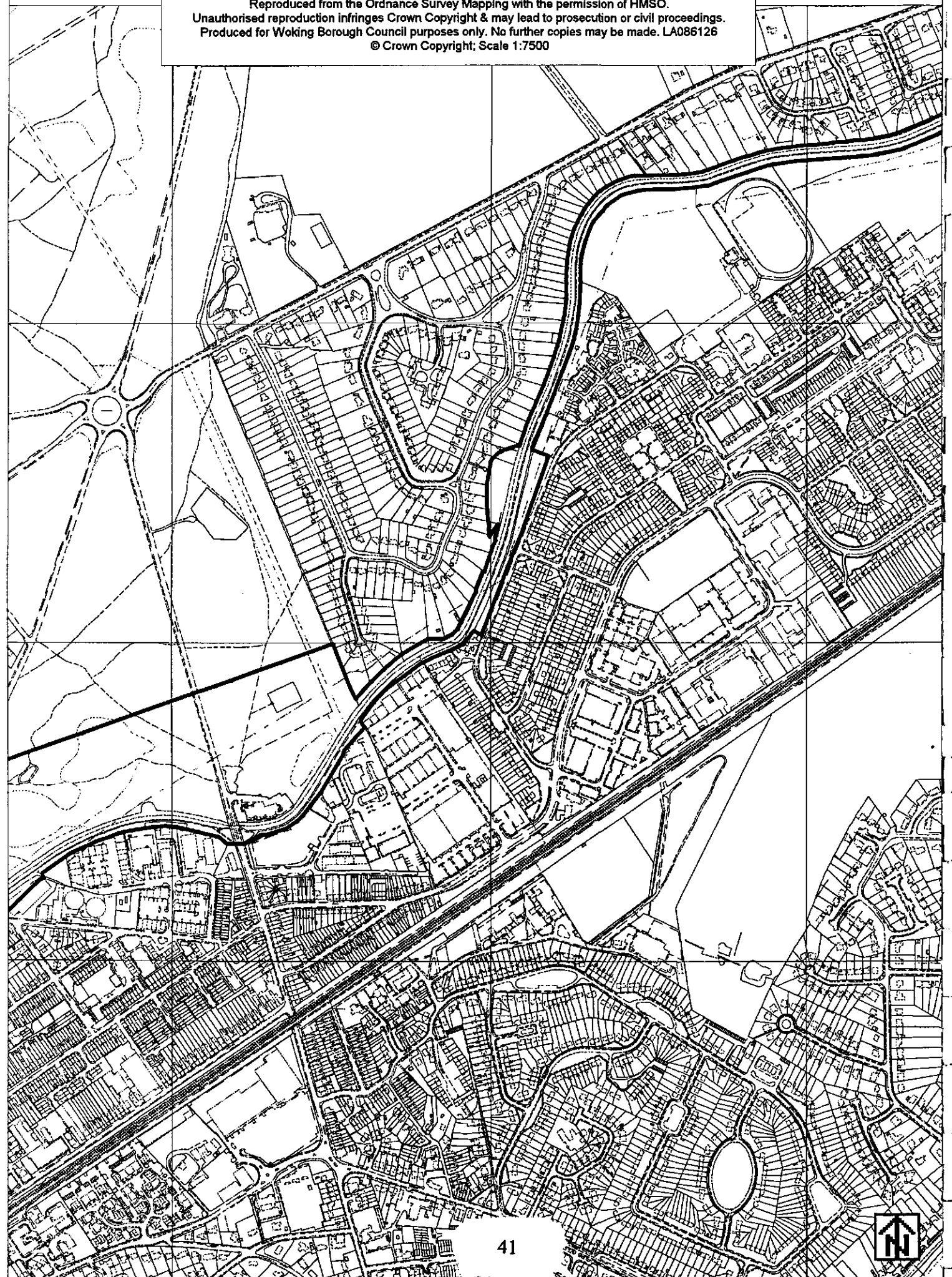
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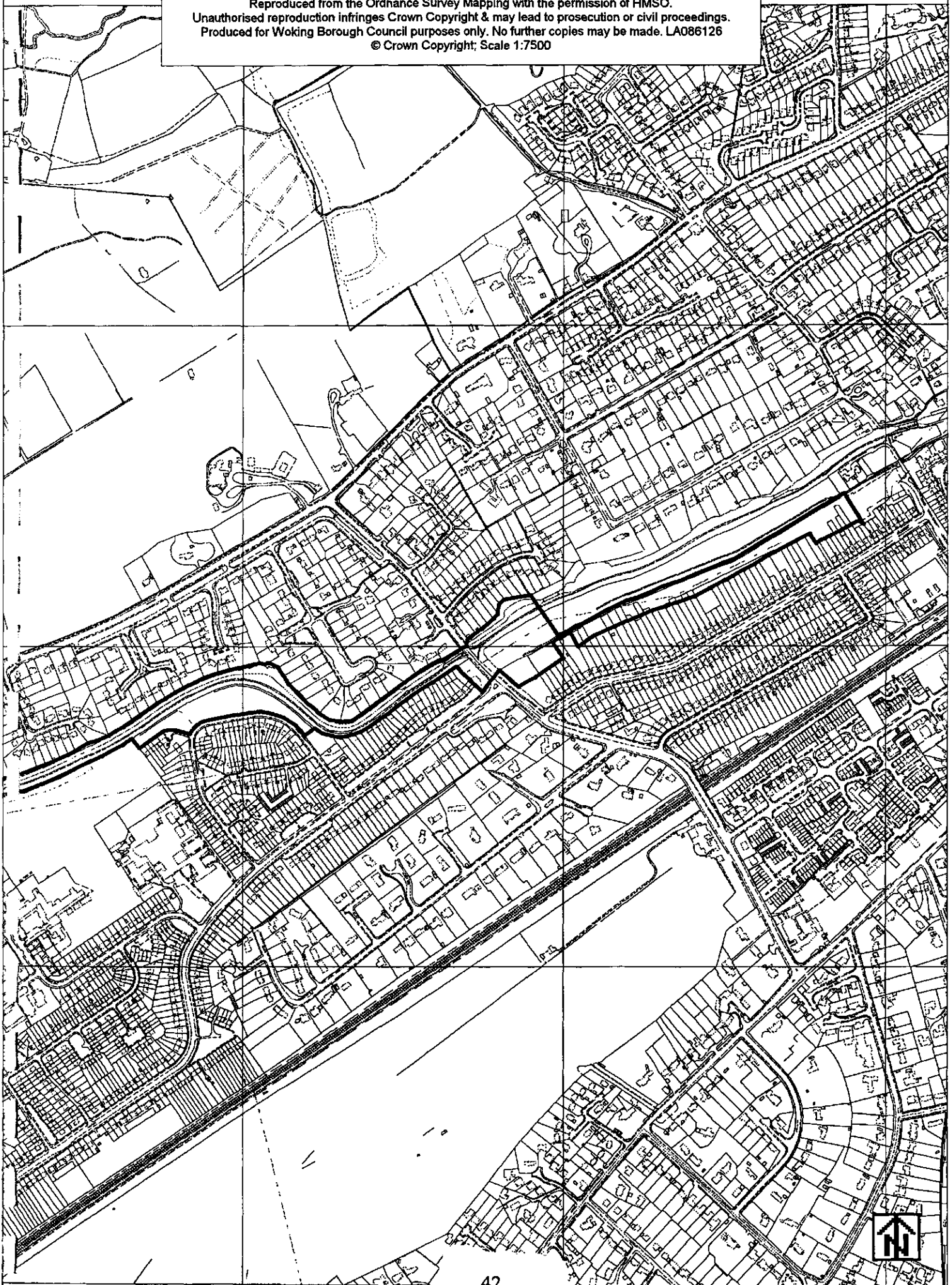
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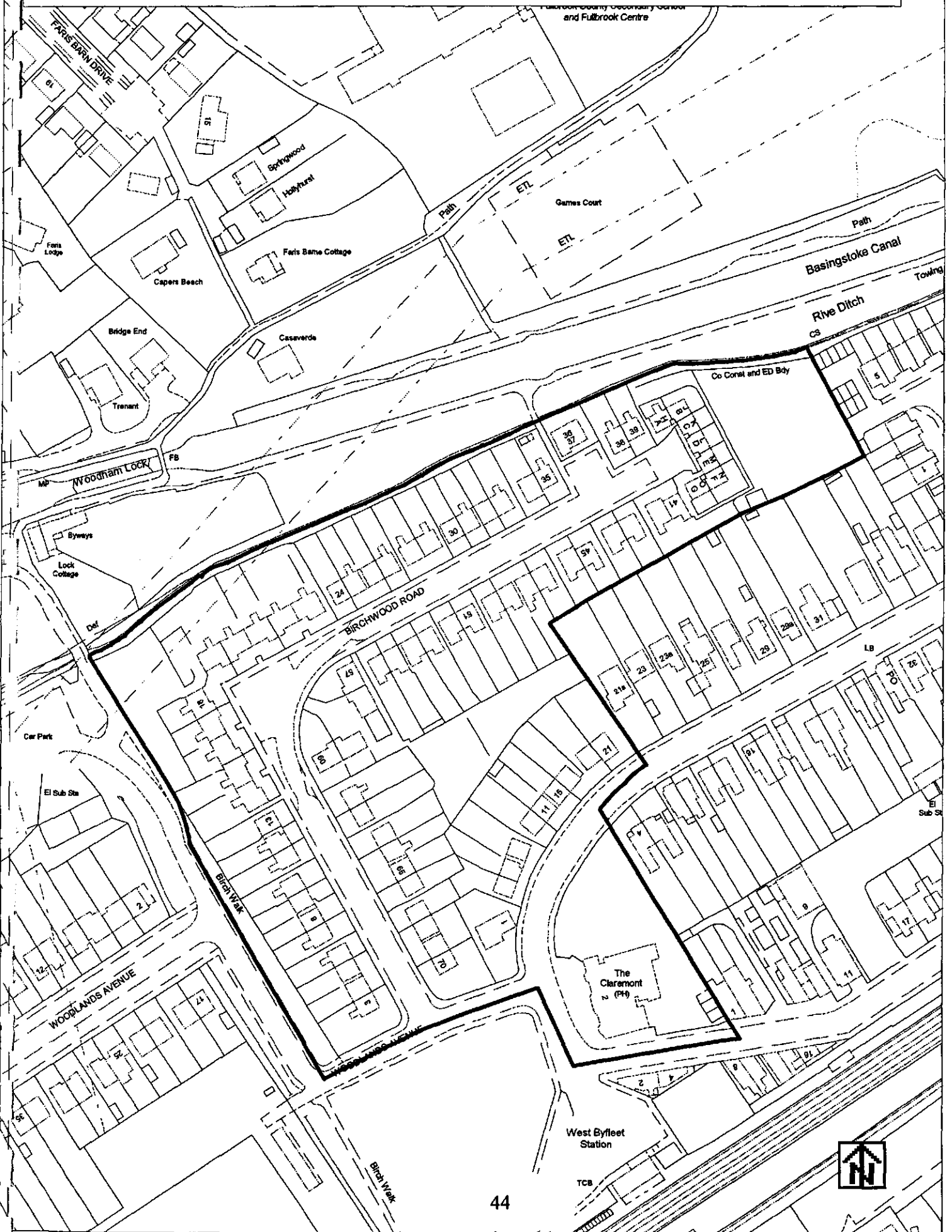


BIRCHWOOD ROAD, WEST BYFLEET

An early Edwardian purpose built housing estate designed and built for the Birchwood Tenant Company in 1911. The architects for the scheme were Messrs Barry Parker & Raymond of Hampstead and built by Messrs Moss and Sons of Loughborough. This small estate is of particular interest as it is a high density development of terraced houses and flats designed in a cottage style of distinctive character. Although some of the houses have been extended and many of the original windows and roofing tiles have been replaced most of the main building fabric has remained intact and has a strong cohesive character. The area comprises the cul-de-sac of Birchwood Road together with numbers 1 to 21 Station Road which are part of the same development. Part of the rear boundary which follows the 'Rive Ditch' adjoins the Basingstoke Canal Conservation Area which is within the Borough of Runnymede at this point.

BIRCHWOOD ROAD (Designated April 1992 and Extended November 1997)

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BROOKLANDS (Part Of)

Only a small portion of the 136 hectares (340 acres) of Brooklands Conservation Area lies within Woking Borough (see map), the remainder being in Elmbridge Borough to the north. It was designated because of the historic associations of the site with pioneer motor racing and early developments in aviation. The small area within Woking Borough does not contain any of the historic features, although the wooded remains of the track embankment form part of the eastern boundary of Woking Borough.

The remainder of the Conservation Area includes a section of track and buildings scheduled as Ancient Monuments and two Statutory Listed Buildings, together with a number of historic features connected with the racetrack. When the racetrack was constructed a number of items were excavated, including a Roman coin hoard and evidence of an Iron Age settlement was found in the vicinity.

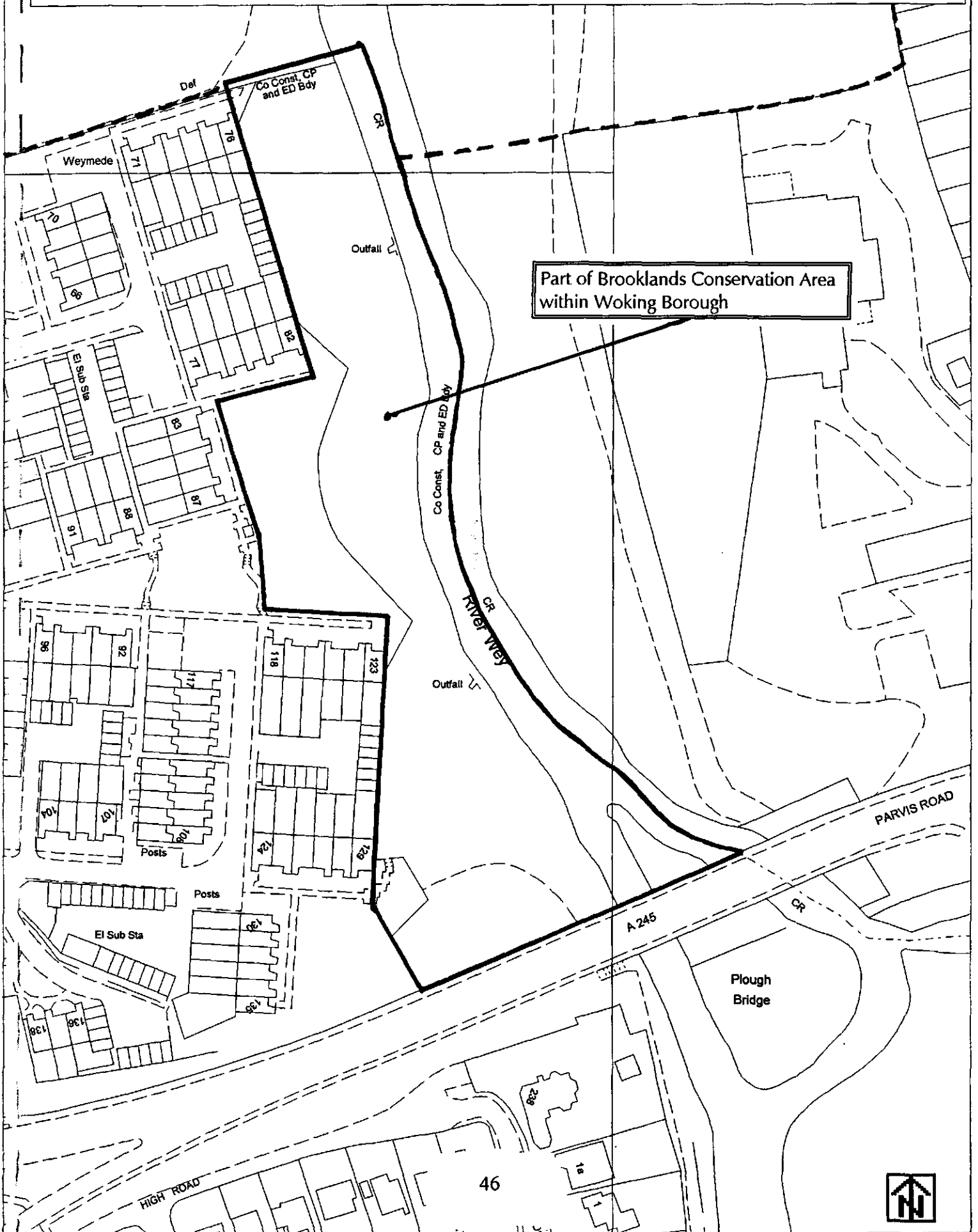
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BROOKWOOD CEMETERY

In 1854 the London Necropolis Company purchased 2,000 acres of Woking Common, 400 of which were enclosed, planted and laid out as a cemetery. When the cemetery was opened, it had its own railway line and two stations serving the Non-Conformist and Anglican parts of the cemetery.

