

STATUS OF SUPPLEMENTARY GUIDANCE ON
MOUNT HERMON CONSERVATION AREA
CHARACTER APPRAISAL AND DESIGN GUIDANCE

Status

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

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

Statement of Public Consultation

In accordance with the advice set out in Annex A (A3) of Planning Policy Guidance Note1 (PPG1) on General Policy and Principles, and the advice set out in paragraph 4.9 of Planning Policy Guidance Note 15 (PPG15) on Planning and the Historic Environment, the document has been the subject of wide consultation with a total of 141 consultees, as follows:

i) Professional Practitioners

A selection of specialist local architectural design and planning practices which have submitted planning applications for a variety of developments within conservation areas over the last two years, which number 20 in total.

ii) Local Property Owner/Occupiers

All property interests in the Conservation Area were individually consulted. These number 120 properties in total.

iii) Local residents and Amenity Groups

The local Wych Hill Residents Association was consulted, which is the only association known to the Council in the area.

The period of consultation allowed eight weeks for the various individuals and organisations to make comments on the draft guidance. Altogether 4 responses were received. After careful consideration of these representations the Guidance was amended to address these points of concern. These amendments were considered at the Council's Executive Committee on 6 September 2001 when the Guidance was formally adopted. Full details of these representations together with the Council's response can be obtained on request by contacting 01483 – 743443.

MOUNT HERMON CONSERVATION AREA STATEMENT: CHARACTER APPRAISAL and DESIGN GUIDANCE

1. BACKGROUND

Mount Hermon was designated as a conservation area in April 1992 in accordance with section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in order to protect the areas special architectural and historic character. The boundary of the area is shown on the Character Appraisal Map.

The Conservation Area is located immediately to the south west of Woking Town Centre between the main London to Portsmouth railway and the A320 Guildford Road. The area lies on a gentle south facing slope to the valley of the Hoe Stream which is just beyond. Located on rising ground, many parts of the Conservation Area enjoy a southerly aspect with some parts having fine distant views across the Hoe and Wey Valleys towards the North Downs.

This area of land formerly known as the Mount Hermon Estate and the York Estate (from which the roads take their names) was developed at the turn of the Century following the land sale of the 136 acre Cross Lanes Farm in 1883. Cross Lanes Farmhouse, Grade II, still exists today, further to the east along the Guildford Road. This planned estate was probably the most significant development in Woking south of the railway line, following the completion of the station in 1838, which, together with the Hill View Estate on the other side of Guildford Road, formed the southern approach to Woking 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 estate was developed.

Although there has been some limited infilling and redevelopment the majority of the original estate houses remain. All these buildings have a very distinctive architectural style and make a particularly significant contribution to the area's special character. The eastern half of York Road contains similar properties, although fragmented, which contribute to the character of the conservation area but are not within its boundary.

2. PURPOSE OF STATEMENT

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

- define the detailed features of the conservation area which contribute to its special character that need to be protected;
- provide guidance for the design, layout and material finish of new development and other works ;
- assist in making planning decisions which could affect the areas character;
- assist householders in the preservation and restoration of period dwellings;
- assist in the preparation of proposals for the enhancement of the conservation area.

3. SPECIAL PLANNING CONTROLS

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

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

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

4. DETAILED CHARACTER APPRAISAL

The following range of features have been considered as part of the detailed appraisal;

Pattern of Settlement

- street pattern
- plot characteristics
- views and landmarks

Building Design Materials & Uses

- important groups of buildings
- historic buildings and styles
- predominant building types
- roofs
- doors and windows

- balconies and loggias

- materials and colour
- use of buildings

Other Features

- boundary treatment
- roads and footpaths
- street furniture
- open space and landscape features
 - negative features

Each of the following sections describes in detail the areas predominant characteristics and where appropriate these are referred to on the Appraisal Map.

