

SUPPLEMENTARY PLANNING GUIDANCE

**URBAN AREAS OF SPECIAL
RESIDENTIAL CHARACTER**

ADOPTED APRIL 2000

**STATUS OF SUPPLEMENTARY PLANNING GUIDANCE ON
URBAN AREAS OF SPECIAL
RESIDENTIAL CHARACTER**

Status

This Planning Guidance, which is supplementary to Policy HSG20 of the Woking Borough Local Plan 1999, has been formally adopted by Woking Borough Council. In this respect the Supplementary Guidance has the status of a material consideration in the determination of planning applications by this Authority and in its defence of its decisions at appeal.

Statement of Public Consultation

In accordance with the advice set out in Annex A (A3) of Planning Policy Guidance Note 1 (PPG1) on General Policy and Principles, the Supplementary Guidance has been the subject of wide public consultation with a total of 94 consultees, as follows:

i) Professional Practitioners

All developers and professional practitioners who had submitted planning applications for at least one residential dwelling during the previous two years, together with the House Builders Federation, which number 60 in total.

ii) Local Resident's and Amenity Groups

The Byfleet Parish Council and all resident's and amenity groups within the Borough which are known to the Council, together with the Surrey Police, which number 34 in total.

The period of public consultation allowed over 6 weeks for the above individuals and organisations to make comments on the Draft Supplementary Guidance. Altogether eight responses were received. After careful consideration of these representations the Guidance was amended to address the valid points of concern. These amendments were considered at the Council's Planning and Environment Committee on 5 April 2000, when the Guidance was formally adopted. Full details of the representations made to the Council, together with the Council's response can be obtained on request by contacting 01483 743443.

SUPPLEMENTARY PLANNING GUIDANCE
URBAN AREAS OF SPECIAL RESIDENTIAL CHARACTER

(Adopted April 2000)

1.0 INTRODUCTION AND POLICY CONTEXT

- 1.1 This document sets out Supplementary Planning Guidance to deal with applications for the construction of residential development, particularly for additional dwellings in Urban Areas of Special Residential Character.
- 1.2 **This Guidance is supplementary to Policy HSG20 of the Woking Borough Local Plan** and should be considered by applicants and developers before submitting a planning application for residential development within the Character Areas. (The policy is set out in Appendix 1). The Council will also use the guidance in helping to determine planning applications in the areas. The guidance defines the character of the defined Urban Areas of Special Residential Character and identifies key features to be addressed in developing in these areas. The guidance will be applied flexibly having regard to the circumstances and other material considerations of each case.
- 1.3 Advice notes are in preparation covering other planning issues affecting residential development, supplementary to policies HSG18, HSG19, HSG21, HSG22 and HSG23. Advice Notes on Density and on Infill & Backland Development are already available, and more advice notes are to be prepared. These apply throughout the Borough, and will therefore also be relevant when considering planning applications within the Urban Areas of Special Residential Character.
- 1.4 A number of the Urban Areas of Special Residential Character are partly within designated Conservation Areas. The Council has additional planning controls in these areas over the demolition of buildings, tree work, and the design and material finish of new developments to ensure the special character of these areas is preserved, in accordance with Local Plan Policy BE9.

2.0 DESCRIPTION OF THE AREAS.

- 2.1 Seven Urban Areas of Special Residential Character are defined in the Local Plan. Plans of the areas are attached, as follows ;

A - Dartnell Park	E - Horsell
B - Pyrford and West Byfleet	F - Hockering and Maybury
C - Old Avenue	G - Hook Heath.
D - Woodham	

- 2.2 The Urban Areas of Special Residential Character are all low density housing areas and are generally very well treed. Many parts were originally developed in the early part of the 20th century, but infill and additional development has been carried out since.
- 2.3 Low density, well treed housing areas are a particular feature of Woking worthy of retention. The key characteristics of the areas are formed by:
- the density and layout of development, and
 - the relationship of trees and hedging to buildings

2.4 The detailed design of individual houses themselves are generally of lesser importance in their contribution to the overall character of the area, in comparison to their layout and the landscaped setting. However, there are a significant number of "Arts and Crafts" and Edwardian houses of architectural merit in some areas which have been included on the Statutory or Local List.

2.5 Broadly the Urban Areas of Special Residential Character may be sub-divided into three typical character types:

- **Arcadian:** Older established residential areas which have an "Arcadian Character" where very low density housing is completely dominated by the landscape setting with large mature trees and hedges which give the appearance of parkland
- **Low Density Detached Suburban:** areas of low density housing which are more suburban in character and tend to have more uniform building lines and house types.
- **Concentrated Detached Suburban:** areas of more conventional detached suburban development.

2.6 The key features of each of these character types are set out in the table below.

	Arcadian	Low density detached suburban	concentrated detached suburban
<i>typical density (plots per hectare)</i>	no more than 7.5	to 10	to 15
<i>layout</i>	large houses in very large plots, often with irregular building lines and deep frontages. Significant spacing between many of the buildings	houses in large plots, with more regular building lines, and some spacing between buildings	Depends on style prevalent at the time of development. Varies from frontage development in streets to open plan culs-de-sac.
<i>age of development</i>	Generally commenced around 1900 to 1920, often on very large plots (0.4 ha plus). Subdivision of plots has continued until the present day, but infill development has tended to have a similar character	Generally completed at one time, with limited subsequent infill development. Several examples date from 1900 to 1914.	Vary in age from 1900's to 1990's.
<i>Tree cover and boundary treatment</i>	Substantial coverage of mature trees. and very strong front boundary hedges, giving the appearance of parkland.	well treed with frequent boundary hedges.	tree cover varies. Many areas are open plan with no landscaping to the front boundary

Individually designed houses, usually with wide frontages, have significant separation which provide spacious areas for soft landscaping.

The backdrop of mature trees within private gardens provides a sylvan setting which obscures views of adjoining dwellings to the rear.

Views of the street frontage are dominated by large mature trees giving an impression of parkland.



Limited views of houses are only glimpsed through vegetation and sometimes completely obscured from view.

Front boundaries are normally formed by large mature hedges punctuated by narrow access drives. The road margin is often formed by a grass verge.

Typical characteristics of an Arcadian street frontage

3.0 GENERAL PRINCIPLES FOR FUTURE DEVELOPMENT.

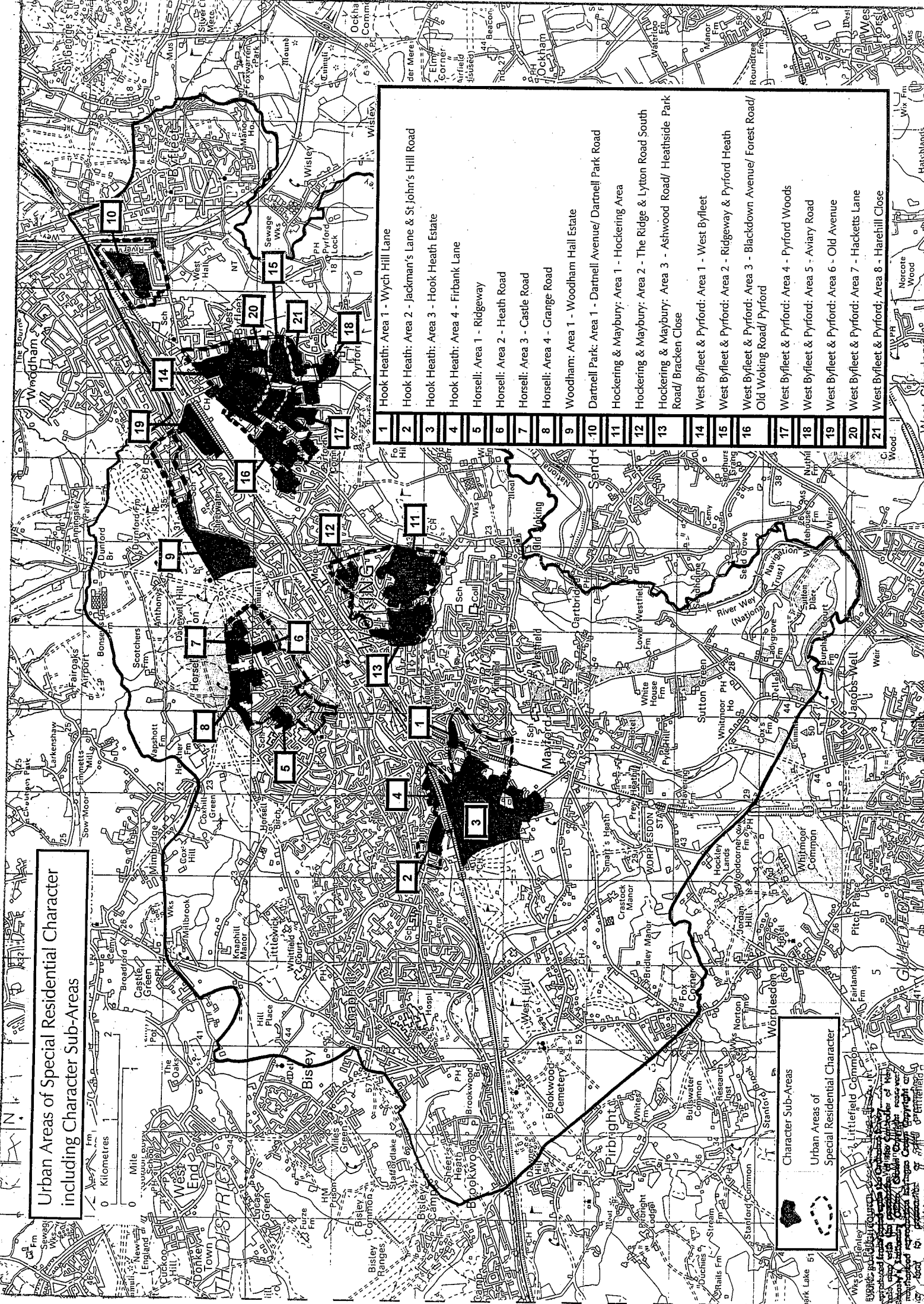
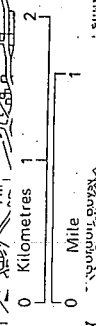
- 3.1 The Urban Areas of Special Residential Character have an established quality that could be adversely affected by inappropriate or over intensive forms of development. Densities and the degree of spaciousness vary in these areas but they are all of comparatively low density in the context of housing density generally throughout the Borough and this factor has a significant contribution to their character. To ensure the overall character of each particular areas is maintained, the following general principles should be respected for all new development throughout the defined areas. Further guidance is set out in separate Advice Notes covering Density and Infill & Backland Development.
- 3.2 Site layout and building orientation should reflect those characteristic of the immediate area, particularly where traditional frontage forms of development prevail. Cul de sac forms of development should be avoided in areas where they are not characteristic of the existing pattern of development, as they break up existing boundary treatment and undermine the spacious character.