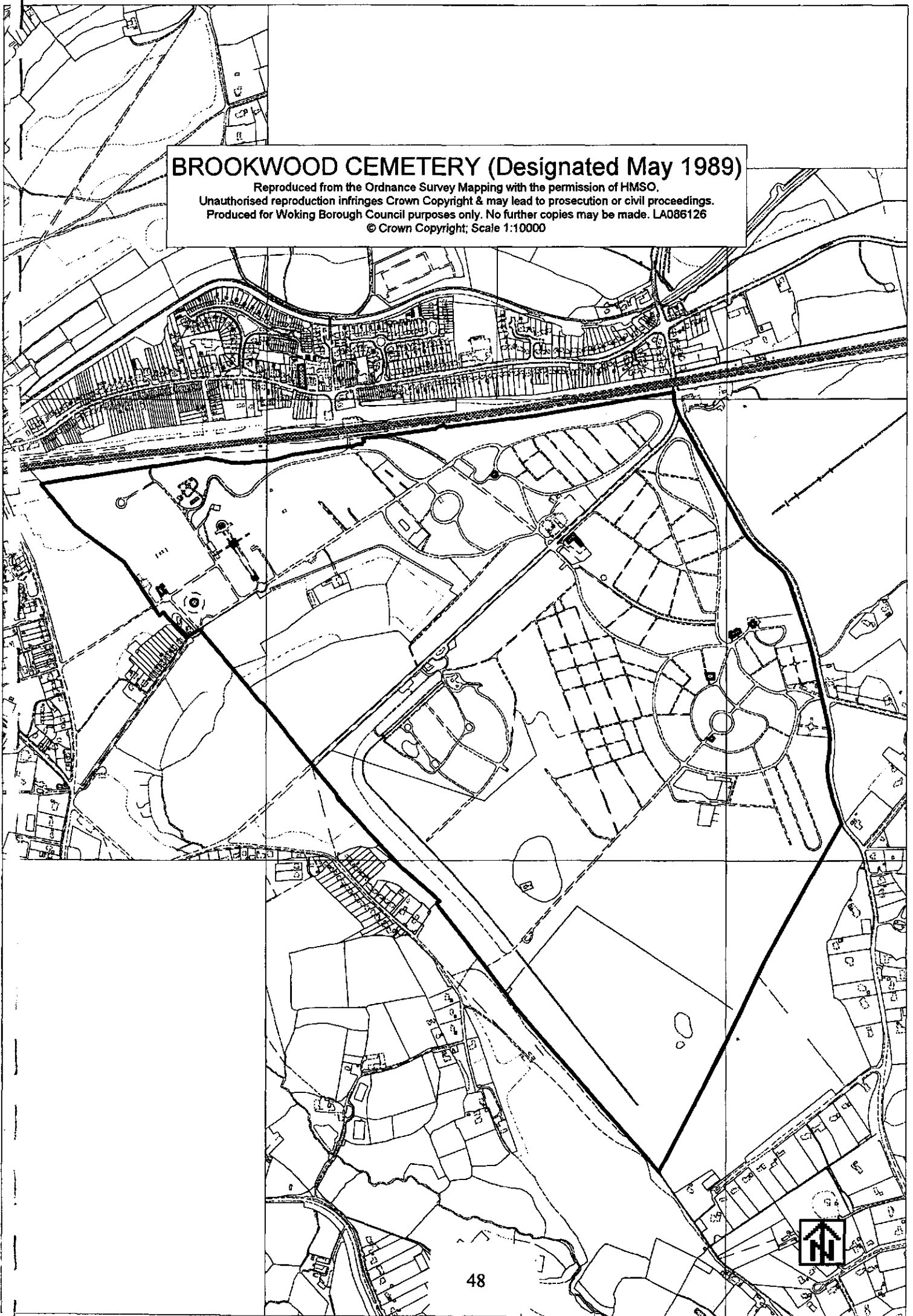
The cemetery is of special interest because it is the largest private cemetery in Europe and it is associated with the very beginning of modern Woking's history. It contains several listed buildings (notably the American Military Chapel) as well as other buildings of townscape interest. Additionally, there are many unusual gravestones.

A small area of the southern part of the cemetery was designated a site of Special Scientific Interest in 1988 and the land to the north of Cemetery Pales is identified in the Woking Borough Local Plan as a Site of Special Local Ecological Importance.

The Cemetery was made the subject of an emergency blanket Tree Preservation Order on 5 May 1989.

BROOKWOOD CEMETERY (Designated May 1989)

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BYFLEET CORNER/ROSEMOUNT PARADE, WEST BYFLEET

As with Woking, the Village of West Byfleet did not exist until the construction of the railway station in 1887 and was previously known as Byfleet Corner, where a few properties stood at the road junction. Although primarily developed for high quality housing many properties were shortly redeveloped to provide shops and commercial premises during the early Edwardian period. Two of these Parades, which are particularly good examples of this period, have remained almost completely intact.

This Conservation Area includes the shopping parades of Byfleet Corner and Rosemount Parade, together with St. John the Baptist Church which is a Statutory Listed Building. The Byfleet Corner Shopping Parade dates from the late 19th Century and is a good example of the late Victorian period which has largely survived intact. The Rosemount Parade, so called because it was built on the grounds of 'Rosemount House', is from 1907 and later. It is believed that Tarrant was involved in the earlier parts of this development and the eastern section of the Rosemount Parade is certainly of a high standard of design and considerable character. The wide apron to this Parade was originally tree lined throughout.

BYFLEET VILLAGE

The Conservation Area is in the western section of the Village from its entrance at the junction of Parvis Road and High Road up to Byfleet Village Hall. Although there are a number of good Statutory Listed Buildings throughout the Village, there has been extensive infilling and redevelopment so that little of the original historic character of the Village has remained intact. The area has a coherent character with a substantial number of late Victorian buildings, many with interesting architectural features and ornamentation which are worthy of inclusion on a Local List. Being remote from the railway, Byfleet Village did not develop extensively until the turn of the Century and particularly after the building of Brooklands Race Track in 1905. The area contains a good cross section of civic, commercial and residential properties from the late Victorian and early Edwardian period and typifies the character of the Village.

BYFLEET VILLAGE (Designated April 1992)

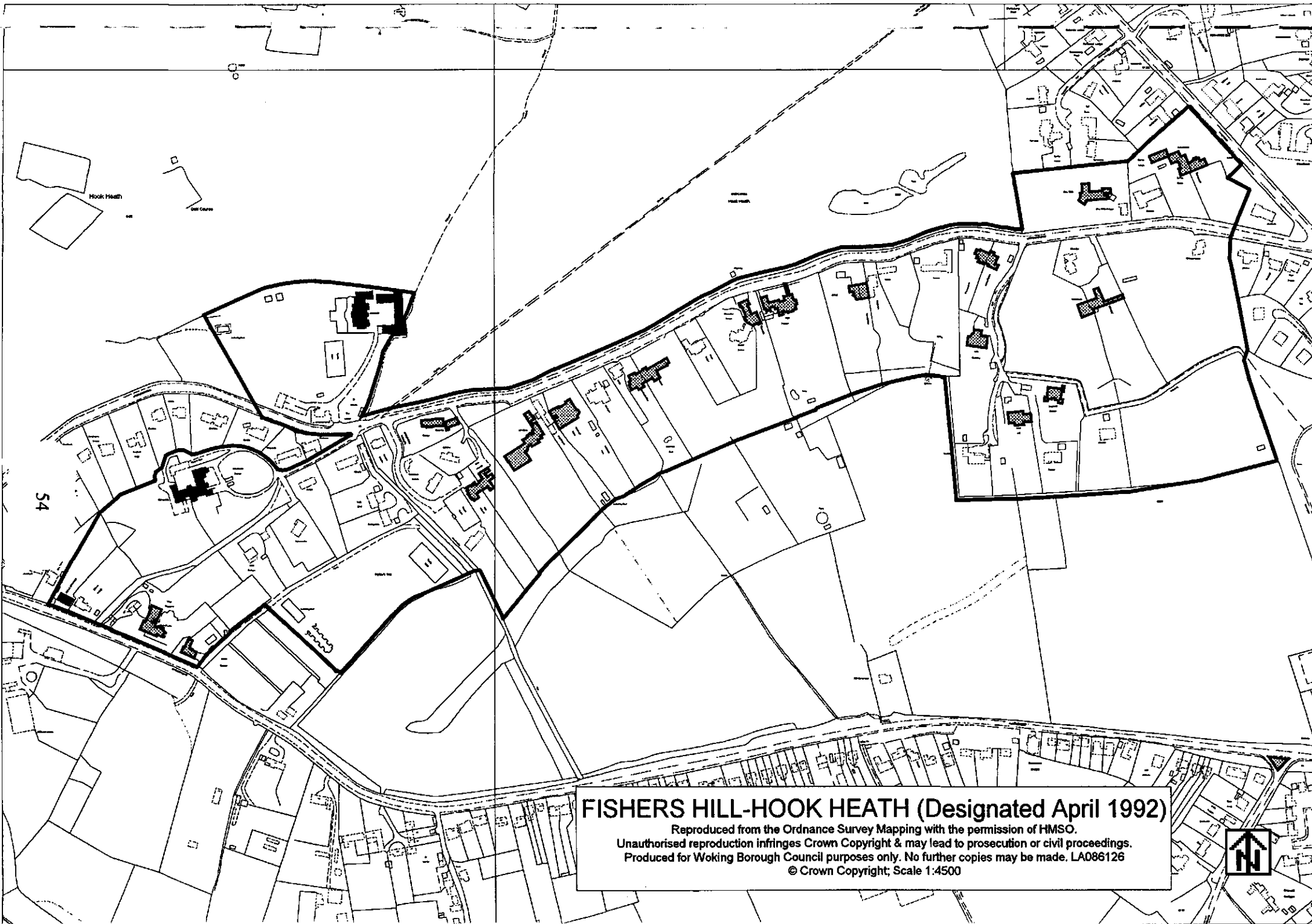
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FISHERS HILL, HOOK HEATH

This area of housing on the highest and possibly the most attractive areas of the Borough was one of the last areas in Woking to be marketed for residential development by the London Necropolis Company at the end of the 1880's. Using the experience gained from the development of other high quality housing areas in Woking (such as Heathside Crescent and Park Road), the Company emphasised the attractive qualities of the site with its own golf course, fine views and secluded wooded location in their marketing of the land. Accordingly, the main period of development between 1895 to 1914 was of exclusive country houses in large secluded plots, many by fashionable architects of the day, exemplified by the work of Sir Edwin Lutyens who designed 'Fishers Hill' and 'Fishers Hill Cottage' with gardens by Gertrude Jekyll. Many houses throughout the estate are of good design and are included on the Local List. Two substantial areas of the original estate have remained substantially intact, namely Fishers Hill and Pond Road Conservation Area.

This former area comprises of Hook Heath Road from Fishers Hill following the escarpment eastwards to 'Danes Court' and includes a small section of Saunders Lane between 'Fishers Hill Cottage' and 'Lodge Cottage' where the escarpment terminates. It contains all the Statutory Listed Buildings in the estate and many other properties in the area are included on the Local List. There are a large number of mature trees within this area some of which are already protected by the Hook Heath Policy area. This seeks to protect the wooded escarpment feature free from over-development.



S4

Hook Heath

Cell Centre

FISHERS HILL-HOOK HEATH (Designated April 1992)

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THE HOCKERING ESTATE

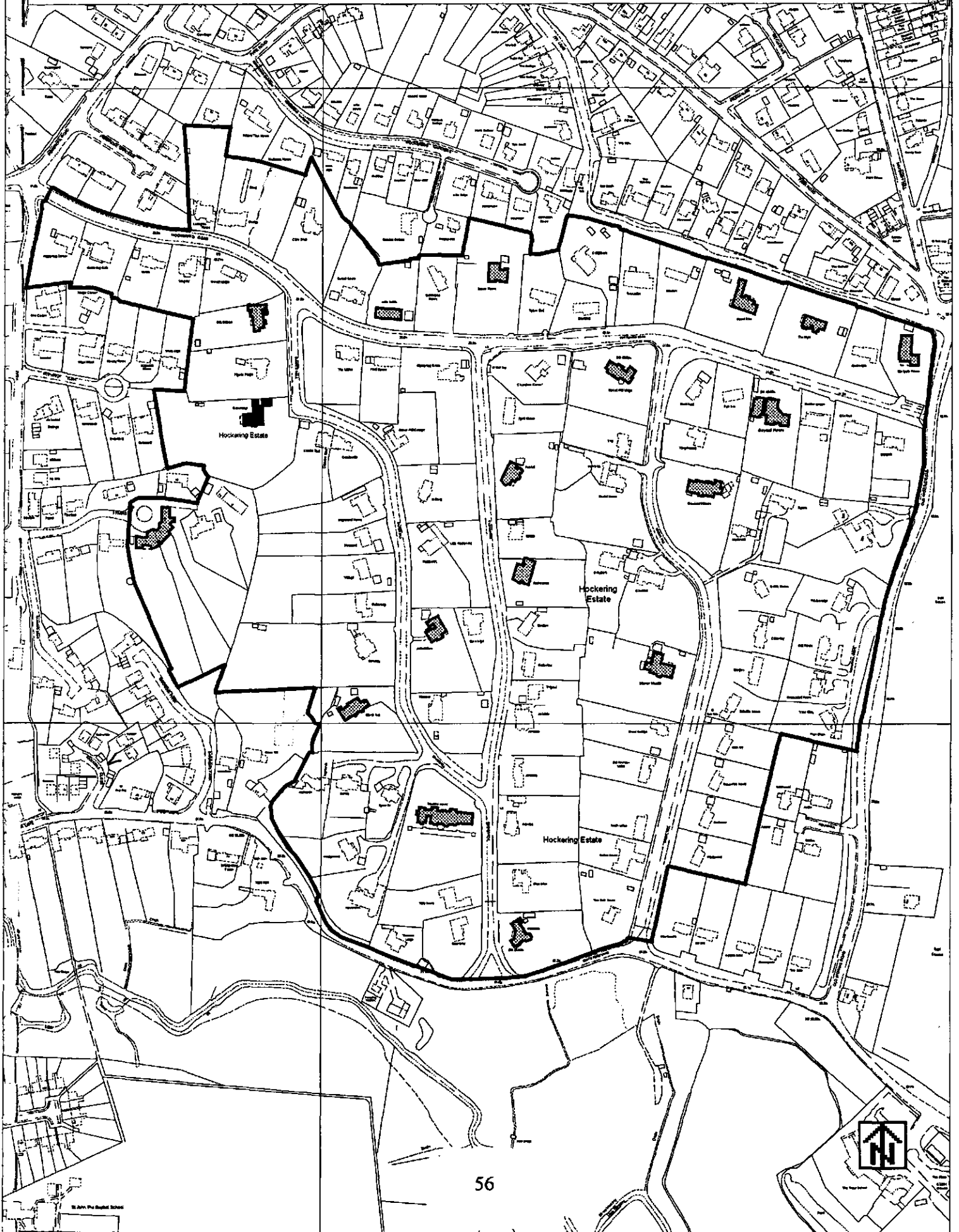
The 'Hockering' comprises a medium sized early inter-war private housing estate to the south of the Town Centre and is largely bounded by the Old Woking Road, White Rose Lane, Heathfield Road and Ivy Lane. The estate is well defined and characterised by substantial individually designed houses, many in the 'Arts and Crafts' style, each set in generous sized curtilages within a mature silvan landscape. The estate has an informal layout design with each house individually orientated at fairly random intervals along the tree lined estate roads of the Hockering Road, Daneshill, Cleardown and Knowl Hill respectively. Each of the access roads into the estate has an elegant lockable gated entrance although the main entrance from Heathfield Road is usually kept open for normal traffic use.