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

5. PATTERN OF SETTLEMENT

5.1 Street Pattern

The simple street pattern of the estate, as shown on the Appraisal map, is largely formed by the two parallel routes of York Road and Mount Hermon Road which follow the line of the railway from south west to north east. Both of these roads are linked by their connection to Wych Hill Lane which joins the Guildford Road (A320) at Turnoak Roundabout. A third road, West Hill Road, runs diagonally south from Mount Hermon Road until it also joins Wych Hill Lane close to the Turnoak Roundabout, forming a small triangular shaped street block. All buildings are orientated to closely follow the line of the estate road resulting in a traditional frontage form of development.

- ◆ **Any new developments should reinforce the character of the street pattern by ensuring that buildings are orientated to face the road frontage.**

5.2 Plot Characteristics

As a planned estate plot characteristics are regular, falling into two distinct groups, as shown on the Appraisal Map. House plots within York Road, which are for semi-detached and smaller detached houses are typically about .04ha (0.1acre) with a frontage width of 11 metres. Houses have a consistent depth of frontage of about 5 metres with well defined building lines although the spacing of buildings varies with the type of design. House plots within the remainder of the area, which are for larger detached houses, are approximately twice those in York Road and typically about .09ha (0.2acre) with a frontage width of 18 metres. Depth of frontages are more variable between 8-10 metres and building lines are not so clearly defined although there is generally more generous spacing of buildings

- ◆ **Whilst the opportunities for new development are very limited, where new housing is permitted, it is important that the siting, interval and extent of development respects the characteristics of the area as discussed above.**

5.3 Views and Landmarks

Many dwellings in the southern section of the area are located on rising ground and enjoy fine southerly views towards the North Downs, particularly those in West Hill Road. There is an interesting view into the lower part of West Hill Road from the south, together with a view of the St. Mary of Bethany Church a little further towards the northern end of this road, which forms the only significant landmark in the area.

- ◆ **The Council will seek to maintain important views and landmarks, particularly that of the Church of St. Mary of Bethany.**

6. BUILDING DESIGN, MATERIALS AND USES

6.1 Important Groups of Buildings

As a planned estate the character of buildings within the conservation area is fairly consistent throughout. However, there are a number of buildings which have a

particularly distinctive character, including three dwellings which are locally listed. At the centre of the Conservation Area is the St. Mary of Bethany Church which is statutory listed grade II and provides a focal point. Dating from 1907, the Church is built from red brick with tile and stone dressings in a free Tudor gothic style and is a good example of 'Arts and Crafts' architecture. The following groups of buildings, which are highlighted on the Appraisal Map, have an important contribution to the character of the Conservation Area:

- i) A group of four large villas adjacent to Turnoak Roundabout, comprising ; 'Glenarchy', 'Fiveways', 'Southlands' and 'Corner House' (LLB).
- ii) North side of Mount Hermon Road from 'Northaw'(LLB) to St. Mary of Bethany Church (LB Grade II).
- iii) South side of York Road from No 94 to 100.
- iv) North side of York Road from No 143 to 165.

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

6.2 Historic Buildings and Styles

The majority of buildings within the conservation area are original estate dwellings which date from the late Victorian and Edwardian period. Most of these buildings have a similar architectural style and common use of facing materials which provides a unity of appearance that dominates the areas character. A particular feature of these residential properties are the distinctive timber loggias, verandas and entrance porches. Three of the more architecturally interesting dwellings which have largely retained their period detail are included on the local list.



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

A sympathetic extension which matches the existing architectural detail.

6.3 Predominant Building Types

The predominant building form is that of wide frontage detached two storey dwellings under a steep pitched roof, usually with a large projecting bay. Many of the larger properties have accommodation in the roof space using dormer windows. However,

many dwellings on the northern side of York Road and towards its eastern end have narrow frontages, as many of these are semi-detached properties (some now converted to flats). Most dwellings have well modelled roofs largely of hipped construction but with feature gables, punctuated with detailed brick chimney stacks and gabled dormers on the larger units. Many properties have similar architectural ornament including extensive timber balconies and decorative timber boarding at first floor and projecting bay windows at ground floor. As estate houses, many of the dwellings have repeated designs but with minor variations in detail and material finishes. None of the properties originally had garages, and although some have been added, most dwellings have open surface parking only.