- 3.3 Exceptionally where very deep plots are involved culs de sac may be permitted. In this eventuality ;
- i) houses at the entrance to the cul de sac should be sited facing the original road frontage to maintain the street scene,
 - ii) any houses on backland should be sufficiently far back to prevent loss of the spacious character of the area when viewed from the street,
 - iii) the access road should be as inconspicuous as possible, while meeting highway safety requirements.
- 3.4 Plot sizes should be similar to that commonly found in the vicinity. It is this key element which enables all the remaining development principles to be achieved. Depth of frontage and building line should also be at least that commonly found in the area.
- 3.5 All important elements of the existing landscaping: trees, hedges and shrubs should be retained wherever possible, particularly close to site boundaries.
- 3.6 Existing front boundary hedges or tree screens should be retained, or replaced by similar species in any development. Open plan development should normally be avoided.
- 3.7 Significant spacing between buildings should be maintained to retain the visual separation of detached dwellings characteristic of the street .
- 3.8 Building form should reflect that characteristic of the vicinity, particularly; height, width of frontage, numbers of storeys, and form of roof. It is important that buildings retain the appearance of significant detached dwellings.

4.0 PLANS OF AREAS OF PARTICULAR CHARACTER

- 4.1 The Urban Areas of Special Residential Character as a whole have been developed at housing densities well below the average for the Borough as a whole. However, it is those areas which exhibit the general character of Arcadian, or low density detached suburban areas which make the strongest contribution to the character of the areas.
- 4.2 As a result each of these areas is shown on the Plans which follow. Each plan is accompanied by a brief description of the area and highlights the general density and scale of development which defines the areas character. These plans and descriptions will provide guidance as to how the general principles should apply in each of the areas concerned.

Urban Areas of Special Residential Character including Character Sub-Areas



- | | |
|----|--|
| 1 | Hook Heath: Area 1 - Wych Hill Lane |
| 2 | Hook Heath: Area 2 - Jackman's Lane & St John's Hill Road |
| 3 | Hook Heath: Area 3 - Hook Heath Estate |
| 4 | Hook Heath: Area 4 - Firbank Lane |
| 5 | Horsell: Area 1 - Ridgeway |
| 6 | Horsell: Area 2 - Heath Road |
| 7 | Horsell: Area 3 - Castle Road |
| 8 | Horsell: Area 4 - Grange Road |
| 9 | Woodham: Area 1 - Woodham Hall Estate |
| 10 | Dartnell Park: Area 1 - Dartnell Avenue/ Dartnell Park Road |
| 11 | Hockering & Maybury: Area 1 - Hockering Area |
| 12 | Hockering & Maybury: Area 2 - The Ridge & Lytton Road South |
| 13 | Hockering & Maybury: Area 3 - Ashwood Road/ Heathside Park Road/ Bracken Close |
| 14 | West Byfleet & Pyrford: Area 1 - West Byfleet |
| 15 | West Byfleet & Pyrford: Area 2 - Ridgeway & Pyrford Heath |
| 16 | West Byfleet & Pyrford: Area 3 - Blackdown Avenue/ Forest Road/ Old Woking Road/ Pyrford |
| 17 | West Byfleet & Pyrford: Area 4 - Pyrford Woods |
| 18 | West Byfleet & Pyrford: Area 5 - Aviani Road |
| 19 | West Byfleet & Pyrford: Area 6 - Old Avenue |
| 20 | West Byfleet & Pyrford: Area 7 - Hacketts Lane |
| 21 | West Byfleet & Pyrford: Area 8 - Harehill Close |

Character Sub-Areas

Urban Areas of Special Residential Character

Map produced by the Ordnance Survey for the Greater London Authority. The map is a reproduction of the Ordnance Survey map of the area. The map is not to be used for any other purpose without the permission of the Ordnance Survey. The map is not to be used for any other purpose without the permission of the Ordnance Survey.

HOOK HEATH: Area 1 - Wych Hill Lane

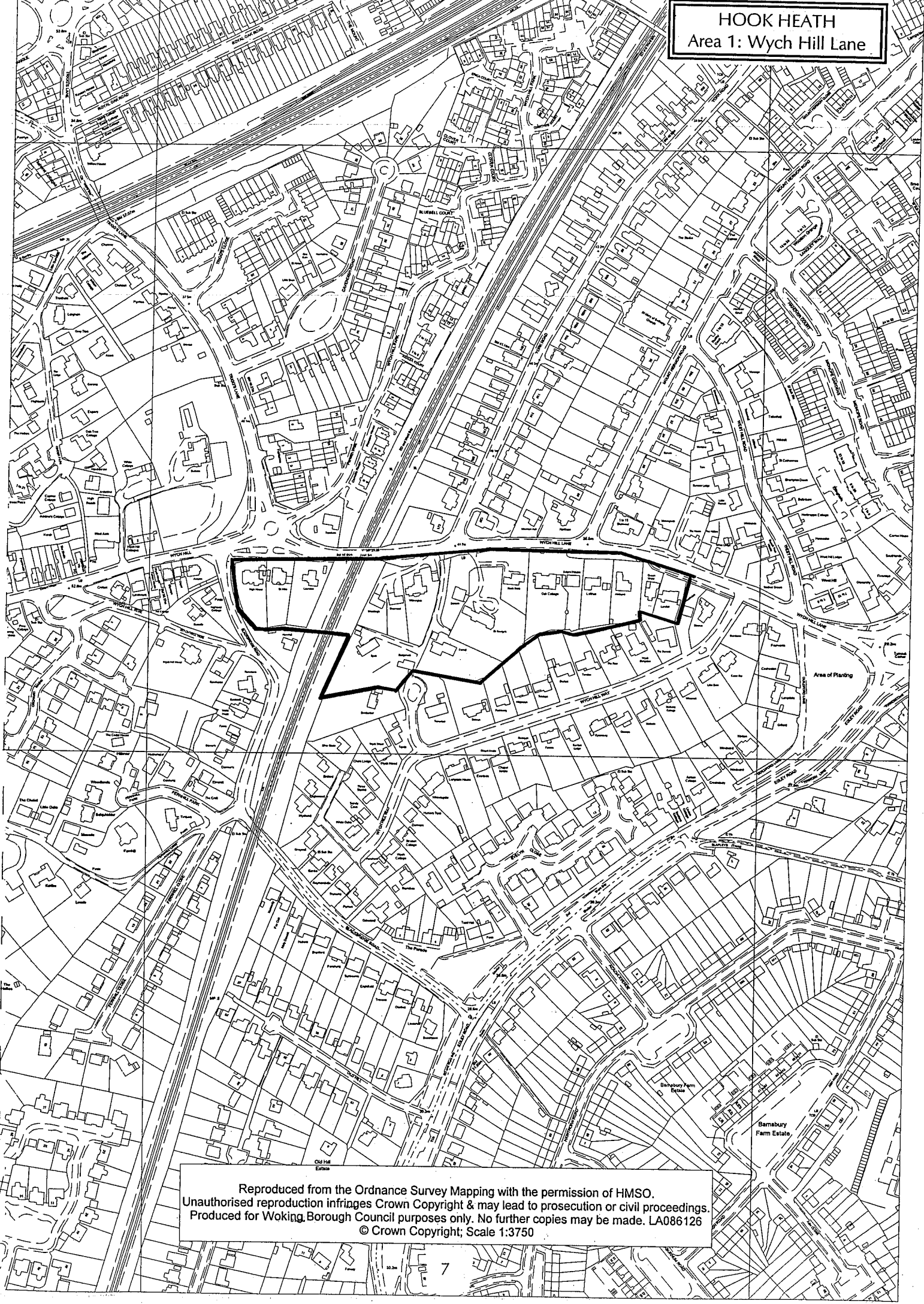
Typical Dimensions

- Plot sizes: 0.13ha (one third of an acre)
- Plot width: 20-25m
- Plot depth: 50-60m
- Depth of Frontage: 11-16m
- Separation between dwellings: 4 -8m

Description of Character

- A small area of low density frontage development to the south of Wych Hill Lane. The overall density is close to the maximum (one third of an acre per plot) for maintaining the character of the area.
- All the houses are located on raised ground with a grassed bank to the road frontage, with many mature trees and shrubs which obscure views of the buildings.
- Most of the houses date from the early inter-war period.
- Few properties have any distinctive character and none are on the Local List.
- The area north of the road forms the Mount Hermon Conservation Area.
- There are very few opportunities for further development.