The original Hockering house estate was laid out just prior to the 1914-18 war but not developed by the local building company of W.C. Tarrant until the early 1920's. It is believed that Tarrant, a local master builder, was extensively used to construct houses for the famous architect Sir Edwin Lutyens and it is from the 'Arts and Crafts Movement' with which Lutyens is associated that Tarrant drew the design inspiration for many of his houses, including some of those at the Hockering. Many other local prestige housing estates were developed and built by Tarrant during the early inter-war years notably 'St. George's Hill' at Weybridge. Several of the houses at the Hockering are of very fine quality and are on the Woking Borough Local List of Buildings of Historic and Architectural importance.

A particular feature of the Hockering Estate is the quality and extent of the mature landscape which contains many specimen deciduous and coniferous trees, including Wellingtonias and Monkey Puzzle, together with extensive mature shrubs. The soft landscape is greatly emphasised by the wide grassed margins along the narrow estate roads, which in conjunction with informal gravel footpaths and mature hedgerows of beech, yew and laurel creates a distinctive landscape theme which dominates the character of the Hockering Estate throughout. There are several Tree Preservation Orders in force in the Hockerings.

THE HOCKERING (Designated February 1990 and extended November 1997)

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HOLYOAKE CRESCENT, HORSELL

The area comprises 30 dwellings (2-24, 1-41 Holyoake Crescent and 60-62 Well Lane, Horsell) which form a crescent terminating with a green at the far end.

Holyoake Crescent is a compact group of Edwardian semi-detached houses of a distinct character which is historically important as it was constructed by the Woking Co-operative Society in 1912 using the 'Garden City' principles of Letchworth and Hampstead. Most of the buildings are variations of artisans' cottages laid out in spacious plots which reflect the ideals of the Garden City Movement.

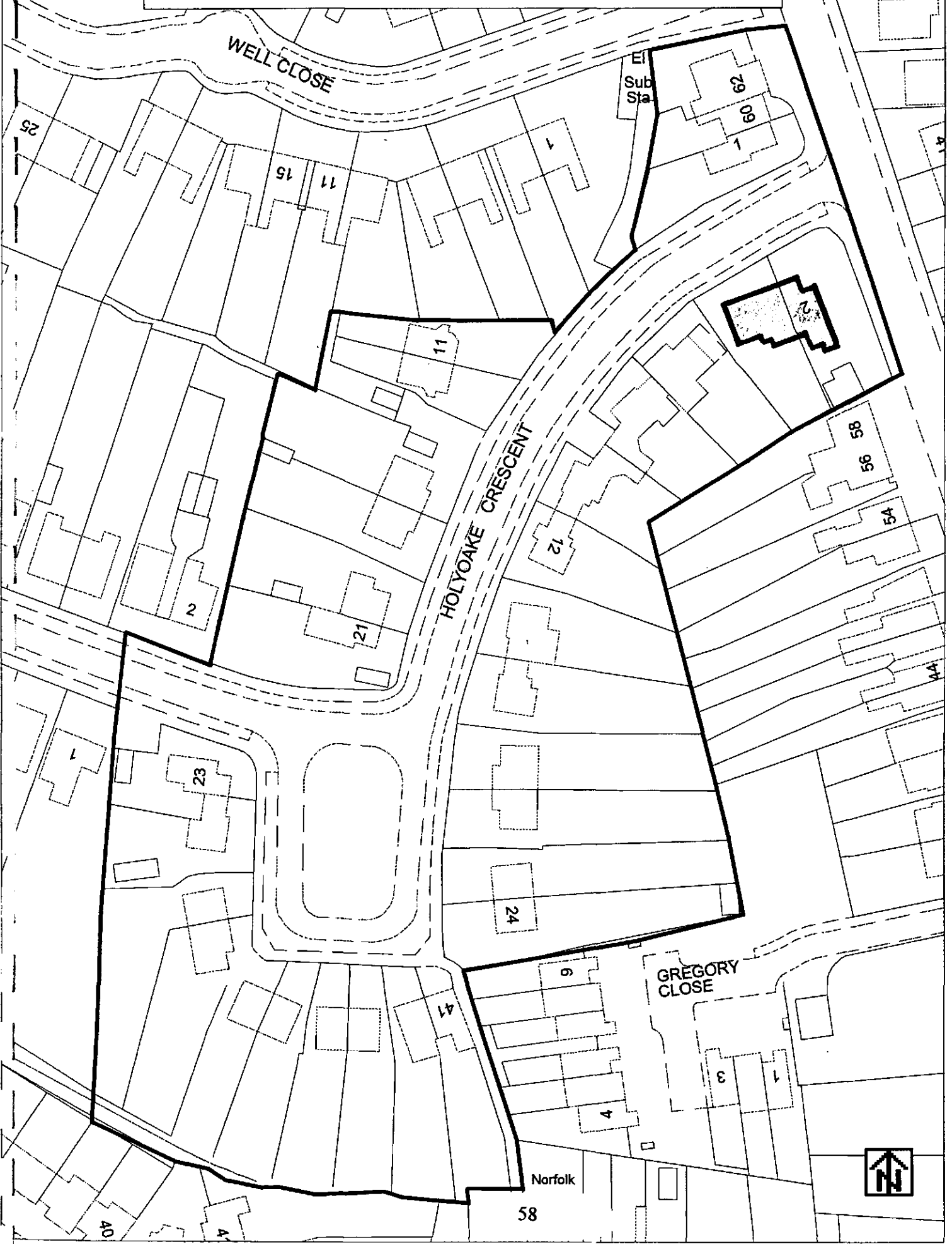
All the buildings are cottage style and have a spacious layout, with some decoration to elevations using ornate brickwork and creasing tiles on the front and side walls. Most of the buildings have painted render or painted brickwork elevations under a plain clay tiled roof, although a number of householders have removed the original paint finish to reveal the 'common brick' construction which should be repainted. The entrance building which faces Well Lane has an inscription dedicated to the Co-operative Society. This building together with the adjacent shop at No.62 Well Lane, are already included on the Council's Local List.

The distinctive character of the area is enhanced by the Green, where a number of specimen trees are planted. Also, all the properties have small hedged or fenced front gardens. There are also extensive lines of mature oaks on the margins of the Crescent which should be further considered for protection by Tree Preservation Orders.

HOLYOAKE CRESCENT (Designated November 1997)

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0m



Norfolk

58

HORSELL

The earliest signs of a settlement at Horsell are in the mid 12th Century, which is the probable date of some stones forming the west wall of the Church. The Village was small and with the Church formed an outlying chapelry of Woking Parish, all of which by 1272 had been appropriated by Newark Abbey. The Church building grew with the building of the tower by 1340, a thorough restoration in 1457, the building of the south aisle at the end of the 15th Century and the enlargement of the nave and chancel and north aisle between 1890 and 1909. Horsell parish was absorbed by Woking Urban District Council in 1907.

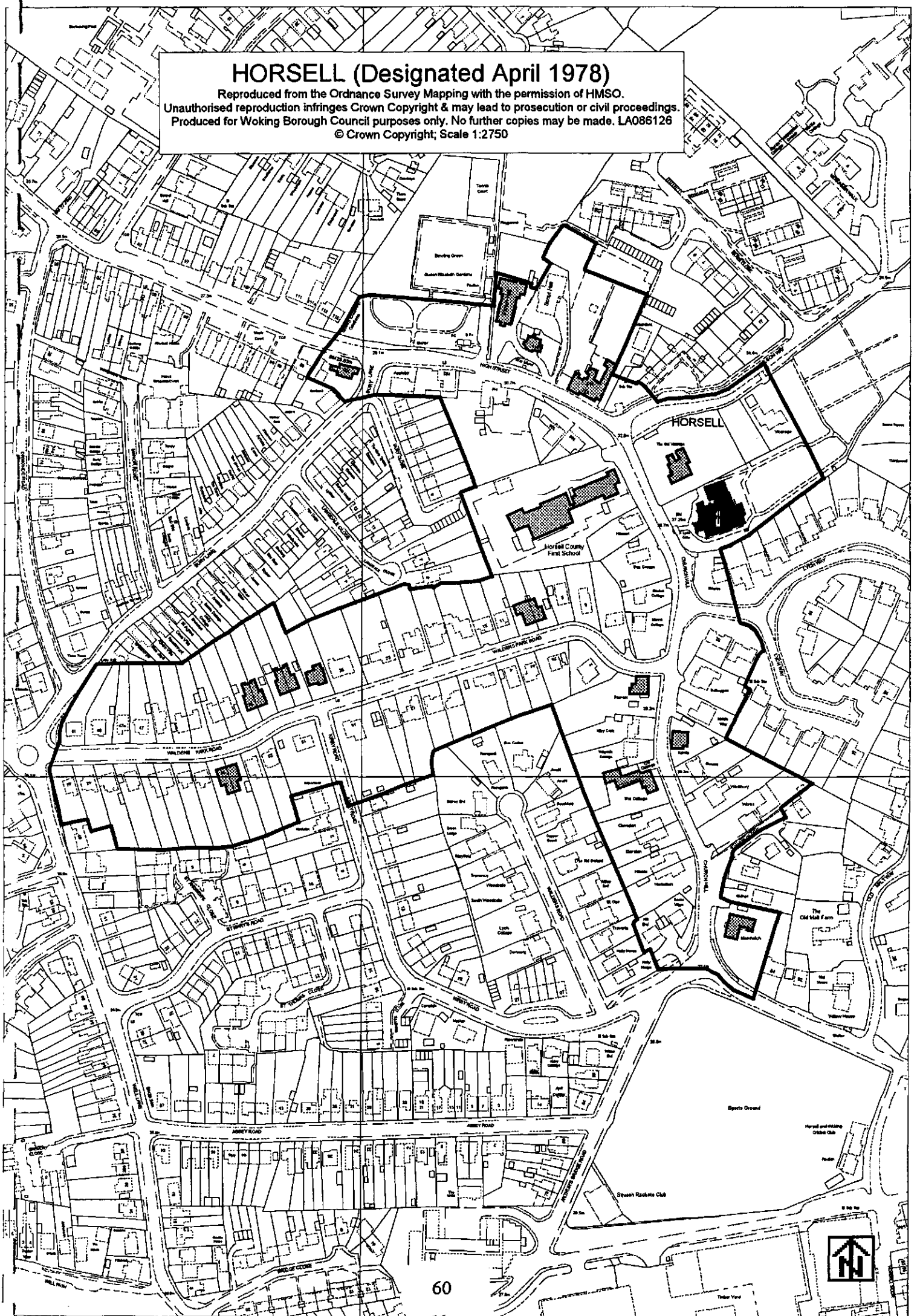
Sixteen buildings were built in the 19th Century or earlier, and the remaining fifteen buildings spanning the years from 1900 to the present day. The majority of buildings are not of sufficient merit in themselves to be included in the Statutory List of Buildings of Architectural or Historic Interest (possibly three or four 17th and 18th Century buildings are worthy of Grade II listing) but all make their contribution to the street scene.

The original Conservation Area was extended in April 1992 by the designation of two additional areas which are contiguous with the original Conservation Area boundary. The first area is that of Waldens Park Road from Church Hill up to its junction with Bury Lane. This development of good quality late Victorian and Edwardian houses has remained virtually intact. The development which commenced in 1898 was previously known as Waldens Park Estate and was built on land from Abbey Farm, Waldens Farm and part of Horsell Nursery. There was considerable demand for housing in the area during this period because of the proximity of Woking Town which rapidly expanded in conjunction with the railway station. Originally the street was completely tree lined throughout but unfortunately several of these have been lost during the storms of 1987 and 1990. However, the street still has a strong character with several properties included on the Local List.

The second, smaller area, comprises the extension of the Conservation Area boundary along Church Hill southwards up to the junction with Brewery Road. The extension brings the property of 'Moorhatch' into the designated area, which is an architecturally interesting development of the early inter-war period suitable for inclusion on the Local List.

HORSELL (Designated April 1978)

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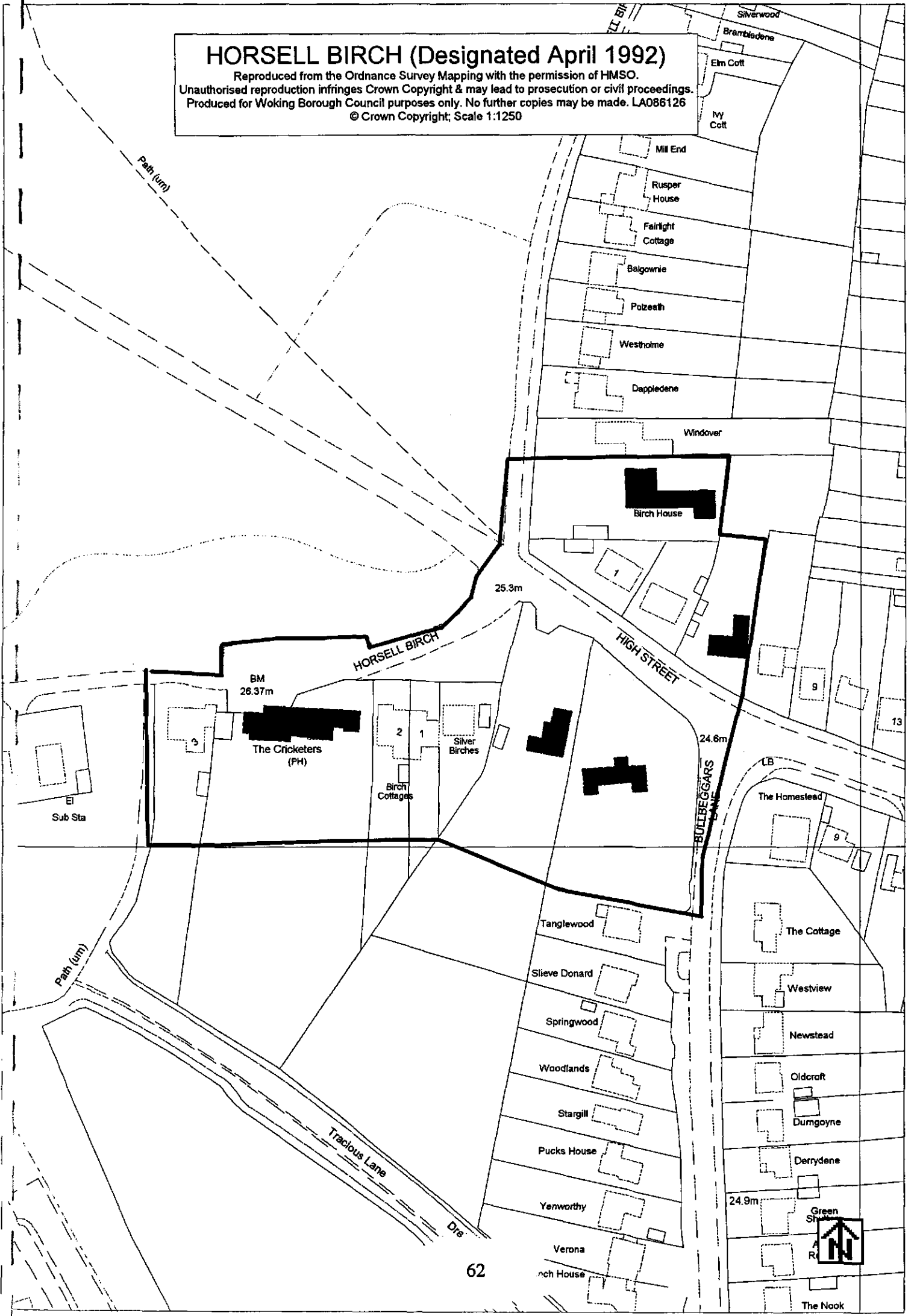


HORSELL BIRCH

This area is centred on a close knit group of 16th, 17th and 18th Century Statutory Listed buildings on the edge of Horsell Birch at its junction with Horsell High Street. There are also a number of architecturally interesting inter-war properties in the vicinity which are worthy of inclusion on the Local List. This coherent group of properties have a strong character, particularly in their relationship with Horsell Birch which is the remnants of the Horsell Common field, the better areas of which became enclosed in the mid 19th Century. The area is visually important as it forms the main entrance into Horsell Village from the western approach.