- ◆ **Extensions to existing buildings should always be subordinate in scale to retain the proportions of the original property. New developments should respect the form, scale and architectural modelling of existing buildings in the immediate locality. The following advice on architectural details as set out in paragraphs 6.4 to 6.8 should be carefully examined.**



A typical narrow frontage dwelling.

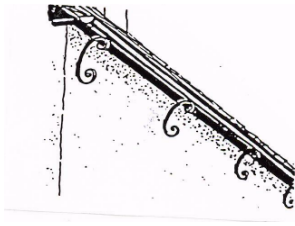


A typical wide frontage dwelling.

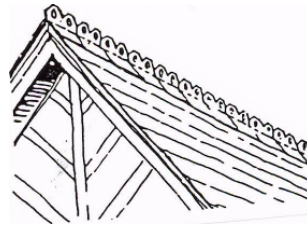
6.4 Roofs

Most properties have large steeply pitched roofs of at least 45° constructed from plain clay tiles normally incorporating bonnet hips and swept valleys with decorative ridge tiles and finials to the larger properties. Roofs are highly modelled, with hipped forms to the larger wide fronted properties and decorative gables to the smaller narrow fronted properties and to all minor elements of the roofscape, including projecting bays and roof dormers. All roofs terminate with traditional open sprocketed margins with a few examples using ornate wrought iron scroll brackets to support rainwater gutters. Many properties retain their original brick chimney stacks which punctuate the roofscape.

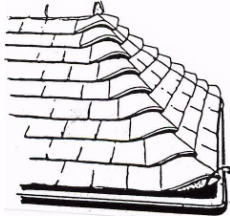
- ◆ **The profile of existing roofs should be retained. Rooflights and traditional small dormers should only be used to provide light to the roofspace, not additional accommodation, although this requirement will be relaxed on rear roof slopes.**



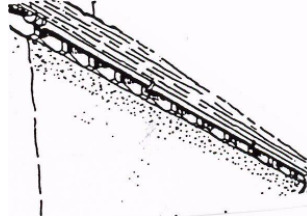
Scroll brackets



Decorative ridge tiles



Bonnet hips



Open sprocketed eaves

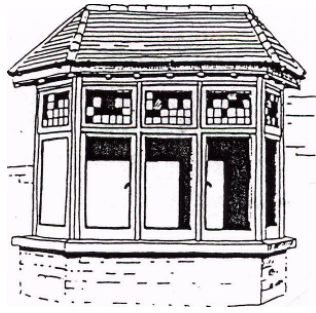
6.5 Doors and Windows

Most dwellings have large recessed doorways, many incorporating glazed surrounds in a traditional vestibule arrangement, which is typical of the late Victorian and Edwardian period.

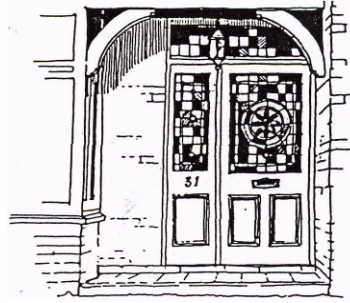
There are a large variety of door designs although the typical format uses timber panels for the lower section with glazing for the upper section. Glazing is usually sub-divided using glazing bars or leaded lights with the more elaborate designs incorporating decorative motifs depicted in stained glass. The outer section of the vestibule usually contains glazed panels which reflect the design of the door.

Large painted timber windows are used almost exclusively throughout the area. The casements are regularly divided with heavy gauge timber mullions which give strong vertical emphasis. Most windows have a small separate top light which is usually sub-divided with fine glazing bars or leaded lights, some incorporating stained glass to match the doorways. At the ground floor the main reception rooms usually have large bay windows in a number of different arrangements. Some have splayed sides with a conventional pitched roof whilst others are combined with the entrance porch to provide the base for a first floor balcony.