HOOK HEATH
Area 1: Wych Hill Lane



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HOOK HEATH: Area 2 - Jackmans Lane & St. Johns Hill Road

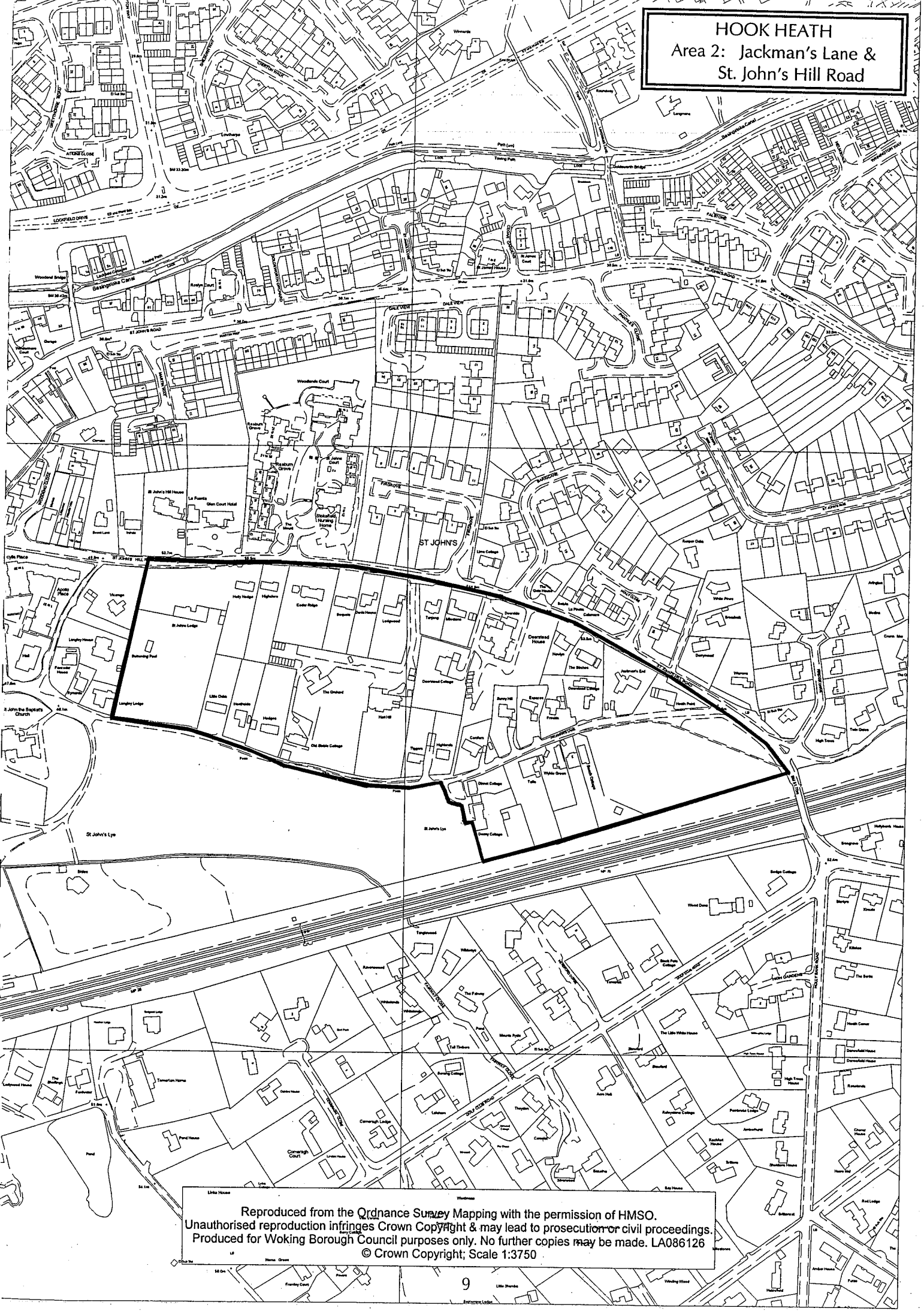
Typical Dimensions

- Plot sizes: 0.12ha- 0.2ha (0.3acres - half an acre)
- Plot width: 15-25m
- Plot depth: 60-80m
- Depth of Frontage: 15-20m
- Separation between dwellings: 7-15m

Description of Character

- The northern section is served by St. Johns Hill Road which is a busy main road. The southern section is served by Jackmans Lane which is a rough, narrow, private road, that becomes a pathway at its western end.
- Originally developed at the turn of the Century with large villas in large plots, some of the larger properties have been converted to flats. There has been considerable infilling and redevelopment up to the 1960's with a wide range of dwelling types and sizes, including bungalows and large detached houses, although the pattern of layout has remained.
- There is a wide variation between the spacing of buildings and depths of frontages.
- There is extensive mature tree cover throughout, with large hedges to most front boundaries, obscuring views of many properties.
- Tree cover is particularly heavy at the western end of Jackmans Lane.
- Many of the original period buildings remain, including five on the Local List.

HOOK HEATH
Area 2: Jackman's Lane &
St. John's Hill Road



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HOOK HEATH: Area 3 - Hook Heath Estate

Typical Dimensions

- Plot sizes: 0.2ha to 0.3ha (half an acre to two thirds of an acre)
- Plot width: 25-35m
- Plot depth: 55-75m
- Depth of Frontage: 8-12m
- Separation between dwellings: 15-35m

Description of Character

- A very significant area of Arcadian development which forms the greater part of the Hook Heath Estate. The area has a special character which is dominated by large mature trees in a sylvan setting.
- Frontages are almost exclusively bounded by large hedges with grassed verges to the roads which add to the Arcadian character which is semi-rural in parts. Views of the properties on some roads are hidden by the level of vegetation which gives a feeling of seclusion.
- The southern part of the area slopes away in the form of an escarpment which is an important feature of the Estate.
- This high quality Estate was laid out with spacious plots, many over an acre, at the turn of the Century and developed with large individually designed houses mainly up to the First World War.
- Despite considerable plot sub-division and redevelopment much of the original pattern of layout has remained, largely because infilling has occurred on the frontage or on rear garden sites accessed from narrow drives without disruption to the street scene.
- A number of more recent cul-de-sac developments do not reflect the character of the Estate and one of these has been excluded from the sub-area.
- Many original houses survive, they are largely wide frontage properties of 2½ storeys, widely spaced and set back deeply from the road, with irregular orientation.
- Many of these period properties are of architectural merit and 23 are included on the Local List.
- A large section of the area around Pond Road is designated as a Conservation Area and developments within the Area must maintain or enhance its character as follows:
 - (i) Developments must maintain the wide visual separation of properties.
 - (ii) The design and material finish of any development should closely reflect the Arts and Crafts character of existing period buildings.
- Since 1991 there have been five redevelopment schemes involving the demolition of single dwellings in large plots and their replacement with two or more dwellings, with densities close to the limit for Arcadian developments (plots of one third of an acre).
- Any future development will need to be critically examined to ensure that the prevailing low density is maintained and suitable depths of frontage and spacing between dwellings is achieved.
- Although opportunities for further development are limited it is very important that the character of the street frontage is retained.
- Any future non-frontage developments will only be permitted where the access is well screened and does not disrupt the rhythm of the street and that the dwellings are totally screened from view.

HOOK HEATH
Area 3: Hook Heath Estate.

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Excluded from sub-area

Conservation Area



HOOK HEATH: Area 4 - Fir Bank Lane

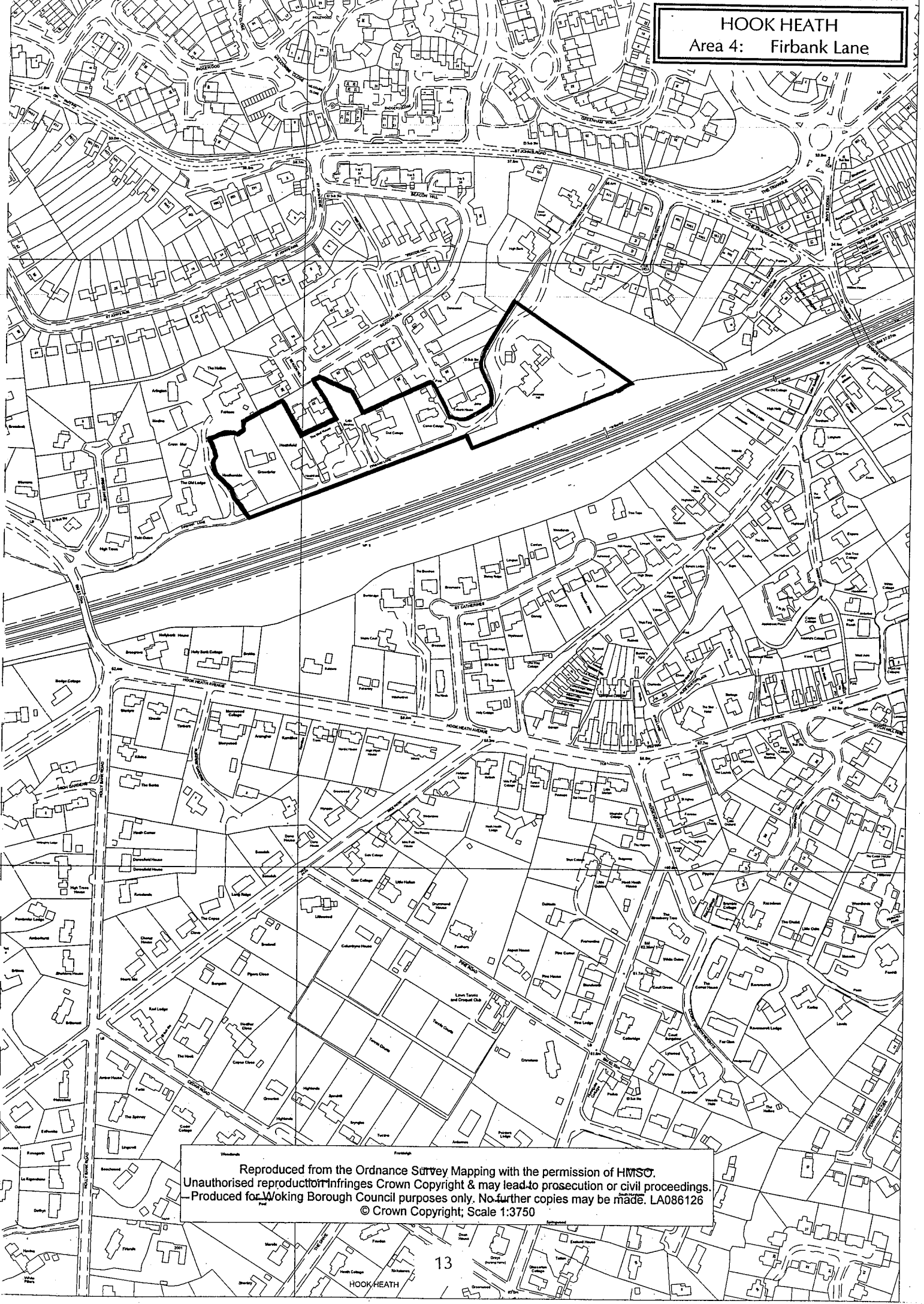
Typical Dimensions

- Plot sizes: 0.2ha (half an acre)
- Plot width: 15-45m
- Plot depth: 40-75m
- Depth of Frontage: 15-30m
- Separation between dwellings: 5-20m