HORSELL BIRCH (Designated April 1992)

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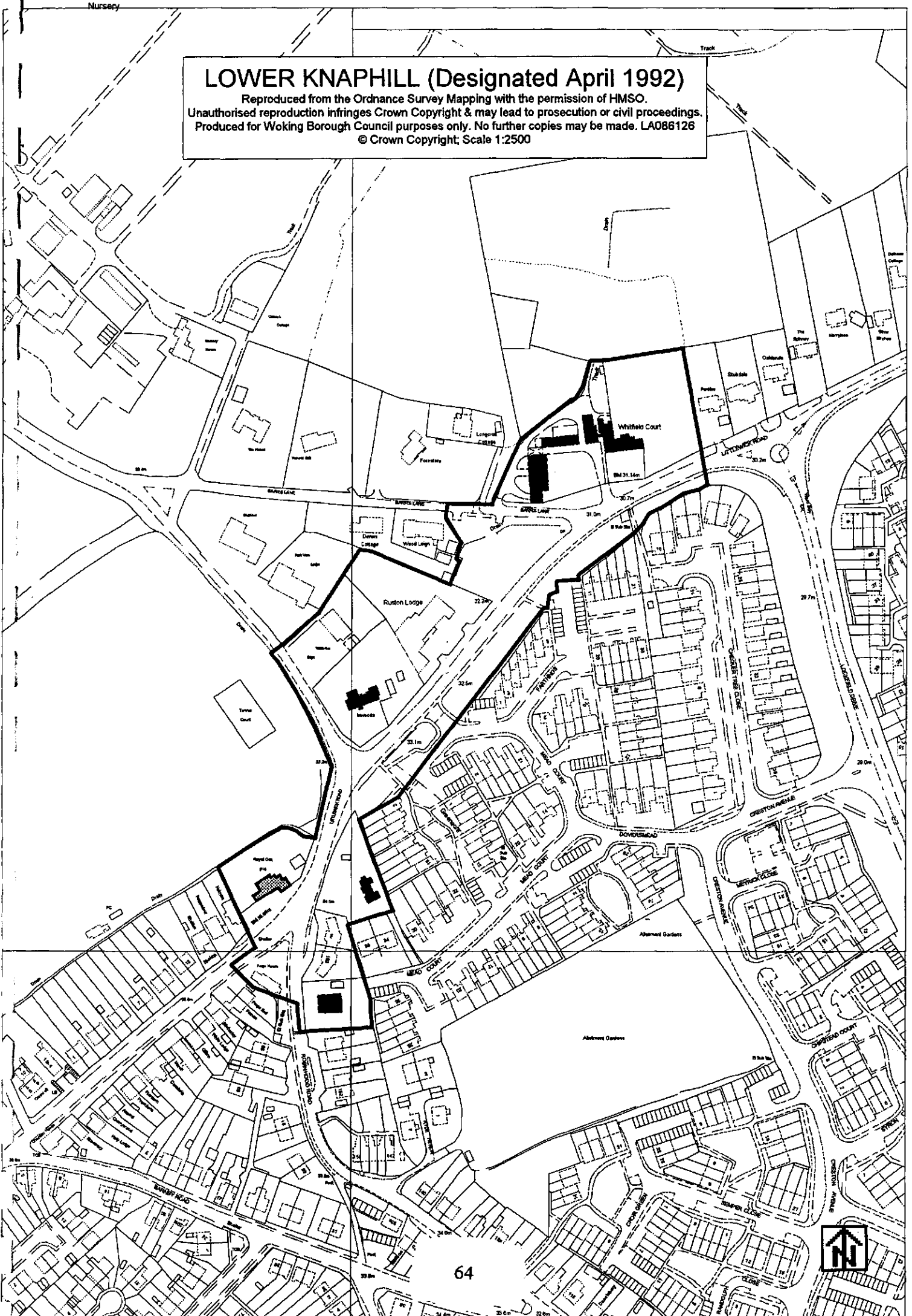


LOWER KNAPHILL

Although the main settlement of Knaphill is now centred around Anchor Hill and the High Street, this area did not develop until the mid 19th Century through the prosperity of the local brickworks. The remnants of the much smaller and older settlement is at Lower Knaphill where Anchor Hill joins Barrs Lane. During the early 19th Century this area was known as Whitfield. The area has a strong character with several Statutory Listed buildings from the 16th and 17th Centuries together with a number of 18th Century properties on the Local List, all situated in a tight knit group. It comprises of Anchor Hill from the Royal Oak Public House through to Littlewick Road eastwards up to 'Whitfield Court Barn', together with a small section of Robin Hood Road up to 'Nuthurst'. The area is visually important as it marks the entrance into Knaphill Village.

LOWER KNAPHILL (Designated April 1992)

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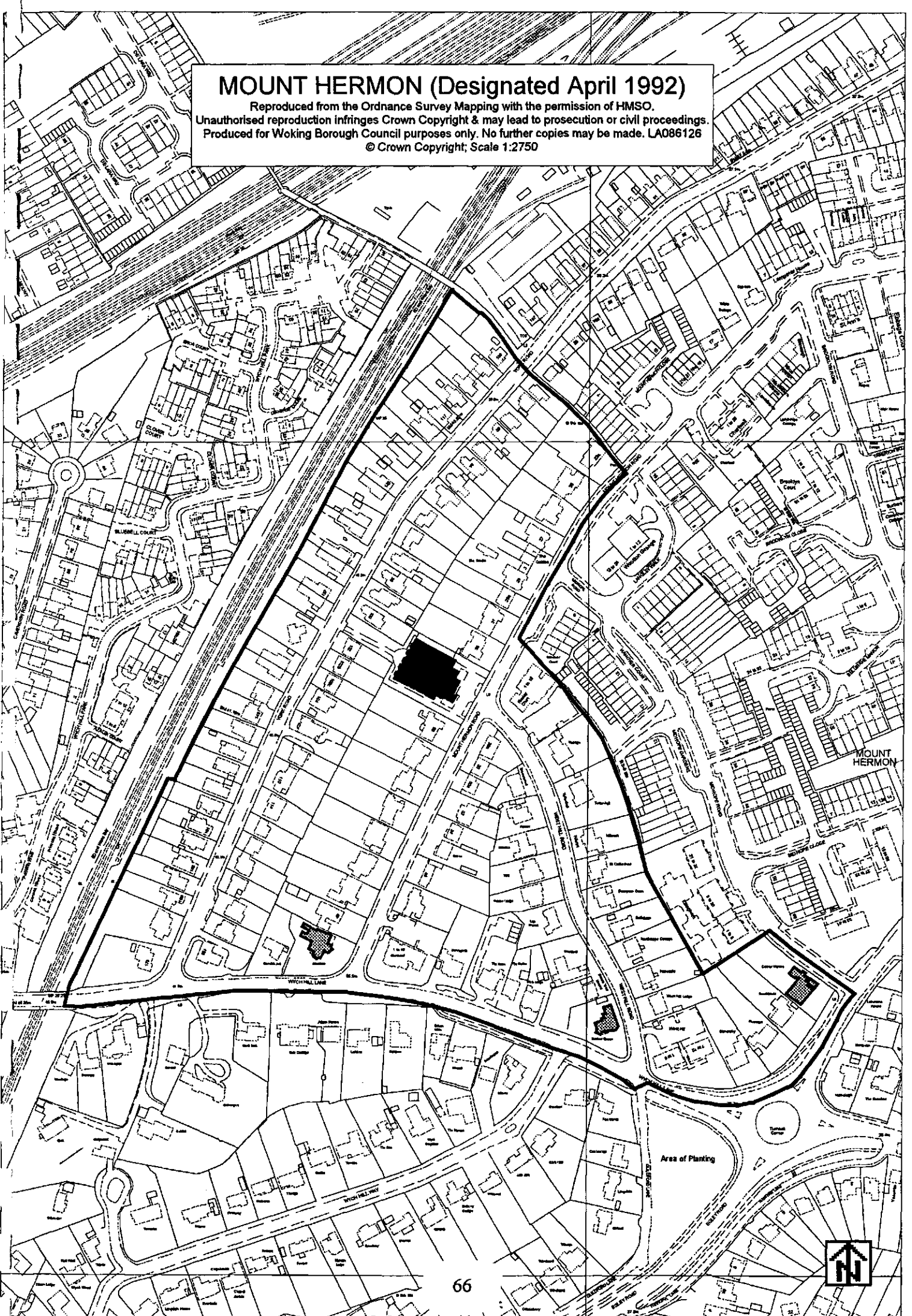
MOUNT HERMON

This area of land formerly known as the Mount Hermon Estate and the York Estate was developed at the turn of the Century following the sale of the 136 acre Cross Lanes Farm in 1883. It was probably the most significant development in Woking south of the railway line following the completion of the station in 1838 and together with the Hill View Estate on the other side of the Guildford Road it formed the southern approach to the town. York Estate, now called York Road, was so named to commemorate the marriage of the Duke of York (later King George V) in 1885 which was the year the land was marketed. The whole area contains excellent examples of Edwardian suburban housing, particularly adjacent to Wych Hill Lane where they have remained substantially intact. The majority of the original houses in the area have a distinctive architectural style with steep pitched roofs and decorative timber work to the elevations, many with timber balconies and loggias.

It comprises Wych Hill Lane from Midhope Road up to railway bridge but only including the tree lined frontage on the southern side, West Hill Road, Mount Hermon Road up to No. 33 and the western section of York Road up to No. 109. There are also a considerable number of good Edwardian properties in the far eastern half of York Road which could be considered for future designation.

MOUNT HERMON (Designated April 1992)

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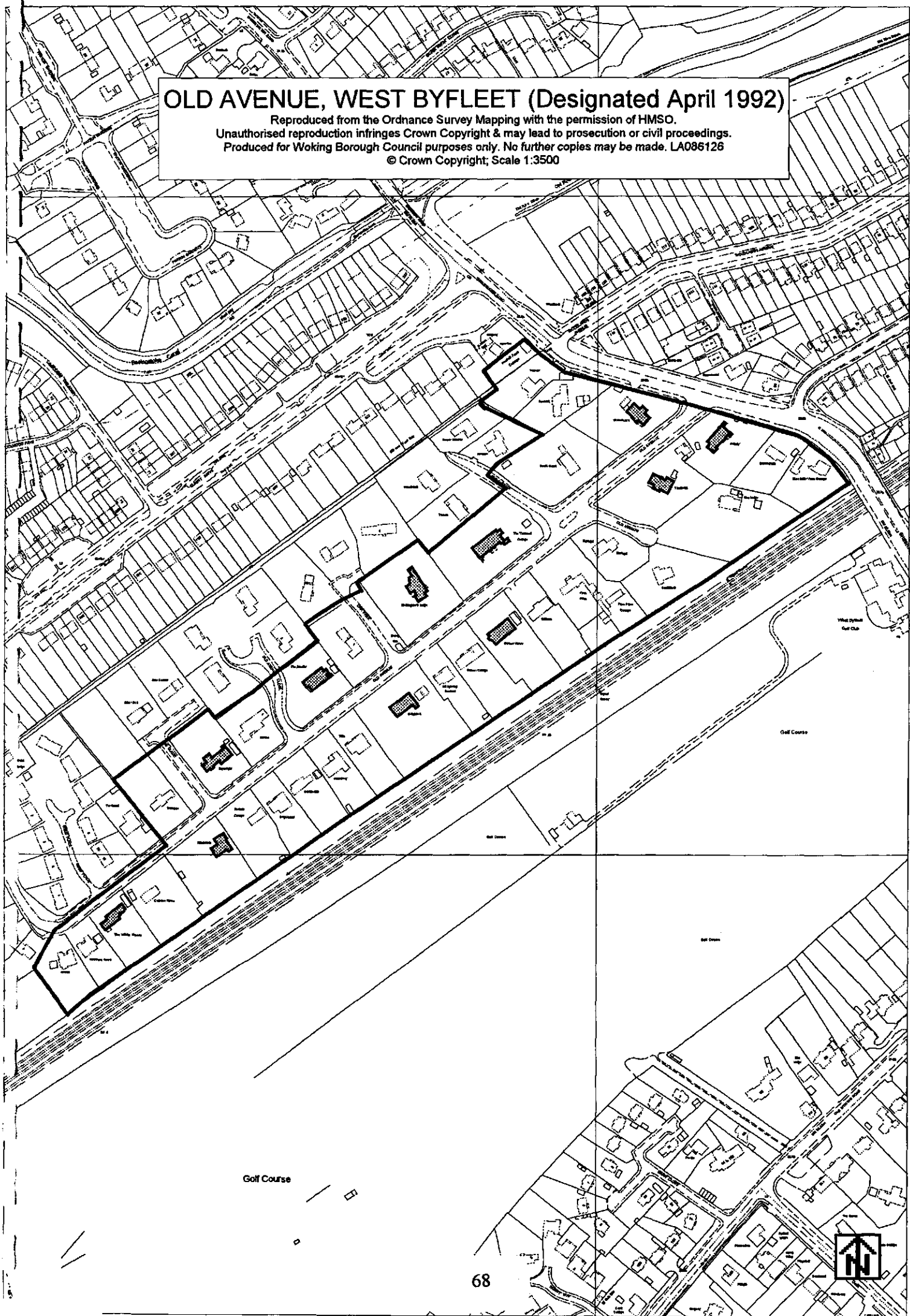


OLD AVENUE, WEST BYFLEET

This area comprises most of the cul-de-sac of Old Avenue up to the 'White House' together with its respective frontage of Sheerwater Road, between Norfolk Farm Cottage and the railway line. The Estate was laid out between 1914 and 1925 on 54 acres of land previously forming part of Sheerwater Farm and is a particularly good example of low density inter war housing. All the original houses are of high quality design, many in the "Arts and Crafts" style by lesser known architects of the day. Accordingly the Estate has a very strong cohesive character. Some of the houses which were of controversial design, such as the 'Thatched Cottage', are recorded in early editions of Country Life magazine. Most of the original houses facing the Avenue have remained intact, although there has been some sub-division of the rear plots. Many are included on the Local List. A particular feature of the Estate is the avenue of large mature oak trees which flank the sides of the main approach road which together with extensive hedgerows dominate the Estate in a classic Arcadian landscape.

OLD AVENUE, WEST BYFLEET (Designated April 1992)

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Golf Course

Golf Course



OLD WOKING

The Village now known as Old Woking has given its name to the ancient Hundred, to the modern town and to the new Borough. It lies about 1½ miles south east of the present centre at the edge of the developed area and on the north bank of the River Wey on a slight ridge of higher ground between the Wey and the Hoe Stream. It is a place of antiquity with evidence from the locality of Romano-British occupation. St. Peter's Church dates from the 12th Century and lies away from the present main road in quiet and pleasant surroundings.

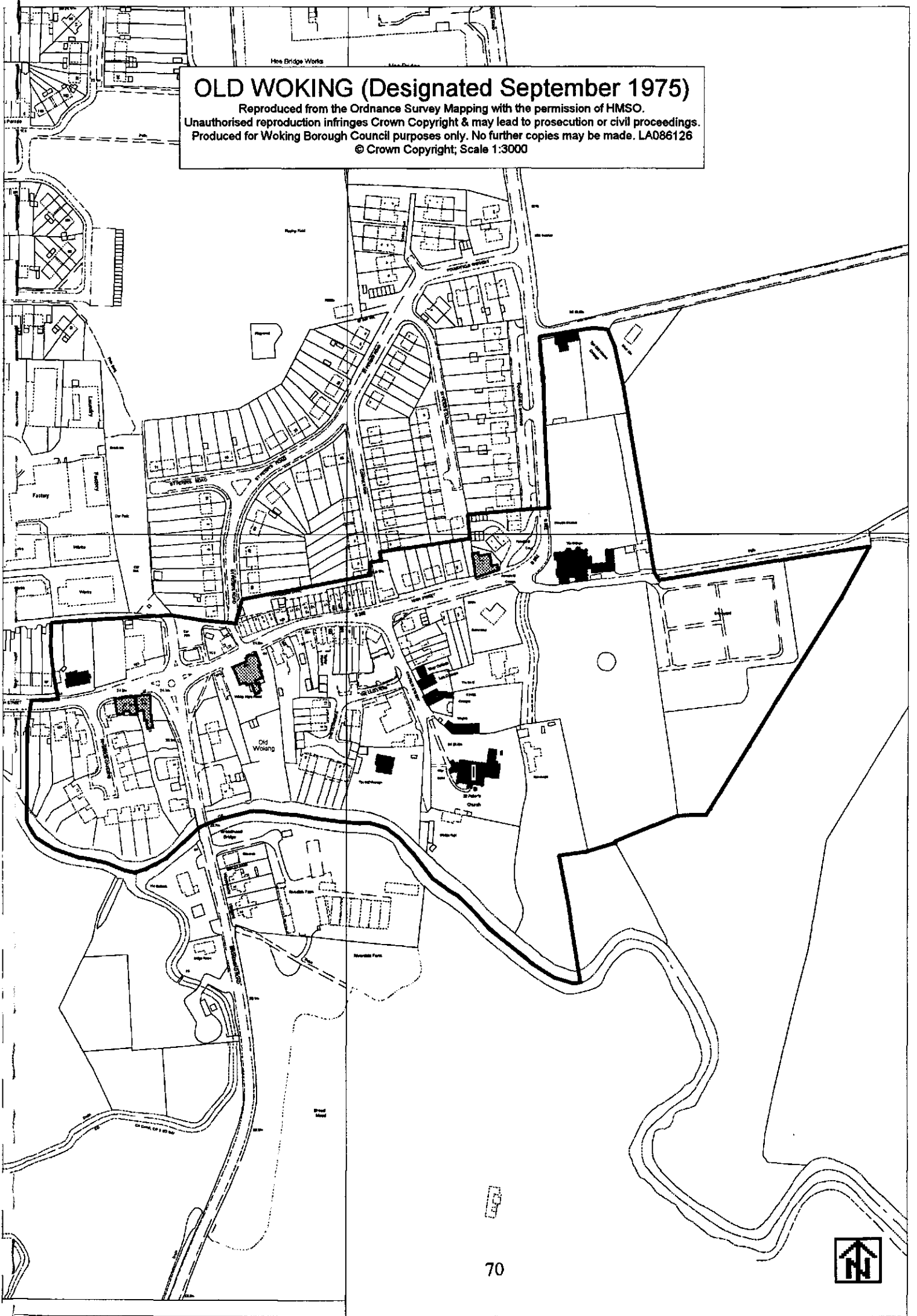
For about 150 years from the middle of the 15th Century Woking was a royal residence, with Woking Palace being about 1 mile to the east. The site is a scheduled ancient monument.