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



Typical window details



Typical door details

6.6 Balconies and Loggias

A particular feature of the Conservation area is the number of properties which have elaborate balconies and loggias integrated into the principal elevations at the first floor level. This may be partly due to the pleasant aspect of the site which offers elevated views towards the North Downs. These features appear in various formats. The balconies are simple platform structures which have a timber or, less commonly, metal balustrade. The loggias are more complex structures which have a balustrade and intervening posts which support the oversailing roof. They are normally constructed from timber and some have ornate detail. Both loggias and balconies are normally positioned over ground floor bay windows and often project over the main entrance door, some are particularly large and extend the full width of the building elevation.

- ◆ **Balconies and loggias are an important feature of the Conservation Area and should be incorporated in new developments where appropriate. Owners are encouraged to undertake routine maintenance to assist their preservation. As with doors and windows the Council may consider the introduction of additional planning controls to protect these features.**



A typical partly enclosed loggia



A typical open balcony

6.7 Materials and Colour

All properties are constructed from soft orange/red facing bricks, many with painted roughcast render at the first floor level particularly to highlight a projecting bay. There is also extensive use of decorative timber boarding at the first floor to divide the areas of render into geometric panels, particularly on feature gable ends. A few examples use exposed brickwork to divide the render such as the use of brick quoins and string courses.

Machine made plain clay tiles are used almost exclusively for roofs, with vertical tile hanging to the cheeks of dormers.

With very few exceptions black and white paintwork is used almost exclusively. Normally window joinery is painted white with the decorative boarding painted black to contrast with the white finish of the painted render. Colour is normally only used for main entrance doors.

Few properties have private driveways for parking, however, where these occur they are mostly surfaced with pea shingle.

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

6.8 Use of Buildings

Apart from the St. Mary of Bethany Church, all properties are in residential use and commercial activity is generally not appropriate. Most dwellings are in single family use. However, as the area was identified for high density housing in the previous Borough Local Plan, a small number of the original, mainly larger dwellings, have been converted or redeveloped for high density flats. A small number of additional properties, such as those on the northern side of York Road, may lend themselves for conversion into multiple dwellings, where parking can be sited adjacent to the railway.

- ◆ **Conversion of properties into multiple dwellings will only be permitted where;**
- **the conversion works have no adverse impact on the character or appearance of the property in the street scene.**
- **the building frontage retains the appearance of the original dwelling, particularly regards entrance doors, window openings, bin storage and utility cabinets.**
- **areas of additional off street parking do not visually affect the character or appearance of the street scene, or affect the amenity of adjoining dwellings.**

7. OTHER FEATURES

7.1 Boundary Treatment

The majority of properties in the area have enclosed boundaries. These are formed by either walls, fences or hedges, or a combination of these elements, although, overall soft features predominate. Walls are constructed from either local red stock bricks or natural stone, approximately 1.5metres high, with piers at entrances. fences are dark stained close boarded or palisade varieties, the latter normally used in conjunction with hedging. Most hedges are formed from evergreen shrubs, including, yew, holly, laurel and privet, including some topiary.

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



Boundary comprising a mixture of walls, fencing and hedges

7.2 Roads and Footpaths

All the roads are of a traditional estate form with two footways either side which are conventionally surfaced with black tarmac throughout. At some 7.0 metres width, all the roads are generously wide in comparison to modern estate roads and provide a high degree of spaciousness in the street scene. There are a small number of street trees located within the footway such as those fronting the Church.

7.3 Street Furniture

There are no period features of any importance within the area. All the lighting columns are made from pre-cast concrete and detract from the areas character, these would benefit from comprehensive replacement with a more appropriate style. Similarly there are a number of telegraph posts with overhead wires that would benefit from being diverted underground. There is a traditional cast iron pillar box (late inter-war) at the edge of the area by the junction with Midhope Road.

7.4 Open Spaces and Soft Landscape Features

There are no significant open spaces within the conservation area, although the Church of St. Mary of Bethany has a good sized curtilage which extends from York Road to the Mount Hermon Road frontage. However, there is a very significant area of open space which adjoins the conservation area at the junction of Wych Hill Lane with Egley Road, which contains a number of mature specimen trees.