Description of Character

- A small area of Arcadian development originating from the turn of the Century.
- There are significant numbers of mature trees which together with large hedges to frontages, dominate the streetscape, in many cases obscuring views of dwellings.
- Buildings are set back very deeply from the road frontage.
- The area is served by a narrow access road which runs parallel to the railway cutting, with properties set back very deeply from this frontage.
- Originally in very large plots, considerable areas of rear garden have been annexed for redevelopment as part of adjacent estates, however, there has been little infilling along the frontage.
- A number of properties are of period design including 'Janoway Hill' which is a significantly large dwelling in spacious grounds that is included on the Local List.
- Some frontages have both low walls and hedges.
- There are only very limited opportunities for infilling or redevelopment without affecting the existing character.

HOOK HEATH
Area 4: Firbank Lane



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HORSELL: Area 1 - Ridgeway

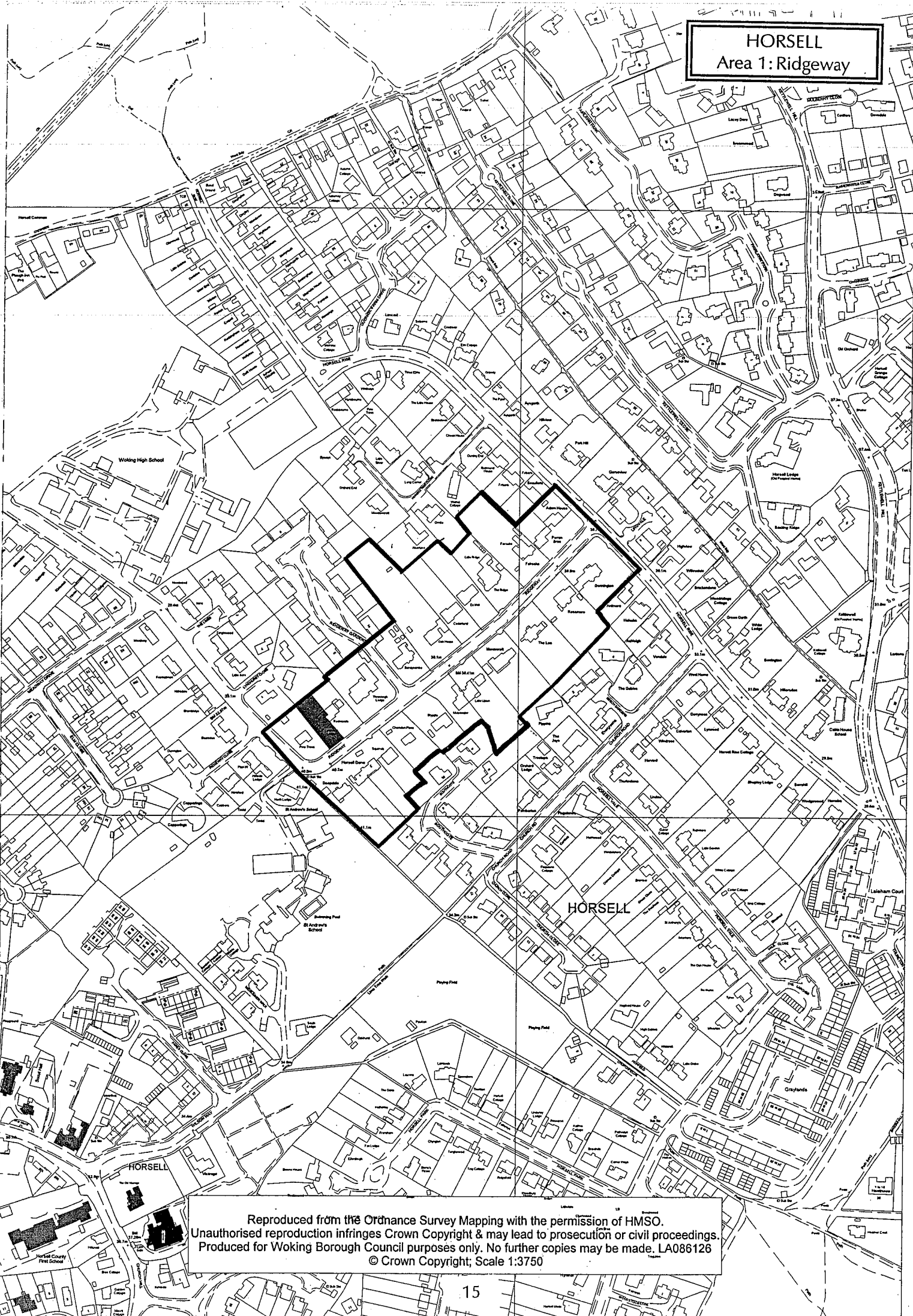
Typical Dimensions

- Plot sizes: 0.12ha to 0.2ha (approx. one third to one half of an acre)
- Plot width: 20-35m
- Plot depth: 50-150m
- Depth of Frontage: 20-25m
- Separation between dwellings: 5-15m

Description of Character

- A small development on the elevated part of Horsell, originally constructed after the turn of the Century on an avenue of large villas in significant plots.
- The whole area is well treed with large mature species and most properties have mature hedges to frontages with wide grassed verges to the road. Although these elements combine to form an Arcadian character, views of buildings are quite possible largely because of the wide road, the effect being one of attractive buildings in a parkland setting.
- Areas of rear garden have subsequently been annexed for development and there has been some infilling and sub-division of properties on the frontage. However, the pattern of layout has been maintained apart from the insertion of a new access road.
- The area remains one of comparative low density.
- Plots are generally very wide although spacing is varied because of the infilling and all have deep frontages.
- Most of the original properties remain which have very wide frontages and are of distinctive design, and 4 of these are on the Local List.
- Any alterations, extensions, or redevelopment need to reflect the design and material finish of existing period properties and retain the visual separation between dwellings.
- There are unlikely to be any further opportunities for development by infilling without seriously damaging the character of the area.

HORSELL
Area 1: Ridgeway



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HORSELL: Area 2 - Heath Road

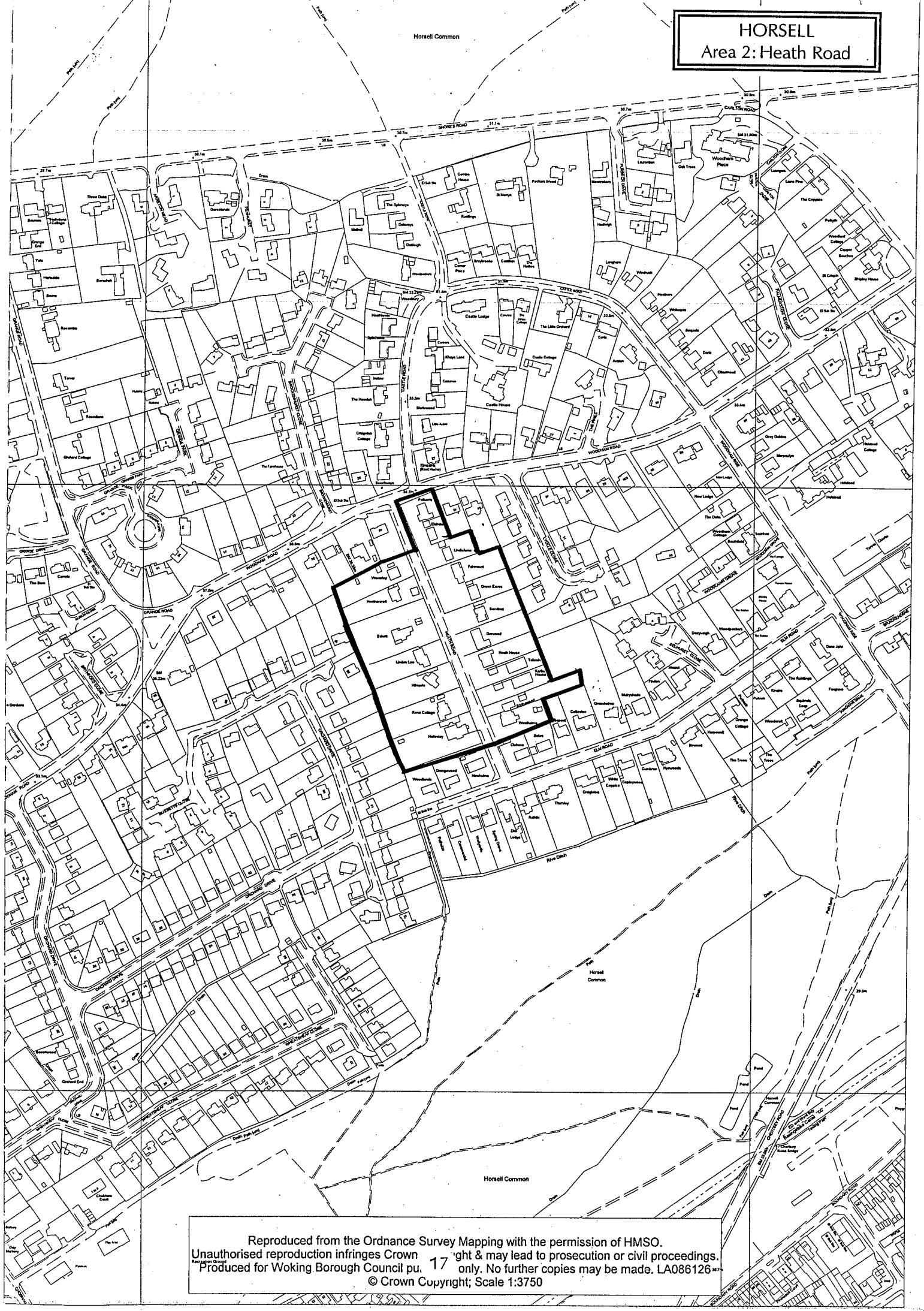
Typical Dimensions

- Plot sizes: 0.12ha (approximately one third of an acre)
- Plot width: 20-40m
- Plot depth: 60-70m
- Depth of Frontage: 15-20m
- Separation between dwellings: 10-20m