Old Woking was a market town in the 17th Century and a market house was built in 1665. It remains but greatly restored.

With the loss of royal connections the area lapsed into a backwater and was later superseded by the railway town and the associated growth of recent times. Several buildings of interest remain as well as the historic road line.

OLD WOKING (Designated September 1975)

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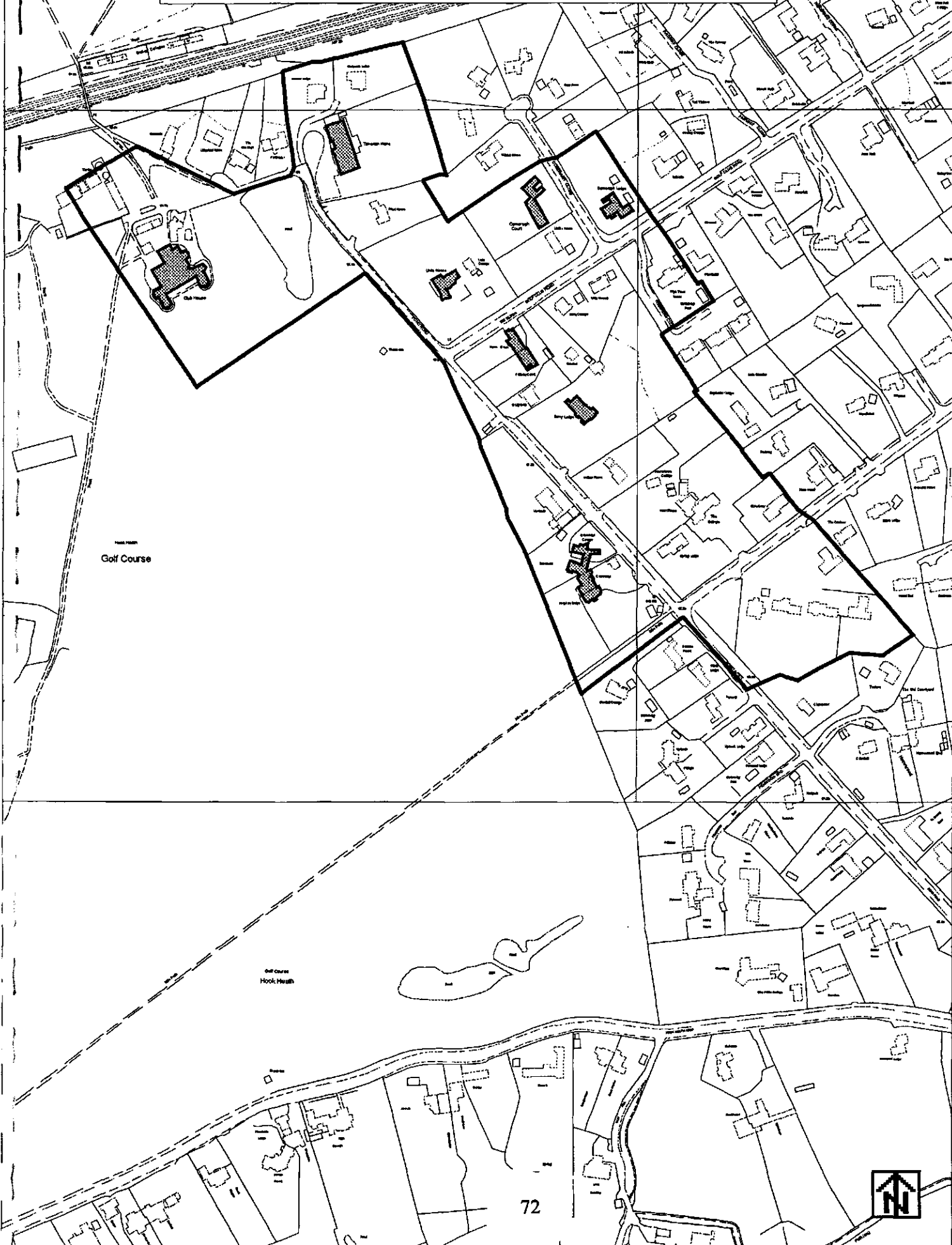


POND ROAD, HOOK HEATH

This is part of the Hook Heath Estate and is comprised of Pond Road from the Golf Club House up to Mile Path including 'Aigburth', together with a short section of the adjoining Golf Club Road up to 'Comeragh Lodge'. Virtually all the properties in this area are of architectural merit and are included on the Local List. This area also contains the original Hook Heath Farm, the property has been extended and is now a retirement home called 'Tamerton' which is situated adjacent to the Golf Club House.

POND ROAD, HOOK HEATH (Designated April 1992)

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PYRFORD

This area consists of the isolated nucleus of St. Nicholas Church and the neighbouring farmsteads of Lady Place (16th Century) and Church Farm (16th Century). The open and informal setting of the buildings, generally of traditional materials, is attractive and the approach up the steep river cliff is an unusual feature.

The parish of Pyrford was probably once a Saxon manor known as Pyrianforde. Its oldest building is the Norman Church of St. Nicholas, built about 1140. The Pyrford Stone (to the north by Stone Farm) is probably a boundary mark of pre-Conquest origin but it is possibly a prehistoric standing stone, a relic of pagan worship.

Another visible sign of antiquity is the situation of the Church itself, in a circular churchyard on top of a hillock, indicating that this too was probably a pagan holy place, before becoming the site of a Church.

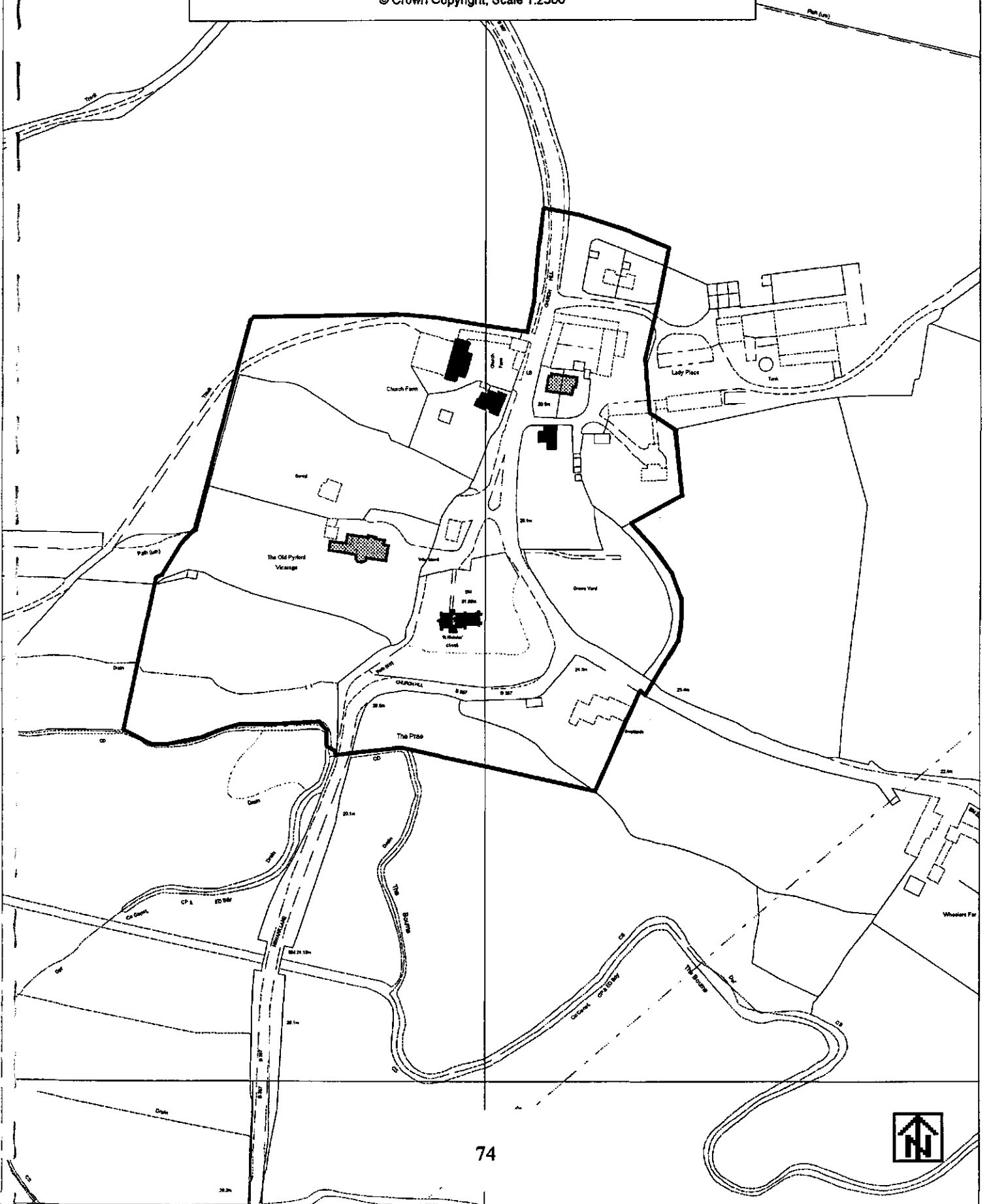
Pyrford in 1086, appeared to have been a more important place than the ancient manor of Byfleet, and at that time belonged to the Abbot of Westminster who was presumed to be responsible for the building of St. Nicholas Church.

Several attractive farmhouses were built during the 16th Century, including Wheelers Farmhouse (Grade II), Church Farm Cottage and Lady Place Cottages (Local Interest). Later, in the 17th Century, Stone Farm (Grade II) was built. In 1846, a Dame School was opened in the little hut beside St. Nicholas. The Church was restored in the 15th Century and again in 1869, revealing what was left of Norman murals and Consecration crosses.

The area around St. Nicholas Church (unlike most of the rest of Pyrford) has remained very much the same over the years. The open informal setting of the buildings, generally of traditional materials, is attractive, especially the Church on top of a hillock, overlooking the Wey Valley and Newark Priory. This area continues to be a visible reminder of a long and varied history.

PYRFORD (Designated October 1976)

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ST. JOHNS

This area consists of the Victorian core of the Village to the east of the Basingstoke Canal which is centred around the entrance to St. Johns Lye. The area includes; St. Johns Road from the junction with Hermitage Road eastwards up to Priors Court and all the land bounded by the Canal, Church Road, Warwick Lane, St. Johns Hill Road up to Oak Cottage and St. Johns Lye up to the sports pavilion. The north-west boundary is contiguous with the Basingstoke Canal Conservation Area, which includes Kiln Bridge.

Historically the Village of St. Johns did not develop until the latter half of the 18th Century and it is largely attributable to the building of the Basingstoke Canal. During the construction of the Canal the demand for bricks to build locks, bridges and associated developments stimulated local brick manufacture. As brickworks already existed around St. Johns they flourished on the new trade until at least the end of the 19th Century. The most important manufacturer was the Goldsworth Brickworks which was adjacent to the 'Rowbarge' Public House. The wharf at St. Johns was used to transport the bricks and the name of 'Kiln Bridge' signifies its usage. During the 19th Century the Canal was also instrumental in the development of nurseries around St. Johns for the importation of large quantities of manure from the stables of London which was essential for cultivation and accordingly many important nurseries developed around St. Johns Village. During this period of economic growth most of the Victorian development of St. Johns came into existence which was accomplished through the sale of Common lands to the London Necropolis Company in 1854, which made the land available for development. Owing to the intervention of the Vicar of Woking 60 acres of land at St. Johns were withheld from the sale and became the Lye.

The form and layout of St. Johns Village Centre is dominated by its relationship with the Lye and the adjacent Basingstoke Canal. In this respect the Village has retained a strong semi-rural character with many of its older properties facing directly onto the Lye and the open space surrounding the Church, in a traditional 'village green' arrangement. Many properties in the Village date from the late Victorian period with a large number of Victorian villas and semi-detached cottages built in a distinctive style with closely matching facing materials. Most of these properties are constructed from local red facing bricks with simple buff coloured contrast patterning on quoins and window heads. Slates are used for roofing almost exclusively throughout the Village. None of the buildings within the area are on the Statutory List although a small number are included on the Local List.

ST. JOHNS (Designated 1991)

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STATION APPROACH, WEST BYFLEET

This area comprises the Station Approach Shopping Parade which was largely constructed prior to the First World War, although the far eastern end is a little older. This Parade with its strong "Arts and Crafts" influences is of a high standard of architectural design and contains many interesting features and detail elements such as the colonnade along the western frontage. Many shops in the Parade still retain their original Edwardian shopfronts. It is understood that the Parade was designed and built by W.G. Tarrant of Byfleet, a local master builder and Councillor, who is associated with the work of Lutyens and many of the high quality housing developments in the area.

WOODLANDS AVENUE

STATION APPROACH, WEST BYFLEET (Designated April 1992)

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Station

Birch Walk

TCB

Posts

FB

Subway

Club

Aldwych House

STATION APPROACH

MADEIRA ROAD

MP .75

Premier House

El Sub Sta

Columbus House

Raleigh House

Rhino House

Manor House

Our Lady,

Manor House

Roxburghe House

PO

Ramp

West Lodge

STATION APPROACH

Bank

Bank

Health Centre

RA ROAD

Library

1 to 12
14 to 22
Orchard Dene

WEST BYFLEET



SUTTON PARK/ SUTTON GREEN

The area includes Sutton Place and its park setting bounded by the Wey Navigation, Blanchards Hill, and Sutton Green Road and the southern section of the historic Sutton Green settlement.