There are a large number of mature trees within the southern half of the area, although relatively few within York Road. The most significant groups of trees being those at the junction of Wych Hill Lane and Mount Hermon Road. There are also a number of individual trees which make a significant contribution to the character of the conservation area. These are shown on the Appraisal Map. A number of trees within the area are the subject of Tree Preservation Orders and the Council will consider making further orders to protect good specimen trees of amenity value in accordance with the selection criteria set out in Appendix 3.

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

7.5 Negative Features

There are relatively few negative features in the area, although a small number of infill and redevelopment sites have building forms and architectural styles which are not consistent with that of the conservation area. As isolated features these buildings have limited impact on the overall character.

Appendix 1 MOUNT HERMON CONSERVATION AREA STATEMENT Character Appraisal and Design Guidance Summary

1.0 Purpose

This document provides a summary of the main features that make a special contribution to the character and appearance of the Mount Hermon Conservation Area which the Council seeks to protect and enhance through its statutory planning controls. **Householders and designers seeking to undertake any form of development in the area should ensure that their proposals preserve or enhance the areas character, with particular reference to the points made in bold text below.** A full copy of the Guidance can be obtained from the Council on request.

2.0 Background of Designation

The Conservation Area was designated in April 1992, as shown on the attached Map.

The Conservation Area is located on rising ground to the south west of Woking Town Centre between the railway and the A320. The area forms part of the planned 19th Century 'Mount Hermon' and 'York Estates' which were developed in 1885.

Although there has been some limited infilling in the area, the majority of the original estate houses remain. These have a very distinctive architectural style and make a particularly significant contribution to the area's special character.

3.0 Pattern of Settlement

- The simple street pattern is largely formed by York Road and Mount Hermon Road which run parallel to the railway. These are linked by Wych Hill Lane at their western end, together with West Hill Road which forms a small triangle to the south west. All buildings follow the line of the estate roads in the form of a traditional frontage development.
- Plot characteristics are quite regular and fall into two distinct areas. In York Road house plots are mostly for semi-detached and narrow fronted detached houses. These are typically about .04 ha. (0.1acre) with frontage widths of 11 metres. Building lines are well defined at typically 5.0 metres depth, although spacing between dwellings varies. In the remainder of the area house plots are for larger detached houses and typically at .09ha. (0.2acres) with frontage widths of 18 metres, almost twice the size of those in York Road. Depths of frontage are more varied between 8-10 metres with less well defined building lines and more generous spacing of dwellings.
- **Whilst opportunities for redevelopment are very limited, it is important that the siting, spacing, and rhythm of new development respects the existing character of the area and reinforces its street pattern.**

4.0 Building Character

The majority of dwellings are in single family use although many in the York Road area have been converted into multiple dwellings, where parking can be conveniently sited. The Church is the only non-residential building in the area.

4.1 Important Buildings. The following have special interest;

- The Church of St. Mary of Bethany is Grade II statutory listed.
- Three dwellings ; 'Northaw', 'Nether Green' and 'Corner House' are included on the Council's Local List.
- **The council will resist demolition and works to adversely alter all period buildings in the area, particularly those on the statutory or local list.**

4.2 Building Style

As a housing estate many properties are of similar design but with minor detail variations so that few dwellings are exactly the same in all respects.

- The predominant building form is of two storey, wide frontage, detached dwellings under a steep pitched roof, usually with a large projecting bay to the frontage. Many larger dwellings have accommodation in the roof space using dormer windows. Most properties in York Road are of narrow frontage design, many being semi-detached.