Description of Character

- A small development undertaken during the Edwardian and early inter-war period.
- Although there has been considerable infilling along the frontage by plot sub-division, particularly during the 1960's the form of layout has been maintained.
- Most properties are spaciouly separated with deep frontages in good sized plots.
- The whole area is well treed with large mature species particularly along the frontage.
- Most frontages have large hedges or are fenced with hedges and large shrubs behind, which contribute to the Arcadian character.
- Although most of the road is kerbed the footways also include grassed verges which have a softening effect.
- Although many of the original dwellings remain none are of sufficient character to be included on the Local List.
- There are limited opportunities for any further development by infilling without detriment to the areas character.
- Any extensions should maintain the visual separation between buildings.

HORSELL
Area 2: Heath Road



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HORSELL: Area 3 - Castle Road

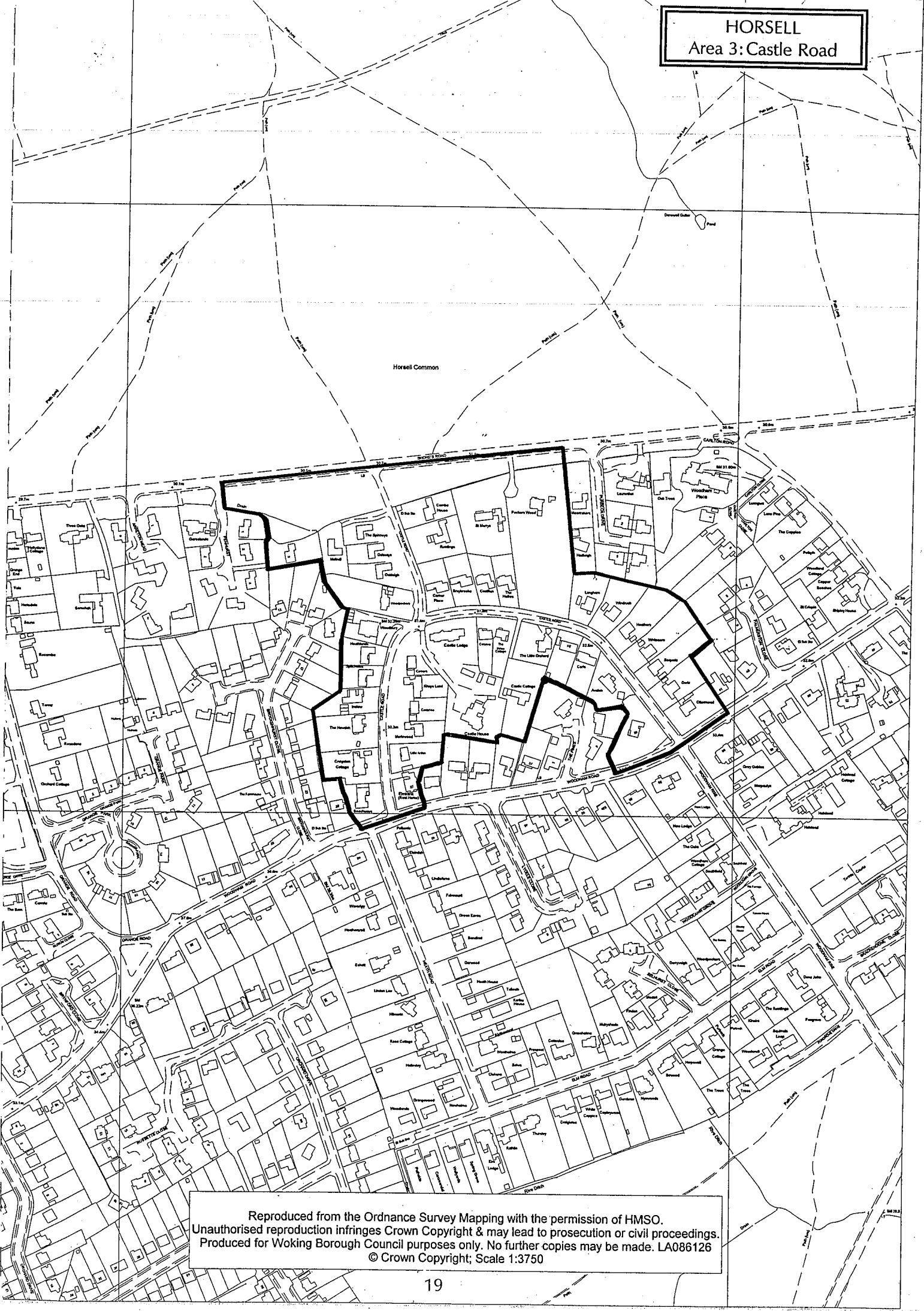
Typical Dimensions

- Plot sizes: 0.12ha to 0.2ha (approximately one third to half an acre)
- Plot width: 20-25m
- Plot depth: 50-60m
- Depth of Frontage: 10-15m
- Separation between dwellings: 10-15m

Description of Character

- A development served from largely unmade roads which was once occupied by a number of large Edwardian villas.
- The land once forming the curtilages to these villas has been successfully infilled with a mixture of housing from different periods along the frontage of Castle Road. Although a number of the original dwellings remain, only one is of sufficient merit for inclusion on the Local List.
- Generally, dwellings are on good sized plots with significant spacing between them.
- The whole road is heavily treed with mature species and many dwellings are screened from view by high hedges to most frontages.
- All the roads have wide grassed margins which contribute to the overall Arcadian character.
- There are few opportunities for further infill developments.
- Any extensions should maintain the visual separation of buildings.

HORSELL
Area 3: Castle Road



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HORSELL: Area 4 - Grange Road

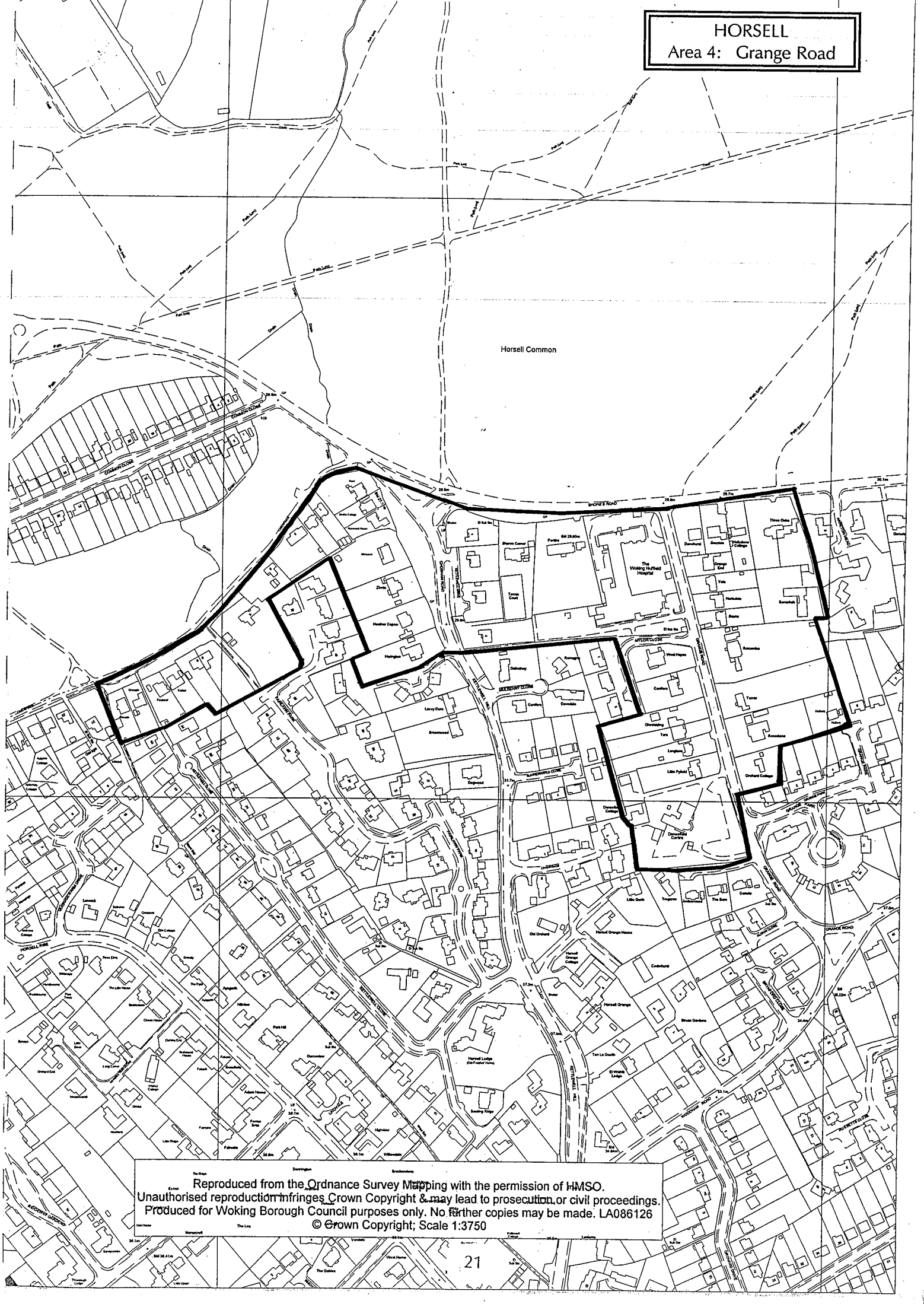
Typical Dimensions

- Plot sizes: 0.28ha- 0.1ha (three quarters to one quarter of an acre)
- Plot width: 10-50m
- Plot depth: 40-95m
- Depth of Frontage: 5-20m
- Separation between dwellings: 2-20m