The Statutory Listed Buildings in this area include (all Grade II except where notified):

- Sutton Place and courtyard (built by Sir Richard Weston in the 16th Century) (Grade I)
- Oak House
- Lady Grove Farmhouse
- Church of St. Edward the Confessor (the first Catholic Church in the Woking area)
- Vine Cottage
- The Manor House
- The Garden Walls and Pavilion to the west of Sutton Place
- Stable block 10 yards west of Sutton Place
- Nos.3 and 4 (September and April Cottages), Foxes Path
- Site of the Old Manor House Ancient Monument

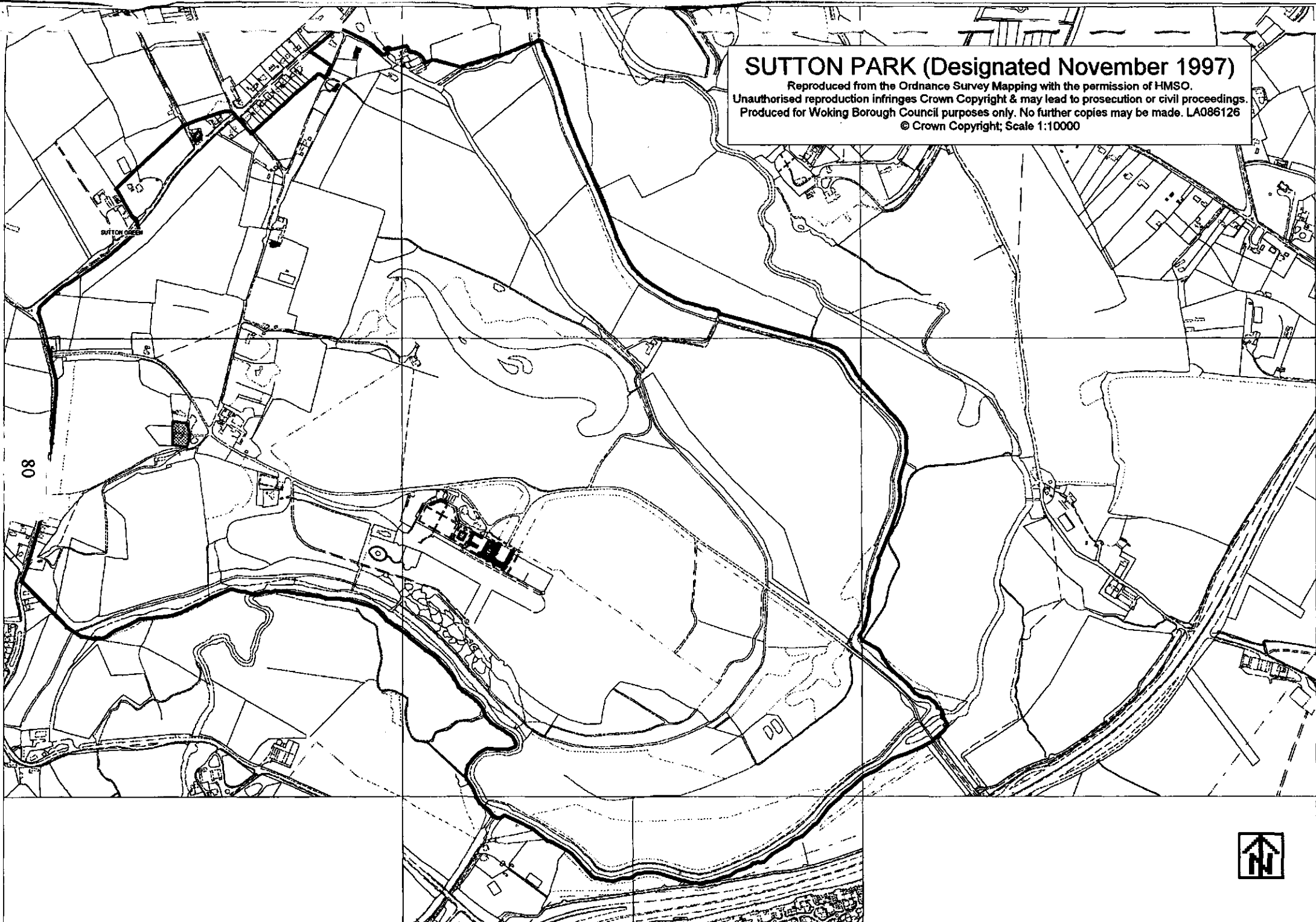
There also two buildings on the Council's Local List:

- Rose Cottage, Foxes Path
- The Fox and Hounds Public House

These 13 buildings, together with the other buildings not on the lists, form an area of special character which encompasses the Green in Sutton Green and the parkland setting of Sutton Place, including the grounds and gardens which were designed by Sir Geoffrey Jellicoe. There are also numerous individual trees and groups of trees in the area such as the avenue of Wellingtonias along the main drive to Sutton Place. None of these have Preservation Order status but now benefit from the protection offered by Conservation Area designation (Because of the extent of woodland involved the Council have agreed a management scheme with the Sutton Place Estate to avoid undue consultation procedures over ongoing tree works). A large extent of the park land is included on the National Register of Parks and Gardens. However, inclusion on the Register does not provide any statutory protection of the grounds such as from the demolition of non-listed structures, or the material treatment of works which might effect its landscaped setting.

SUTTON PARK (Designated November 1997)

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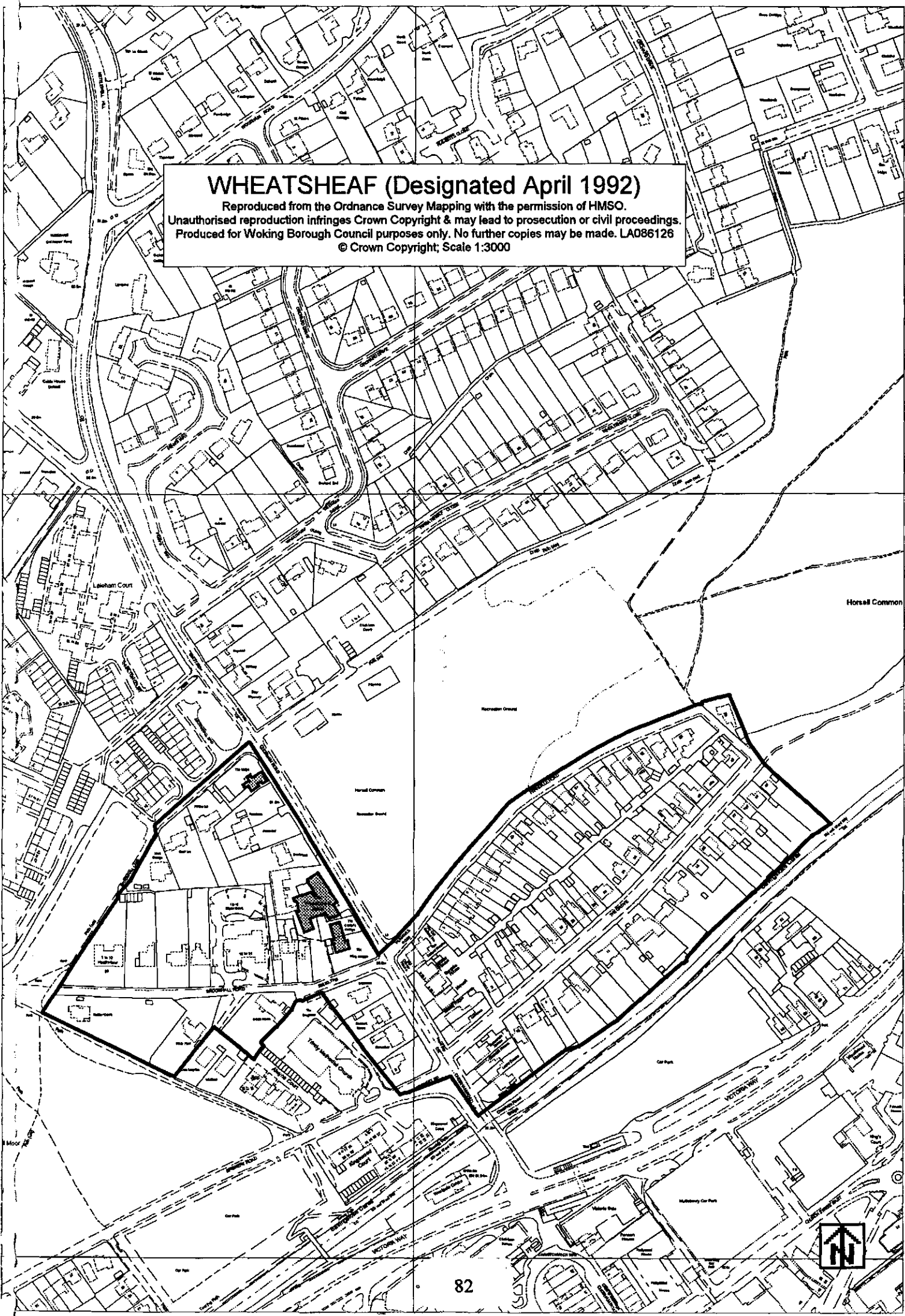


WHEATSHEAF

This area comprises of Broomhall Road together with part of Chobham Road between the Wheatsheaf Hotel and the junction with The Grove. It also includes the full extent of Ferndale Road and The Grove. The area abuts the existing Basingstoke Canal Conservation Area. Properties date from the mid-Victorian to late Victorian period and were developed in association with the growth of Woking as a railway town. Although the architectural quality of buildings in the area is mixed, it has a strong character particularly in its relationship with the Wheatsheaf Recreation Ground and forms a focal point of entrance into Woking Town from the north. Several buildings in the area, including the Wheatsheaf Hotel, are included on the Local List.

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WOKING TOWN CENTRE

This area comprise the Victorian core of the Town Centre to the north of the railway station, which includes: Chapel Street, the eastern half of the High Street towards Church Path, the western half of the Broadway up to no. 18, the eastern section of Chertsey Road up to the former Woolworth's and the adjoining stub of Chobham Road up to the Red House Public House.

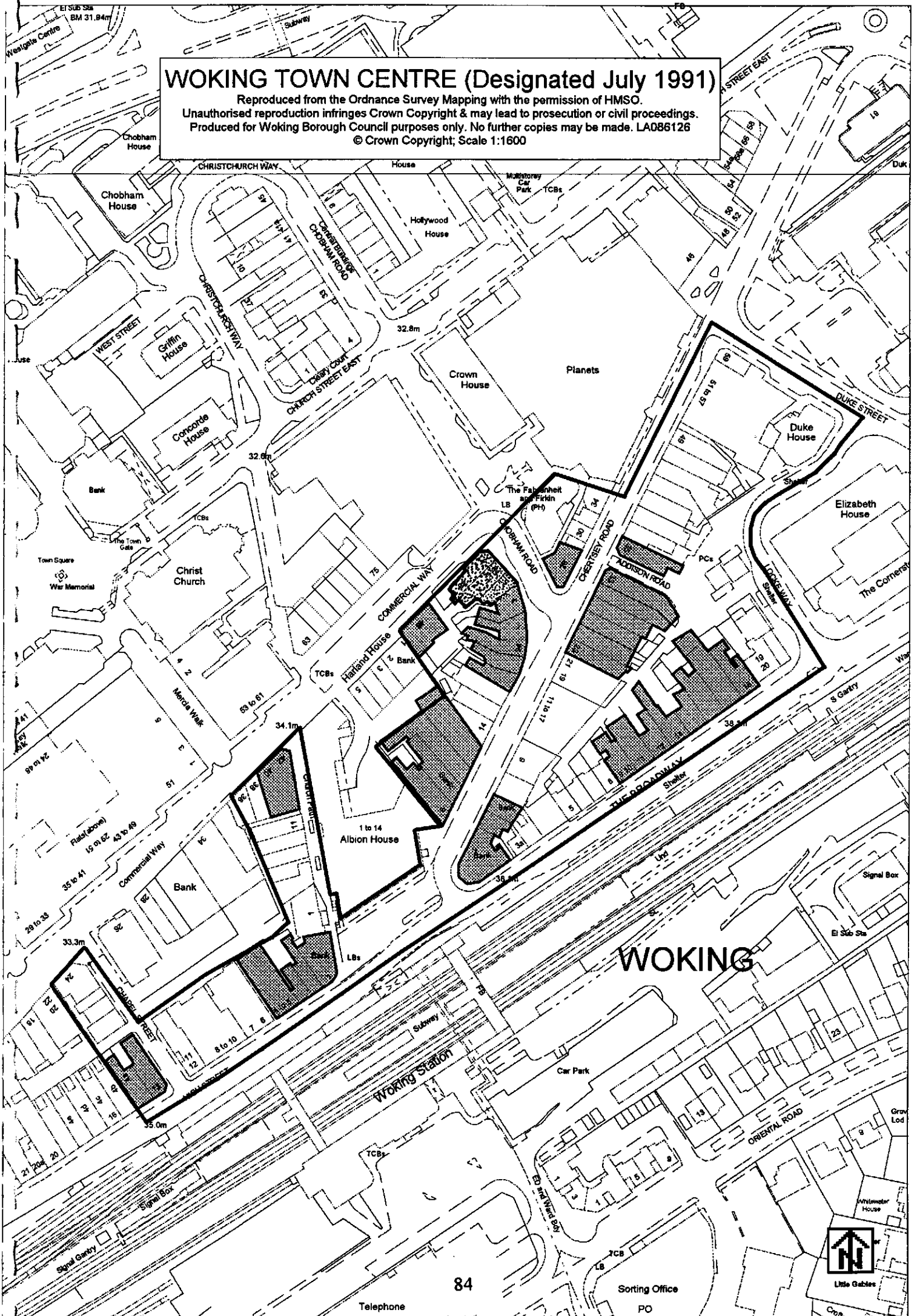
It is historically important as it largely comprises the original commercial developments of Woking Town Centre which were developed in association with the railway station following the land sale of 1859 by the London Necropolis Company. Although Commercial Way and Chertsey Road existed as routes prior to the land sale of 1859, all the street patterns and building plots within the area have largely remained unchanged from the Town Plan prepared for the London Necropolis Company by their architect, Henry Robert Adam, specifically for the land disposal. At the turn of the Century, the High Street, Broadway and Chertsey Road were the principal shopping and business streets in the Town Centre and the majority of the original buildings have remained intact.

The character of the area is mainly that of late Victorian and Edwardian purpose-built shopping parades, mostly of three storey construction, interspersed with individually designed period buildings. The architectural quality of buildings within the area varies considerably and although non of the buildings are suitable for statutory listing many have interesting features and attractive architectural ornamentation such as decorative terracotta panels at the first floor level and are included on the Local List. Of particular importance is the limited historical period during which most of the buildings in the area were constructed such that, taken together, buildings within each street have considerable group value, which gives the area a special character.

With the development of the Wolsey Place Shopping Centre in the early 1970's and its more recent refurbishment, together with the pedestrianisation of Commercial Way, the focus of the shopping centre has gradually moved away from the High Street, Chertsey Road area and gravitated toward more recent shopping developments in Woking. In this respect, although many properties may have been spared by being less subjected to commercial pressure for redevelopment, a number of properties have become jaded in appearance through neglect, even though most of their building fabric is still intact. Additionally, many of the shopfronts on the Victorian and Edwardian buildings have been altered or replaced by unsympathetic designs in inappropriate materials and there have been a limited number of modern infill redevelopments, such as Albion House terrace which have detracted from the coherent character of the area and contributed to the resulting decline in the quality of the visual environment.

WOKING TOWN CENTRE (Designated July 1991)

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APPENDIX 5

ADDITIONAL PLANNING CONTROLS WITHIN CONSERVATION AREAS

ADDITIONAL PLANNING CONTROLS WITHIN CONSERVATION AREAS

1.0 Demolition of Buildings

1.1 Planning permission is nearly always required for most forms of development. In addition, conservation area consent is normally required before any building or structure can be demolished either in whole or part (including 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 a rear conservatory or garden shed.

2.0 Protection of Trees

2.1 Anyone proposing to undertake work on *trees 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 and to consider if it should be the subject of a Tree Preservation Order (TPO). Where a tree is already protected by a TPO no work can be undertaken until formal consent has been given by the Council.

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

3.0 Development

3.1 "Permitted Development" rights are more restrictive within a conservation area, and as such a greater number of smaller works may require formal planning consent than would otherwise be permitted under the General Development Order 1988 (amended by the General Permitted Development Order 1995).

3.2 Small changes to residential buildings such as the insertion of doors and windows and routine repair works do not normally require planning permission unless the property is a Statutory Listed Building. However, in some cases, such as a street of similarly designed properties, the removal of original historic detail and replacement with various modern alternatives can greatly disrupt the appearance of a conservation area.

3.3 The Local Planning Authority may seek further controls over alterations and small developments by making a direction under Article 4 (1) or Article 4 (2) of the Order.

4.0 Design of New Development

4.1 Planning applications for any form of development or redevelopment within a conservation area will be examined very carefully to ensure that all elements of the proposal, particularly; bulk, height, form, elevational design, materials, colour and layout are appropriate for the specific character of each conservation area. Usually only a fully detailed planning application will be considered and must show both the plan and elevational relationship of the proposal with respect to any adjoining buildings so that the visual impact of the development can be fully assessed. All applications in conservation areas will be advertised to allow local people to comment on them.

4.2 The following general points should be considered when preparing development proposals:

- It is always advisable to seek professional advice when preparing development proposals for the purposes of a planning application.