- Roofs are of at least 45° pitch construction using plain clay tiles. They are highly modelled and terminate with traditional open sprocketed margins. Hipped forms are used for wider frontage properties and gables for narrower frontages or smaller elements. Many retain their original brick chimney stacks. Most have bonnet hips and swept valleys, together with decorative ridge tiles for larger dwellings.
- Door and window designs are common throughout. Most have large doorways, many incorporating glazed vestibule surrounds and glazed panels to the upper section of the door, some incorporating decorative stained glass. Multiple casement windows are used exclusively, with heavy gauge mullions that give vertical emphasis. Windows also incorporate a top light, some of which are sub-divided with glazing bars or lead lights, including some with decorative stained glass.
- Many dwellings have similar architectural ornament, including decorative timber boarding at first floor and extensive use of timber balconies, together with projecting bay windows and porches. These features are often combined. A number of dwellings have very elaborate ornament including both balconies and loggias.
- Facing materials are soft orange/red stock bricks, many with painted roughcast render at first floor, some combined with decorative timber boarding. Roof tiles are also orange/red machine made varieties.
- **New developments should take their design cues from existing period buildings and should be appropriate in style, form, architectural detail and material finish. Special attention should be paid to the detailed treatment of roofs, doors and windows, together with the use of ornamental timberwork.**
- **Extensions should be subordinate in scale to retain the proportions of the original dwelling. All works to either alter or extend existing period dwellings should closely match their architectural detail and material finish.**

5.0 Other Features

5.1 Boundary Treatment. The majority of properties have enclosed boundaries. These are formed by; stock brick and natural stone walls, palisade or close boarded fences, or hedges, or a combination of these. Overall soft features predominate. Hedges are formed from evergreen shrubs, including; yew, holly, laurel and privet.

- **All properties should have an enclosed boundary using suitable hard or soft elements as described above which reflect the character of the street scene.**
- 5.2 Trees. There are a large number of mature trees in the southern half of the area, although relatively few in York Road. The most significant group being those at the junction of Wych Hill Lane and Mount Hermon Road. A number of individual trees in the area are the subject of Tree Preservation Orders.
- **The Council will resist felling or undertaking of any inappropriate works to trees which are subject to Tree Preservation Orders. (TPO).**

Appendix 2

Additional Planning Controls within a Conservation Area

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

1. Demolition

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

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

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

2. Development

The following additional restrictions on development require planning permission :

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

3. Design of New Development

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

4. Minor Alterations and Additions

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

5. Trees

Anyone proposing to do work on a *tree in a Conservation Area, including; lopping, topping or felling, is required to give the Council six weeks notice of their intentions in writing. This period allows the Council to inspect the tree so that it can consider if it should be the subject of Tree Preservation Order (T.P.O.) in accordance with the criteria for selection as set out in Appendix 2. No works can be undertaken on trees which are protected by a T.P.O. until formal consent has been granted by the Council.

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

It is an offence to undertake works on a protected tree without prior consent, or to undertake works on a tree in a conservation area without prior notification. Undertaking such unauthorised works is punishable by fine.