Description of Character

- A mixed area including significant numbers of large older Victorian and Edwardian housing but with later inter war and post war infilling with smaller family housing. A few of the larger older properties have been subdivided.
- The area also includes a small training centre and cottage hospital.
- Despite considerable infilling, the frontage form of layout has largely remained with most properties set back with deep frontages to the road.
- Plot sizes and house types vary quite widely although wide frontage detached houses predominate.
- As plot sizes and house sizes vary, the spacing between the properties also varies widely. The overall effect is one of discontinuity of layout.
- There are significant numbers of mature trees throughout the area together with extensive hedges, shrubs, and soft verges to the roads. Overall vegetation cover dominates the view of most frontages which is quite Arcadian in parts.
- There are only a limited number of opportunities for further infilling.
- Any further development needs to maintain the appearance of the street scene in which frontage development predominates, with significant vegetation cover.

HORSELL
Area 4: Grange Road



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WOODHAM: Area 1 - Woodham Hall Estate

Typical Dimensions

- Plot sizes: 0.1ha to 0.13ha (one quarter to one third of an acre)
- Plot width: 12-18m
- Plot depth: 50-70m
- Depth of Frontage: 10-12m
- Separation between dwellings: 4-8m

Description of Character

- A significant housing estate on the linked private roads of Woodham Way and The Ridings together with the busy main road frontage of Woodham Lane. The Estate was largely developed during the inter-war period with later infilling in the 50's and 60's.
- Plot sizes and house forms vary widely including both narrow and wide frontages.
- Despite later infilling the frontage pattern of layout has remained with most properties set back on well defined building lines.
- Most of the older properties are on deep plots and widely spaced particularly those along Woodham Lane and alongside the Canal. However, the remainder have limited spacing. Because of the narrow width of many house plots the opportunities for further development by infilling are extremely limited.
- A number of older, period properties along Woodham Lane have a distinctive character including one on the Local List.
- There are a significant number of mature trees throughout the Estate, particularly on the grassed road margins, which together with the extensive hedges and shrubs give it a distinctive character.
- However, several areas of the Estate have open frontages which dilute the overall impact of the vegetation cover so that buildings are much more visible than the Arcadian areas.
- Moreover, several parts of the Estate are at the limit of density required to maintain its existing character.
- It is unlikely that any further significant development could be undertaken without further detriment to the areas character.

WOODHAM
Area 1: Woodham
Hall Estate



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DARTNELL PARK: Area 1 - Dartnell Avenue/ Dartnell Park Road

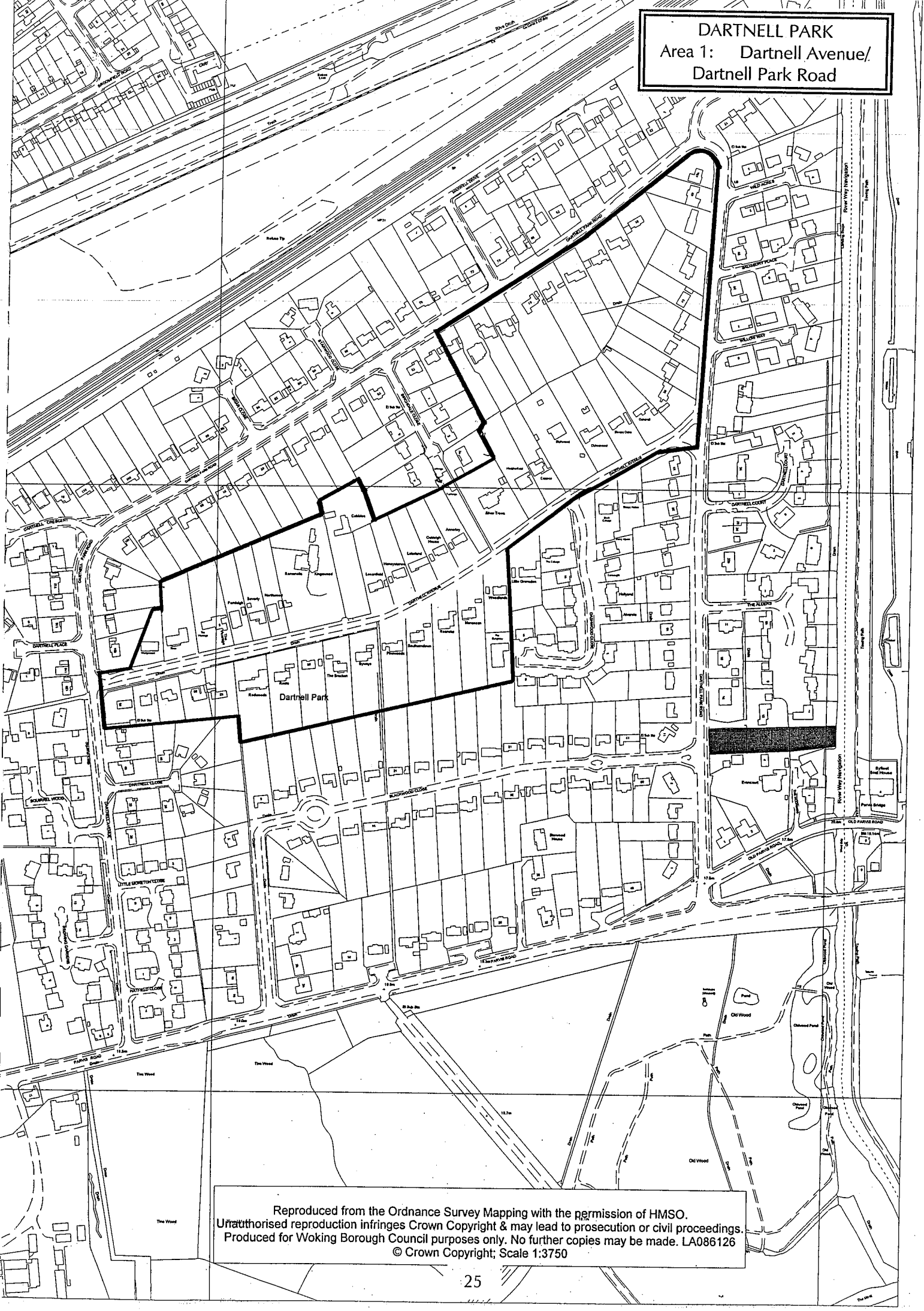
Typical Dimensions

- Plot sizes: 0.15ha to 0.2ha (one third to half an acre)
- Plot width: 20 -25m
- Plot depth: 70 - 80m
- Depth of Frontage: 15 - 20m
- Separation between dwellings: 10 -15m

Description of Character

- The mid-section of the estate comprising Dartnell Avenue, together with the adjoining part of Dartnell Park Road was first laid out before 1930 and is the only part of the estate with a strongly Arcadian character.
- The road frontage is dominated by extensive, mature trees and hedgerows which together with the wide grass verges, diminish the scale of the narrow roadway. The level of vegetation is such that the houses and their driveways are inconspicuous features.
- The pattern of layout has remained largely intact with large plots of around half an acre and properties set back deeply from the road frontage.
- The eastern side of Dartnell Park Road being heavily infilled and redeveloped has been excluded from the designated sub-area. There are very few infill plots in the Arcadian area, land in front of Romanella is the obvious one, and a refusal on this site has been successfully upheld on appeal.
- Most of the properties are post war and few houses have any distinctive character. None of the properties in this area are included on the Local List.
- Much of the area is approaching the highest overall density at which an Arcadian character can be maintained (plots of one third of an acre).
- Additional development opportunities are very limited.
- Any proposals must maintain suitable plot size and spacious separation between dwellings to maintain the Arcadian character.
- Cul-de-sac forms of development are not likely to be acceptable.