- Good standards of drawing presentation at suitable scales are essential if the proposal is to be properly considered.
- The siting of new buildings or extensions will be determined by the relationship of existing buildings and open spaces. Always consider the layout of buildings in the area, the angles at which they are set out, the grouping of buildings and spaces in the street scene and the normal depth of frontage.
 - The form and mass of the building should be in scale and harmony with surrounding properties, in particular, the width of frontages, depth of building, height of eaves, together with the form and pitch of the roof.
 - The elevational design of new buildings or extensions should have door and window openings which respect the size, proportion and rhythm of adjoining developments. Normally, the same ratio of solids to voids should be retained. Any interesting building elements such as bay windows, balconies, loggias, or porches which are typical of the area should be introduced into the design.
 - External facing materials must be sympathetic to those already found in the area. They should be of good quality and suitable in colour, texture and material finish. Any specific design references such as brickwork patterning or decorative panels should be considered in the elevational treatment. Remember that certain roofing materials, particularly plain clay roof tiles require an adequate pitch and this must be borne in mind at an early stage of the design. Artificial materials such as PVC or aluminium are not normally acceptable for doors, window frames or external cladding.
 - Normally, the design of extensions, particularly those for period properties should closely match the detailed design and material finish of the original building.
 - New building designs do not have to slavishly copy period styles to make them acceptable and sometimes 'pastiche' designs can even devalue the merits of genuine historic buildings. It is more important that the development captures the character of the area and sometimes an understated design with good materials may often provide an acceptable solution.
- 4.3 Landscaping forms an important part of any new development and it is advisable that it is considered at an early stage to ensure that the character of the area is maintained. It is not only important to retain good trees on the site, but also mature shrubs and hedgerows where they are a characteristic feature of the area.
- 5.0 Advertisements**
- 5.1 Unsympathetic advertisements and those which are out of scale can detract from the appearance of a conservation area. In particular, the Council would resist proposals for the display of internally illuminated signs. Greater controls over advertisements can be sought from the Secretary of State by the declaration of Areas of Special Control. Council guidance leaflet No.2 "Shopfront Design Guide" provides some useful hints on both shopfronts and advertisements.
- 6.0 Maintaining, Repairing and Improving Existing Period Buildings**
- 6.1 When maintaining or repairing existing buildings in a conservation area, every effort should be made to:

- Preserve or restore original architectural features such as decorative ridge tiles, chimney stacks, cast iron guttering with supports, decorative hopper heads with downpipes and decorative leaded lights.
 - Ensure the original windows and doors are retained together with door handles, knockers and other furniture. Repair rather than replace items.
 - Always use materials which are similar in size, shape, texture and colour to existing building fabric.
 - Retain boundary walls, fences and gates.
 - Avoid the introduction of new architectural features such as porches, dormer windows, and bay windows, especially if they are alien to the area.
 - Ensure that items such as television aerials, satellite dishes and meters for service utilities are carefully sited.
 - Alterations to the landscape frontage of properties can have a significant impact on the character of the conservation area and the materials used for paths and driveways should be carefully considered. Always use materials which are common to the area or complement the building elevation, such as pea shingle, tarmac, or clay pavers.
- 6.2 Before making any changes to the property, check to see if the works require planning permission or conservation area consent.

7.0 Neglected Buildings

- 7.1 All buildings require maintenance from time to time to keep them in good order. If an unoccupied building, which is not listed, falls into a state of disrepair, the Council is empowered (subject to the agreement of the Secretary of State) to carry out urgent works to afford temporary support or shelter for the building and recover the cost from the owner. However, the Council would normally wish to discuss the problem first with the owner to avoid using these powers.

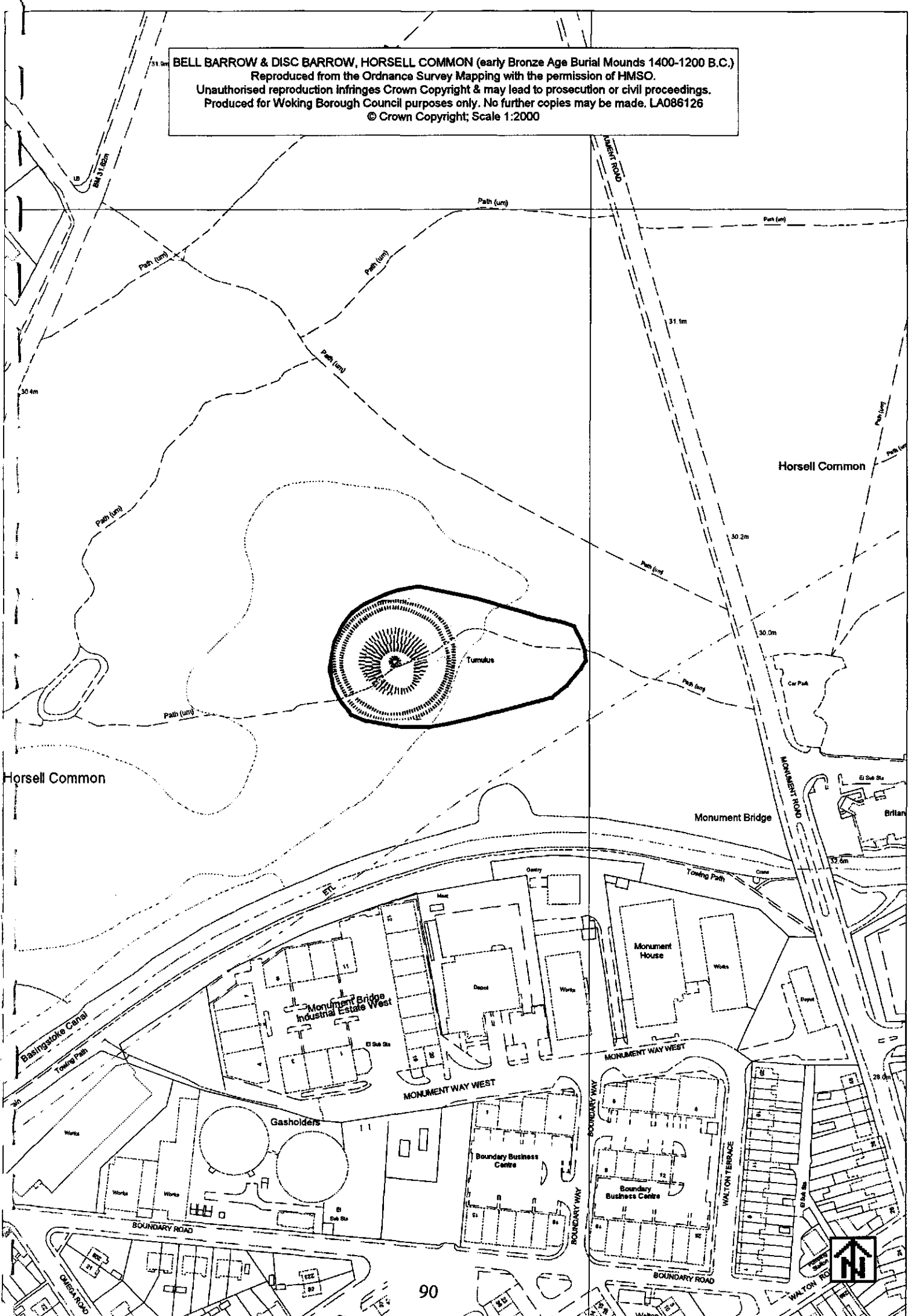
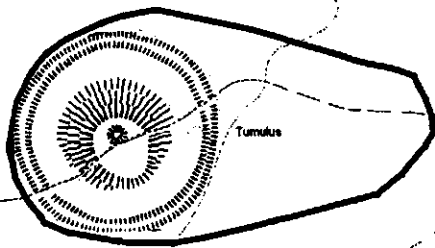
8.0 Enhancement Proposals

- 8.1 It shall be the duty of the Local Planning Authority, from time to time, to formulate and publish proposals for the preservation and enhancement of areas within conservation areas. Any such proposals must be submitted for consideration to a public meeting in the area to which they relate and the Local Authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.

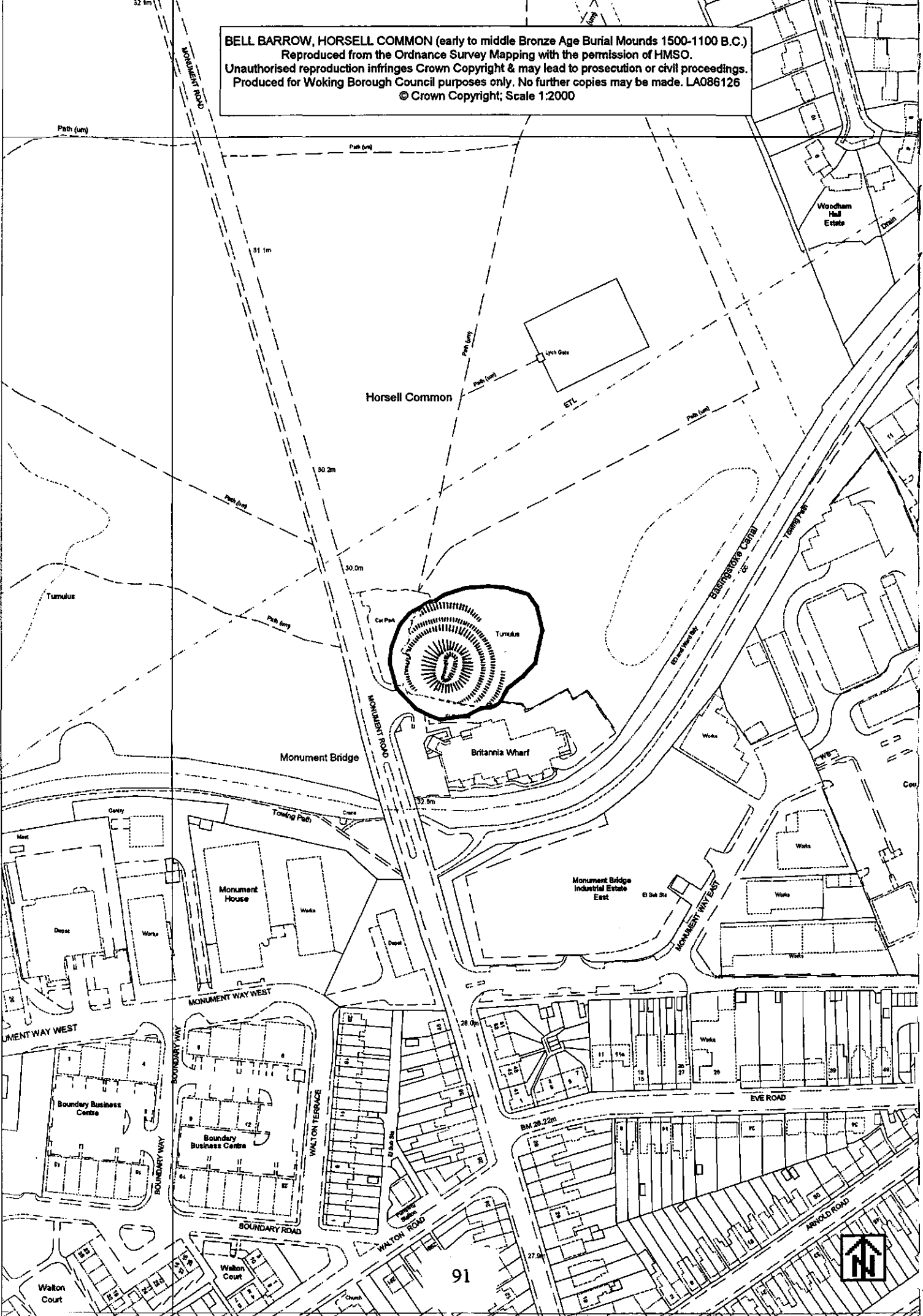
APPENDIX 6

ANCIENT MONUMENTS IN WOKING

BELL BARROW & DISC BARROW, HORSELL COMMON (early Bronze Age Burial Mounds 1400-1200 B.C.)
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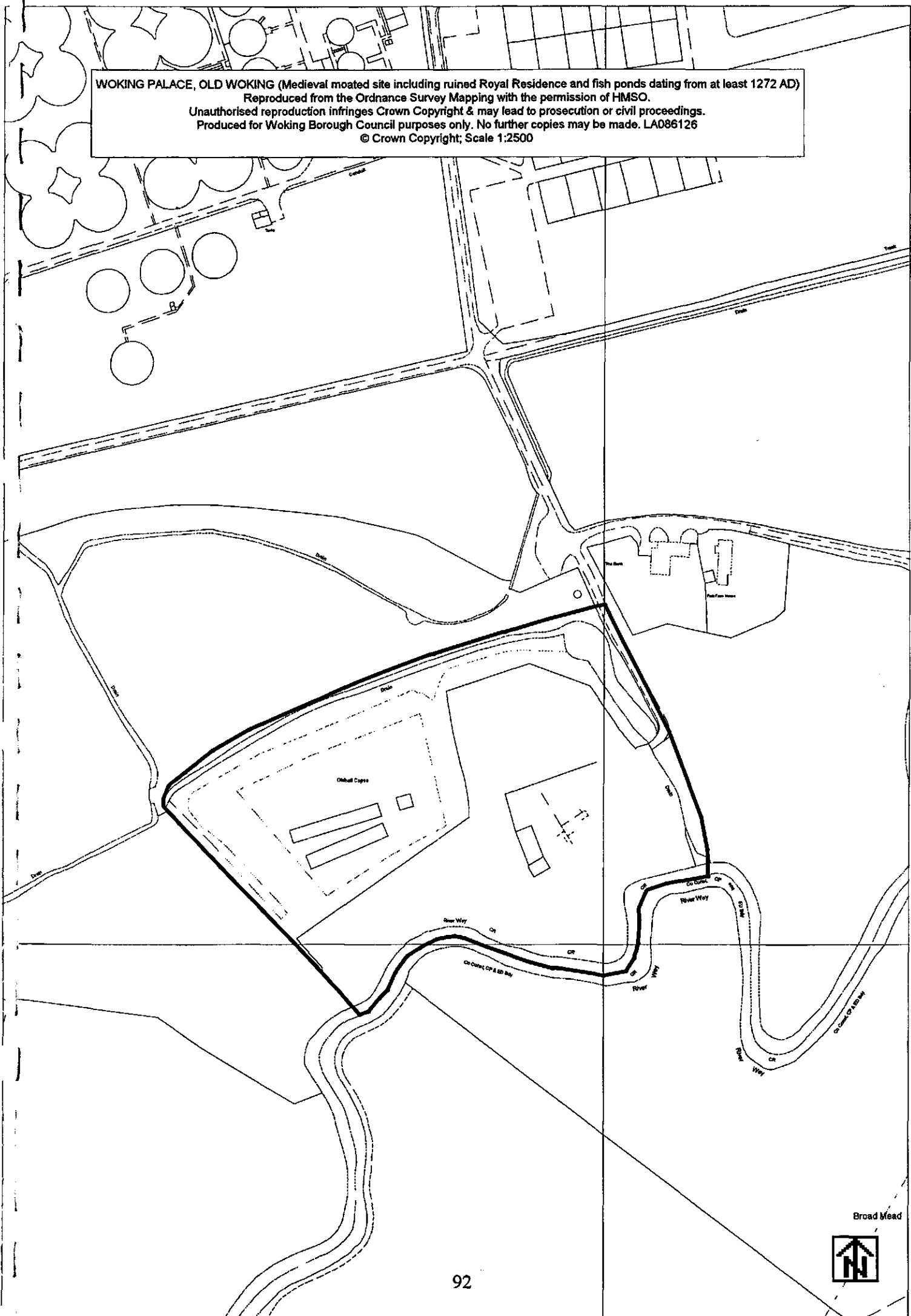