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

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

1. Health and Structural Condition

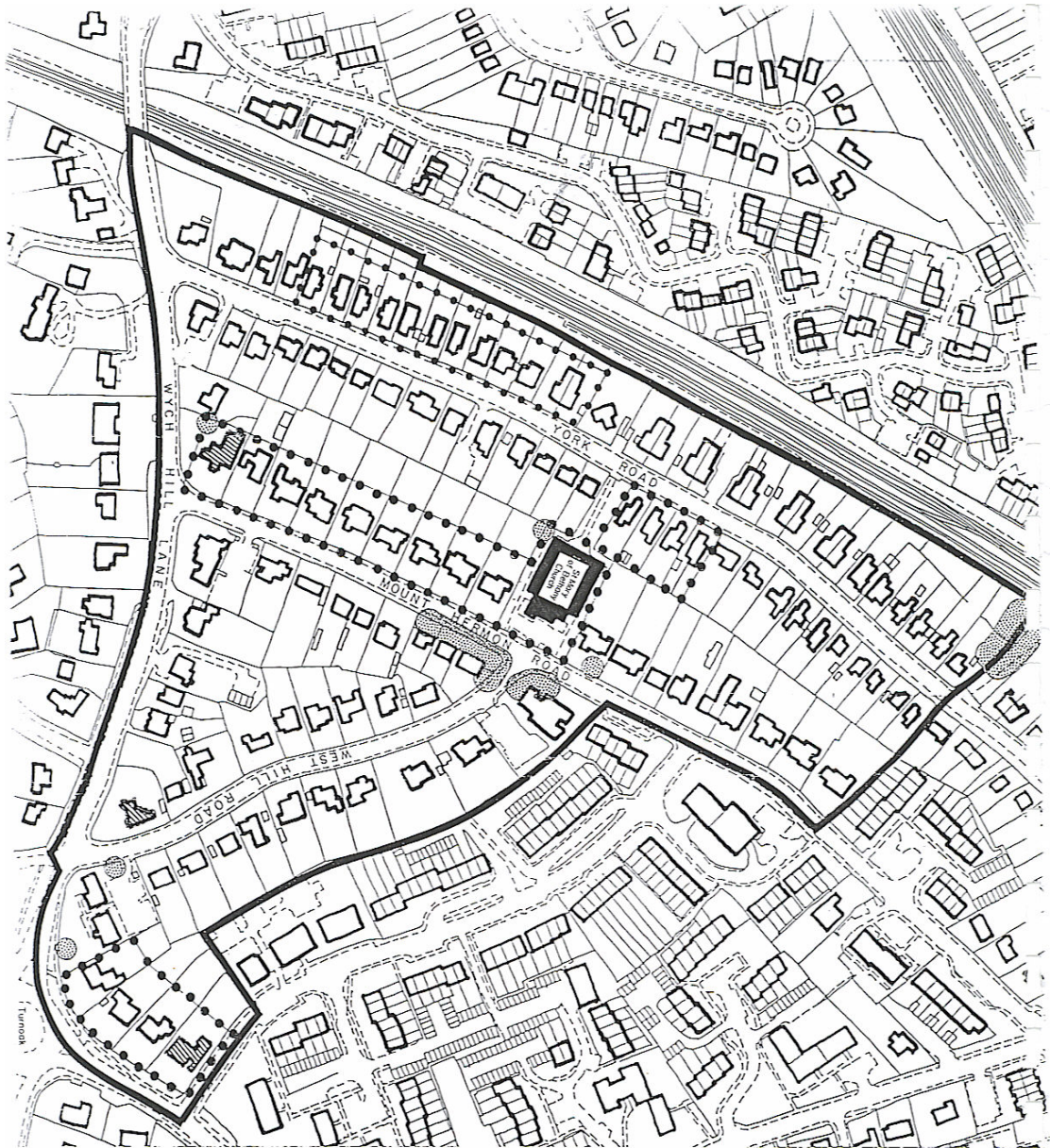
- Condition in relation to type, age and position (ref. BS 5837 - 1991)
- Evidence of; storm damage, root lifting, dead/diseased wood, excessive epicormic growth, weak forks etc. that would reduce selection.
- Type and position of tree is appropriate for its location.
- Reasonable life expectancy without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

2. Amenity Value







- a) Visual significance within the landscape.
 - Visibility of the tree from surrounding public areas (or those with limited public access).
 - Prominence of the tree as a local focal point or landmark.
 - Popularity of the location, i.e. busy or seldom visited.
 - Contribution to the local landscape character.
 - Contribution as an element of a landscape feature, e.g. an Avenue.
 - Contribution in screening out an unsightly/incongruous feature in the landscape.
- b) Form of Tree.
 - Shape and balance of tree in representing typical characteristics of species.
 - Particularly unusual or distinctive characteristics of trees form.
 - Extent of impact that past works or natural damage have made on the form of the tree.
- c) Scarcity
 - Rarity of species or particular cultivar.
 - Special historical associations with site or locality.
- d) Potential Future Benefit
 - Value in contribution to future landscape character of area.

3. Other Factors

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



**MOUNT HERMON
CONSERVATION AREA
CHARACTER APPRAISAL MAP**

-  Boundary of the Conservation Area
-  Statutory Listed Buildings
-  Buildings on Council's Local List
-  Important Groups of Buildings
-  Significant Groups of Trees
-  Significant Individual Trees

Not to Scale

 Nov. 2000