DARTNELL PARK
Area 1: Dartnell Avenue/
Dartnell Park Road



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HOCKERING AND MAYBURY: Area 1 - Hockering Area

Typical Dimensions

- Plot sizes: 0.1ha-0.4ha (one quarter of an acre to one acre)
- Plot width: 30-60m
- Plot depth: 60-70m
- Depth of Frontage: 10-15m
- Separation between dwellings: 15-40m

Description of Character

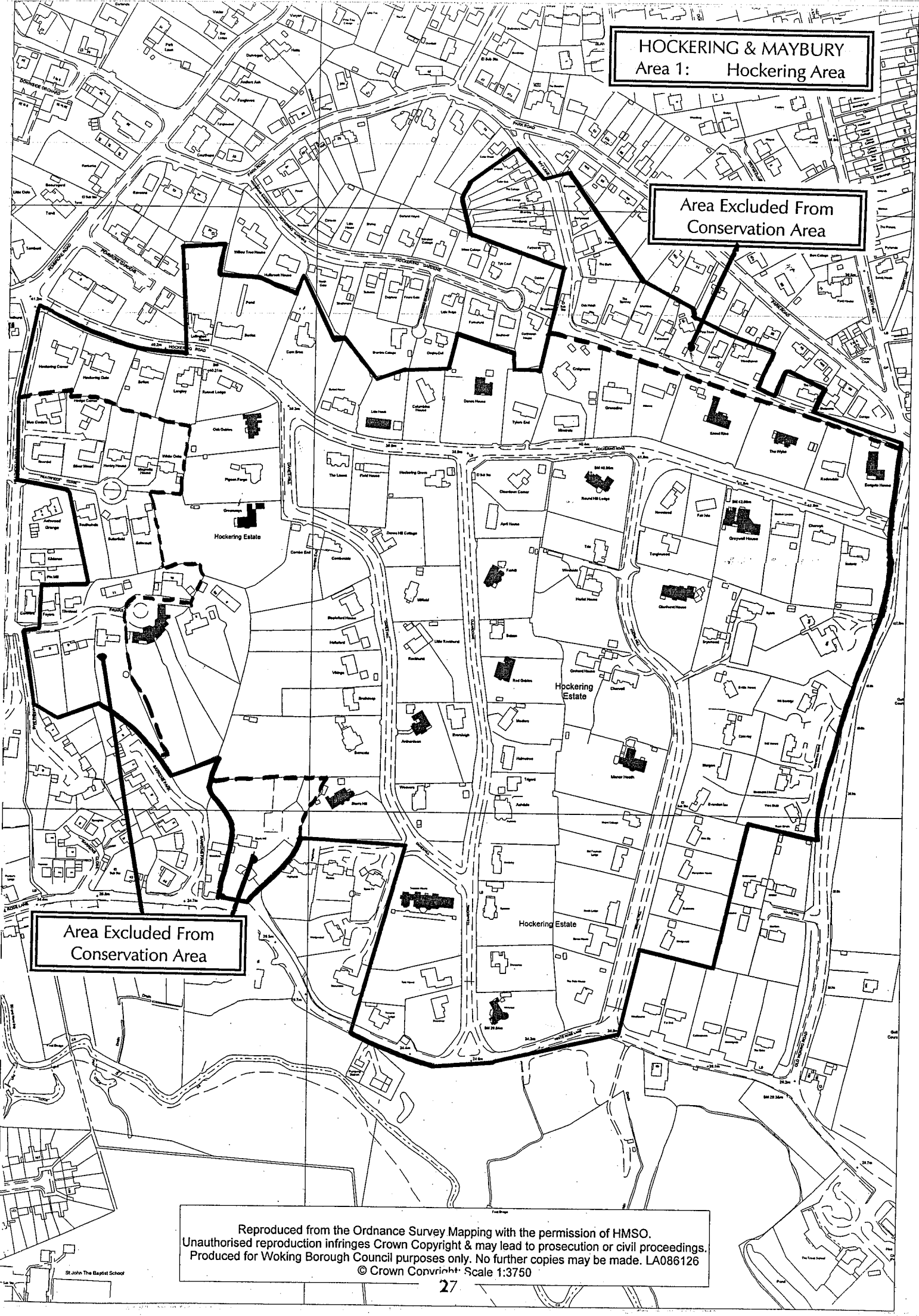
- A significant area of Arcadian development comprising the Hockering Estate and parts of adjoining residential areas. The whole area is also well treed with mature species and there are mature hedgerows to most frontages. A particular characteristic of the area are the very wide grassed verges to the roadside, some containing shrubs, which gives the area a parkland appearance. The overall effect is one of a planned sylvan landscape.
- The Hockering itself was developed around the First World War with large individually designed houses in very spacious plots, with many originally over an acre.
- The adjacent areas of Friars Rise, Heathfield Close and Ivy Lane were developed at comparatively low densities but have been subject to more intensive plot sub-division and infilling. However, the overall pattern of layout has been retained, particularly in The Hockering where densities are very low and there is very wide spacing between dwellings.
- Many of the period houses remain, mostly large, wide fronted dwellings of 2½ storeys with strong 'Arts and Crafts' influences, particularly those by W.G.Tarrant. These include 17 on the Local List and one Statutory Listed Building. The whole of the Hockering Estate is a Conservation Area.
- Developments within the Conservation Area must maintain or enhance its character as follows:
 - No further plot sub-division or infilling is likely to be acceptable.
 - Extensions must maintain the wide visual separation of detached properties.
 - The design and material finish of any development should closely reflect the Arts and Crafts' character of the existing period buildings.
- Although the area contains a number of large plots which may be capable of sub-division and redevelopment the cumulative effect would undermine the spacious quality of the area which is a key factor to its character

HOCKERING & MAYBURY
Area 1: Hockering Area

Area Excluded From
Conservation Area

Area Excluded From
Conservation Area

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HOCKERING AND MAYBURY: Area 2- The Ridge and Lytton Road South

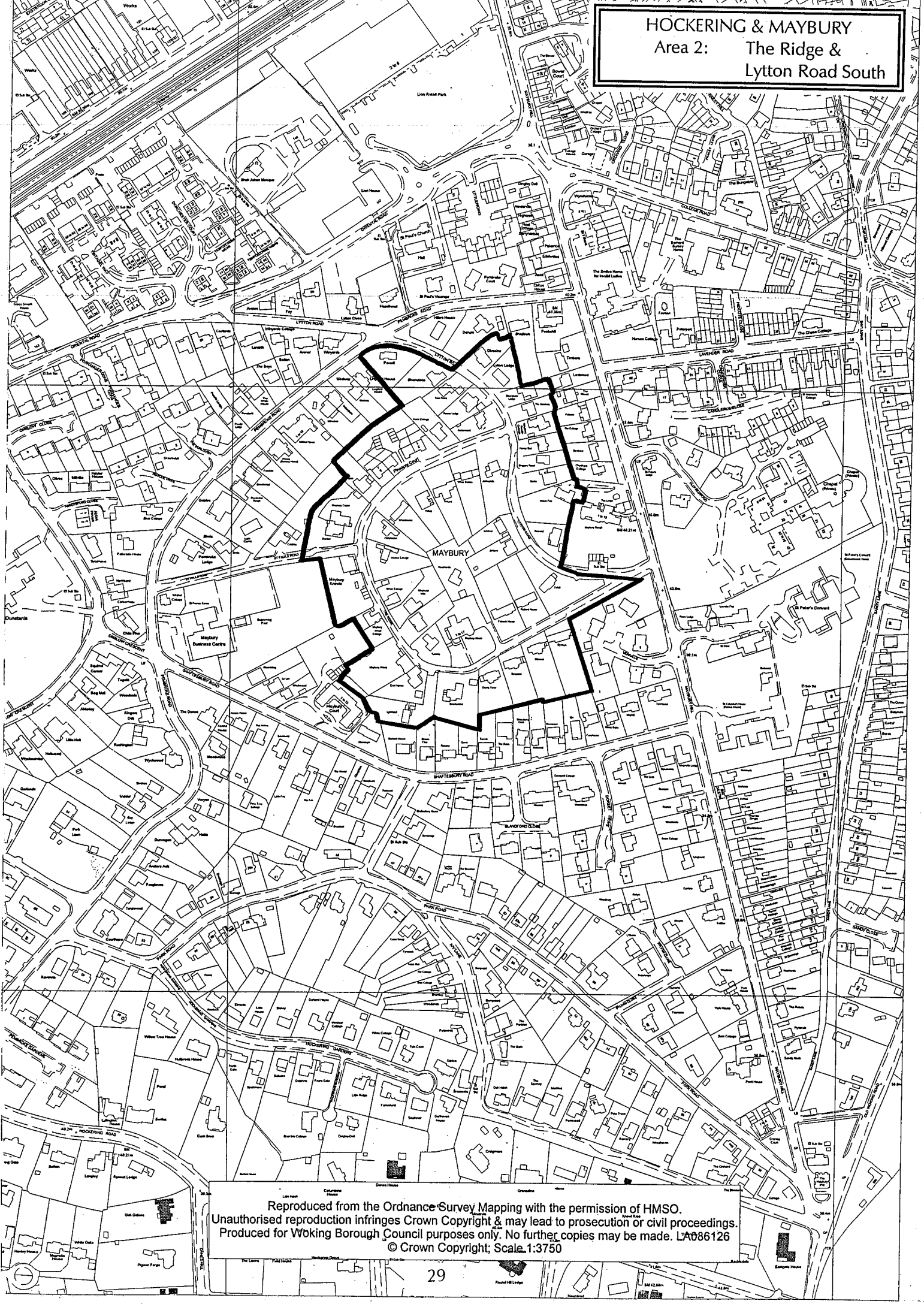
Typical Dimensions

- Plot sizes: 0.08ha-0.12ha (0.2acres 0.3acres)
- Plot width: 12m- 20m
- Plot depth: 50 - 70m
- Depth of Frontage: 20-25m
- Separation between dwellings: 10-15m

Description of Character

- A small development of very mixed dwellings served from private roads in an elevated section of Maybury.
- Although there has been extensive infilling in the 1960's many of the original Victorian/Edwardian and inter-war dwellings remain, some of the large dwellings being subdivided into flats. However, the overall pattern of layout has remained.
- The dominant feature of the site is the "extensive tree cover with very large mature specimens.
- There are significant mature hedges to many frontages which screens the views of these properties.
- The character of the area is further strengthened by the soft verges and narrow access roads.
- A number of the original dwellings are of distinctive architectural character and 2 have been included on the Local List.
- The site enjoys good views because of its elevated position. Opportunities for redevelopment should take full advantage of this benefit, however, this should not be to the detriment or removal of existing landscape features.