BELL BARROW, HORSELL COMMON (early to middle Bronze Age Burial Mounds 1500-1100 B.C.)
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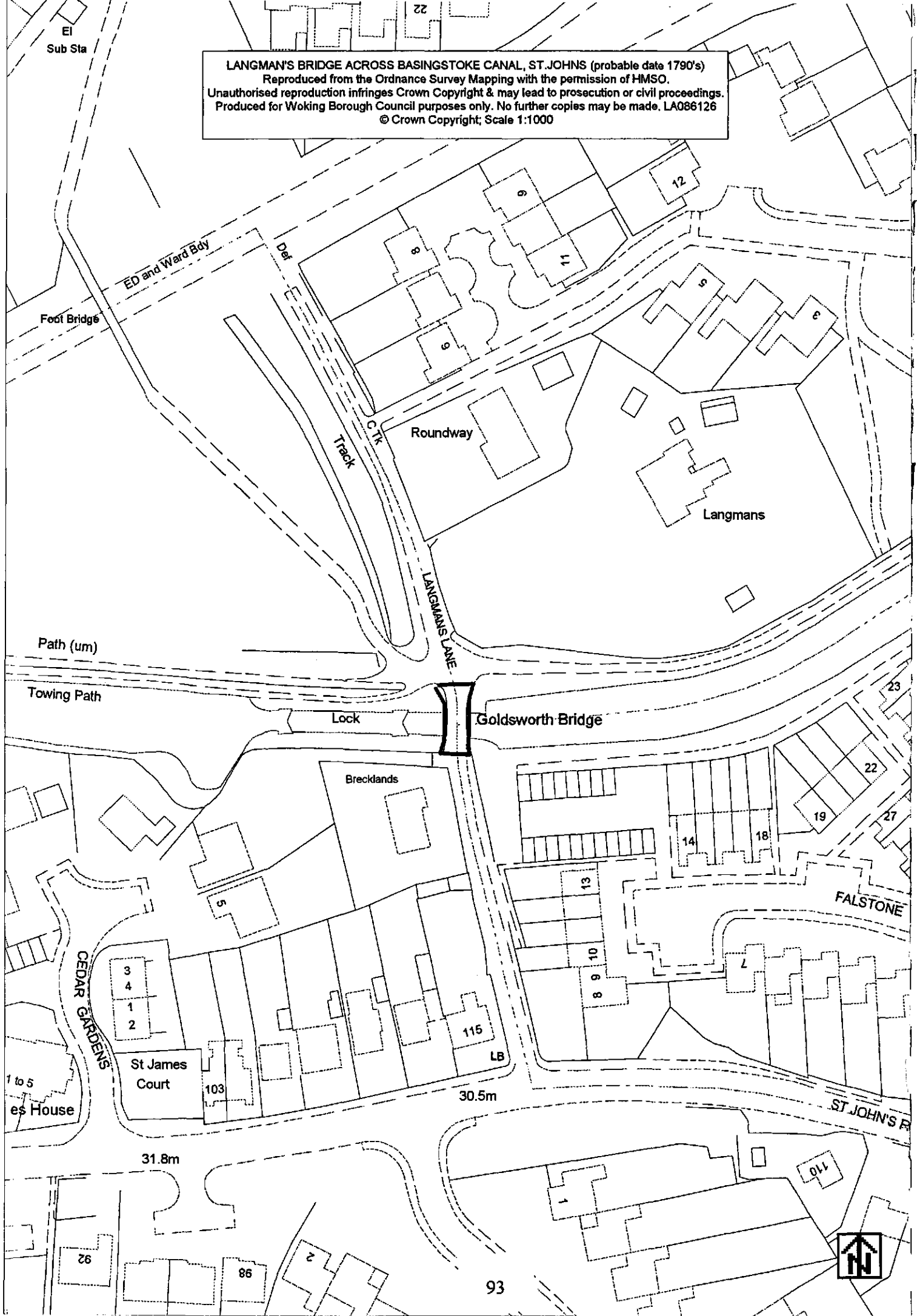


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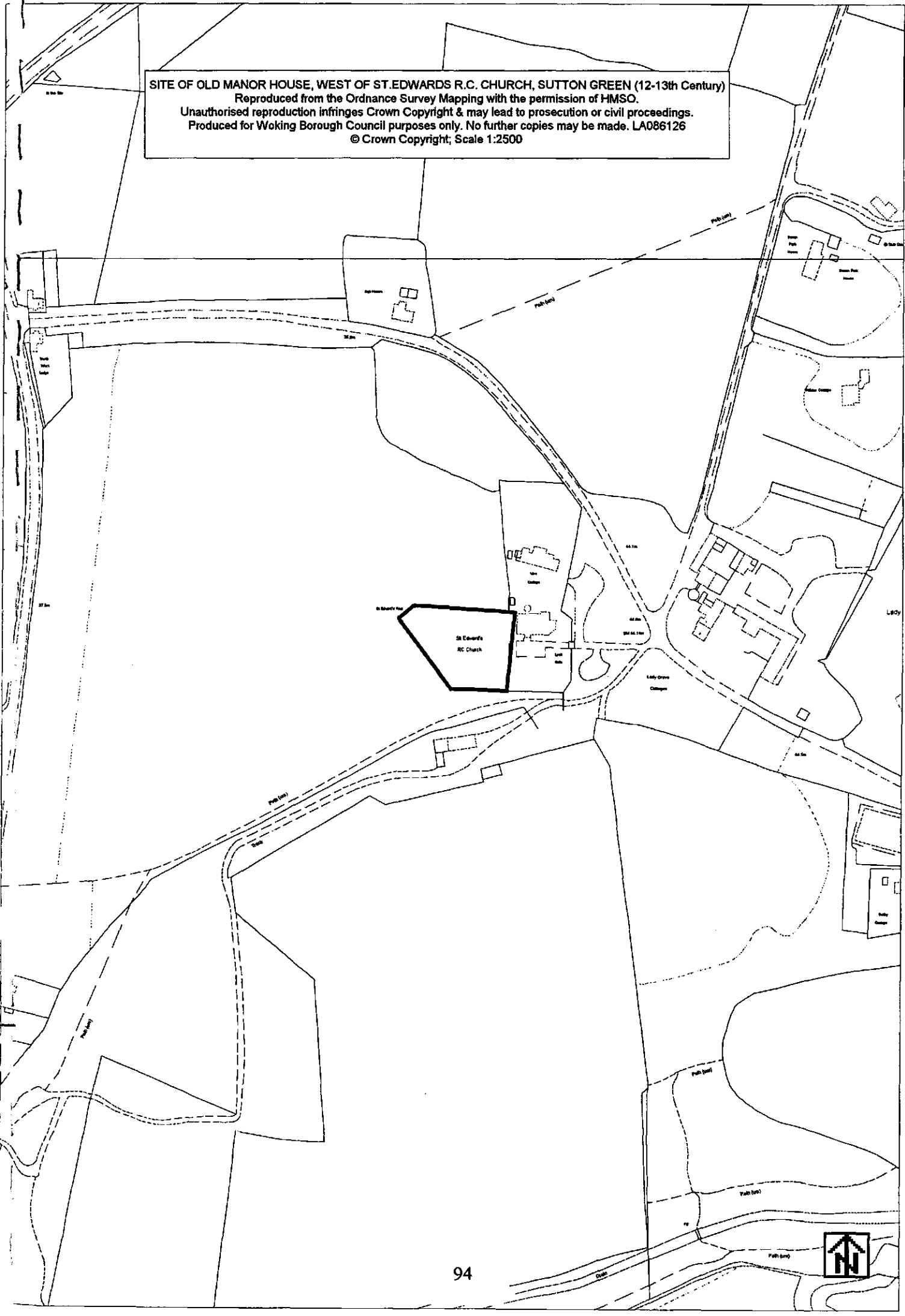
WOKING PALACE, OLD WOKING (Medieval moated site including ruined Royal Residence and fish ponds dating from at least 1272 AD)
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LANGMAN'S BRIDGE ACROSS BASINGSTOKE CANAL, ST. JOHNS (probable date 1790's)
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SITE OF OLD MANOR HOUSE, WEST OF ST. EDWARDS R.C. CHURCH, SUTTON GREEN (12-13th Century)
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APPENDIX 7

HISTORIC GARDENS/ LANDSCAPE IN WOKING

PYRFORD COURT

There are about 8 ha of formal and informal gardens in the grounds of Pyrford Court, which have been strongly influenced by the landscape gardener G. Jekyll.

The house itself was constructed during the period 1907-27, and designed by Clyde Young for Lord Iveagh. It contains wisteria, orangeries, a balustraded terrace and a swimming pool.

The formal garden contains rock plants, camellias planted in the 1920's and a 2 ha lawn bounded by trees, lilacs, magnolias and cherries. It also has a pergola with climbers, and a fountain. Other features include Irish Yews (a fastigate variety of Common Yew), enclosed flagged gardens, topiary shapes, peony borders, Rose Garden and Kitchen Garden.

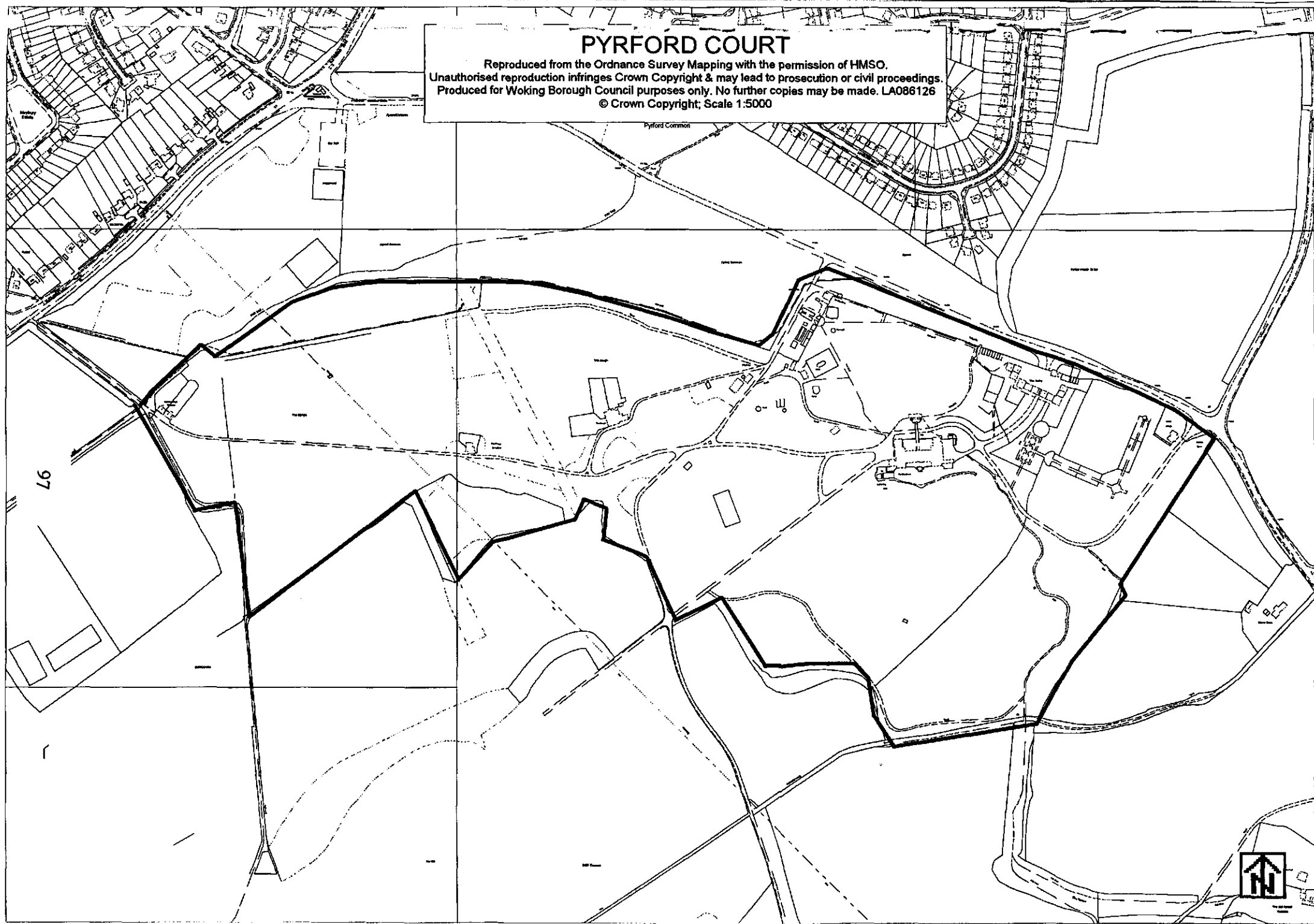
The informal Rock Garden is laid out in natural pine wood and was extended in the 1950's.

PYRFORD COURT

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Pyrford Common

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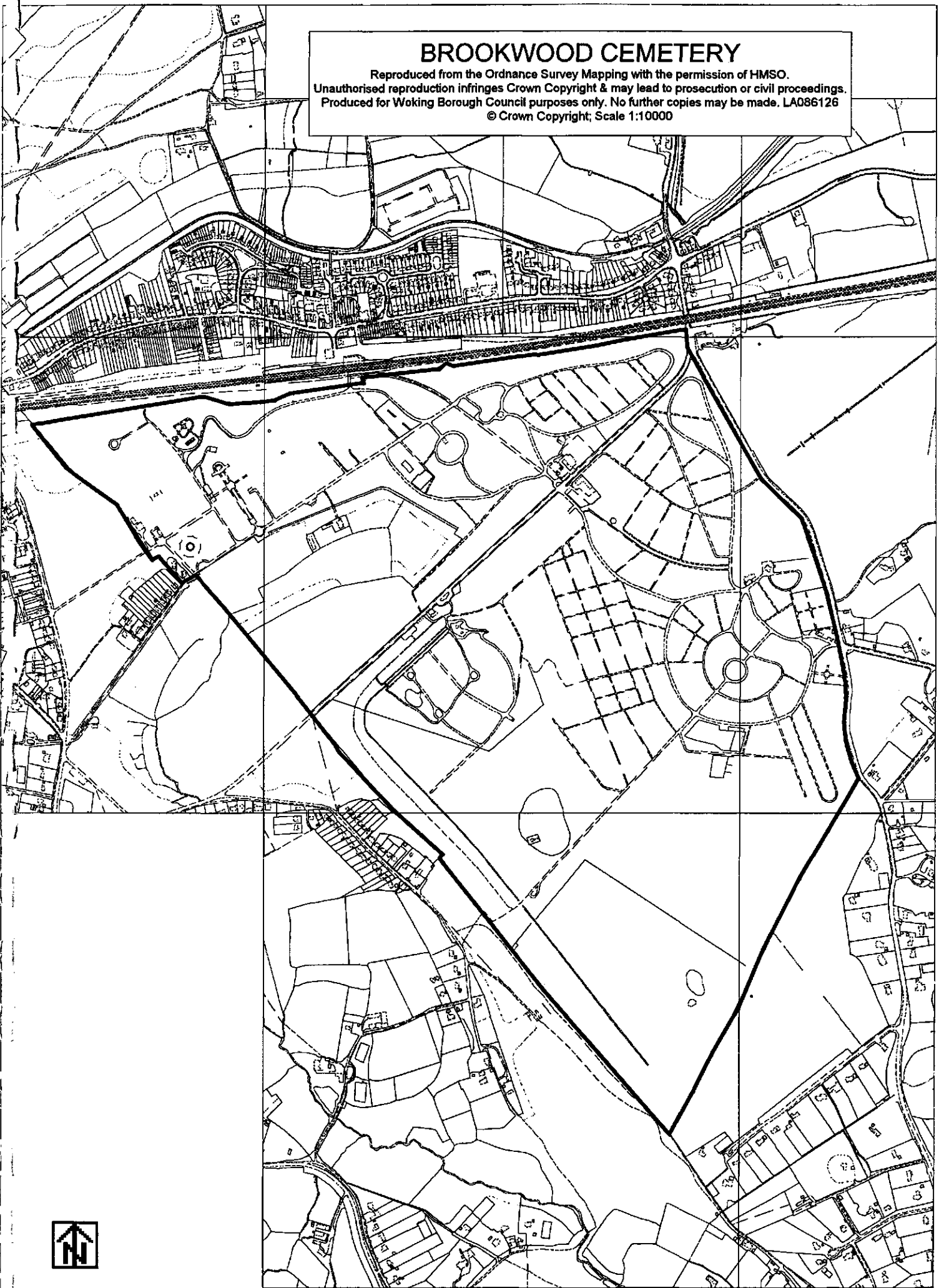
BROOKWOOD CEMETERY

Occupying a site of 143 ha, Brookwood Cemetery was laid out and opened in the early 1850's. Originally a heathland area, it was acquired by the London Necropolis and National Mausoleum Company in 1852. Henry Abraham, the Company's architect was probably responsible for the overall plan. The more detailed landscaping and extensive evergreen planting was the work of Robert Donald a nurseryman of Goldsworth. The southern part of the Cemetery was never laid out as a formal garden with paths, and has remained as heathland. In 1988 this portion of the Cemetery was notified as a S.S.S.I., and the Council made a blanket Tree Preservation Order in 1989.

Unfortunately, the Cemetery has suffered from damage and neglect, particularly in the north-east section where much of the land has been cleared and reused with little regard to its earlier design.

BROOKWOOD CEMETERY

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