HOCKERING & MAYBURY
Area 2: The Ridge & Lytton Road South



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HOCKERING & MAYBURY: Area 3 - Ashwood Road/ Heathside Park Road/ Bracken Close

Typical Dimensions

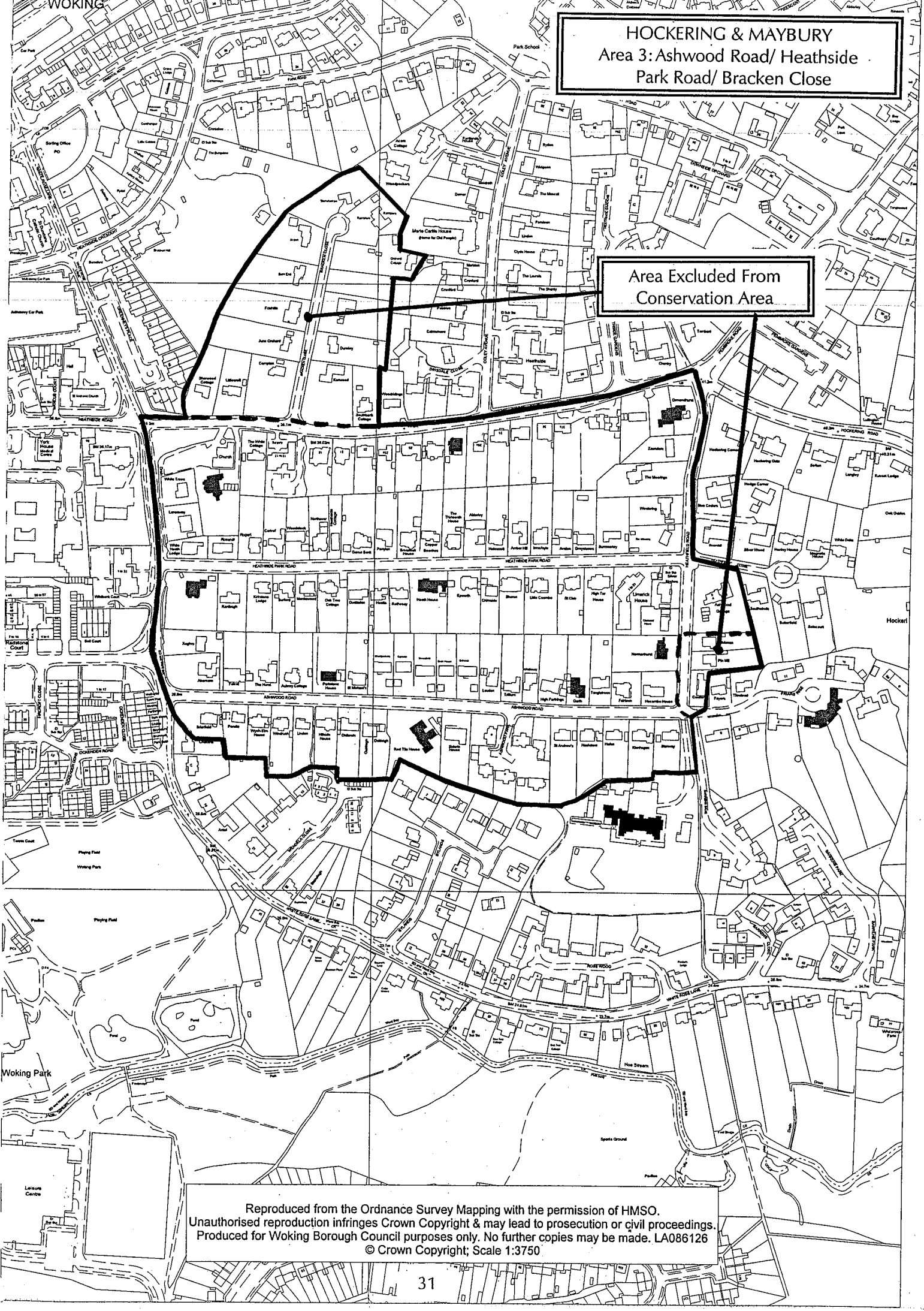
- Plot sizes: 0.33ha- 0.11ha (three quarters to one quarter of an acre)
- Plot width: 15-55m
- Plot depth: 40-55m
- Depth of Frontage: 6-15m
- Separation between dwellings: 2-25m

Description of Character

- A very significant area of estate development laid out between 1860 and the late Edwardian period which forms part of the original Heathside Road Estate.
- This high quality suburban housing estate comprises large individually designed houses on regular sized plots.
- There has been limited infilling and most of the original frontage pattern of layout remains intact.
- Most of the original houses survive. They are wide frontage of 2½ storey with limited depths of frontage and regular building lines and spacing between dwellings.
- Although there are a variety of frontage treatments including hedges, walls and fences, there is a high level of vegetation cover in the area, particularly in Bracken Close which has a significant level of tree cover along its frontage, which makes it more Arcadian in character compared to the remainder of the area.
- The area has special character in which buildings of a similar architectural period dominate the appearance of the street scene.
- Many properties have architectural merit with Arts and Crafts references and 9 have been included on the Local List with one Statutory Listed.
- Much of the area has been included in the Ashwood Road Conservation Area.
- Any development within the designated Conservation Area must maintain or enhance the character of the area as follows
- No further plot subdivision or redevelopment is likely to be acceptable.
- Extensions must maintain the detached character of properties by sufficient visual separation and observing the building lines.
- The design and material finish of alterations and extensions should reflect the architectural character of existing period buildings.
- With the possible exception of Bracken Close there are unlikely to be any further opportunities for plot subdivision and infilling in the area.

HOCKERING & MAYBURY
Area 3: Ashwood Road/ Heathside
Park Road/ Bracken Close

Area Excluded From
Conservation Area



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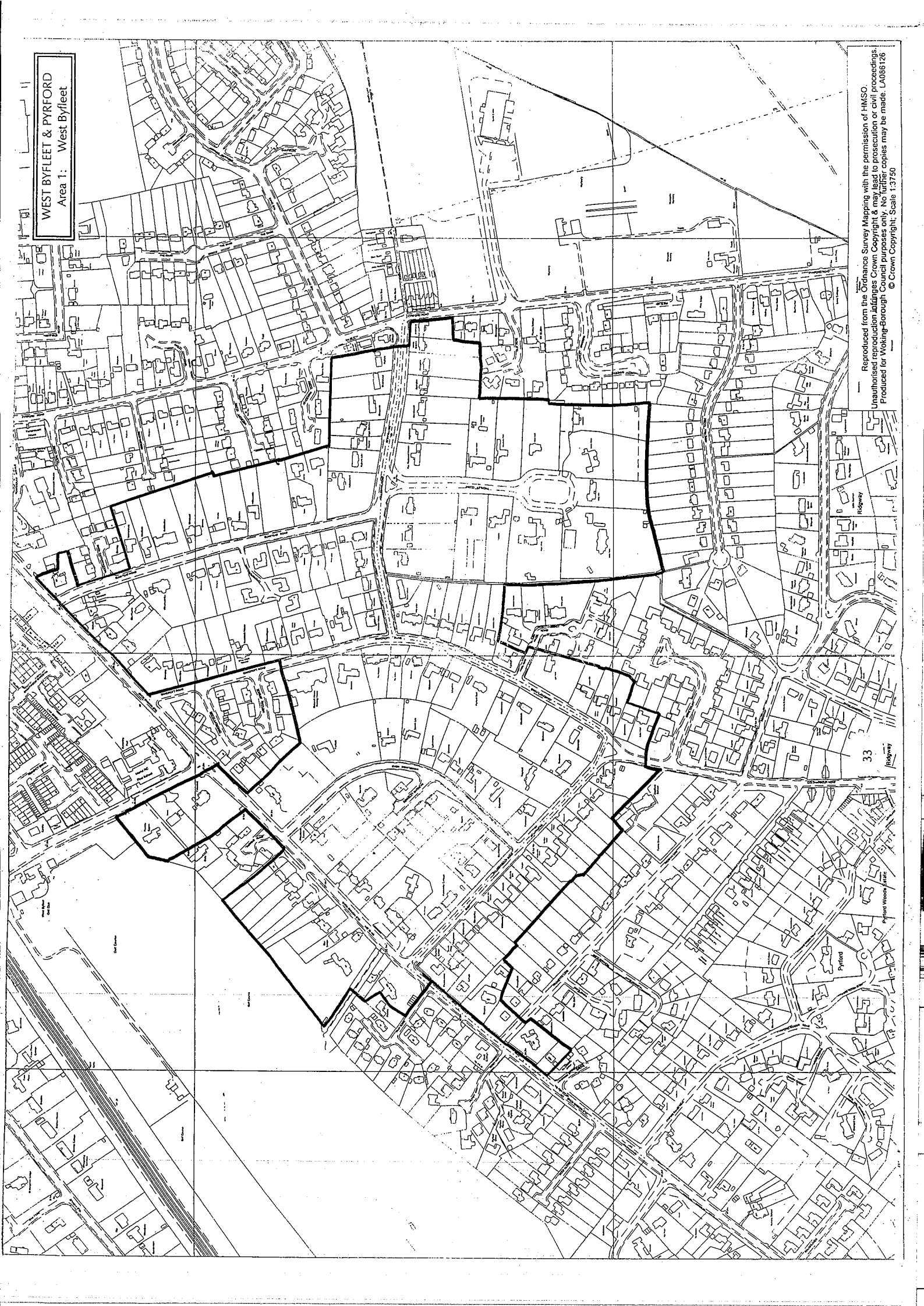
Typical Dimensions

- Plot sizes: 0.14ha to 0.4ha (one third of an acre to one acre)
- Plot width: 18 - 35m
- Plot depth: 60 - 80m
- Depth of Frontage: 12 - 25m
- Separation between dwellings: 5 -15m

Description of Character

- A substantial area of Arcadian development originating from the early 20th Century.
- Mature trees and hedges dominate the character of the streetscape (many with grassed verges), with only glimpses of the houses beyond. This Arcadian character is particularly strong in Thorley Close, Hollybank Road, Oakcroft Road (west side) and Woodlands Road, where plot sizes remain very large. However, in other parts, in particular the west side of Coldharbour Road, the effect of recent infilling is such that the Arcadian character could be threatened by further development.
- Although there has been plot subdivision by infilling in several areas, the frontage pattern of layout has remained intact. Properties are mainly large, wide frontage of 2-2½ storeys, occasionally orientated at 90° to the road, set well back from the highway.
- There are no perceptible building lines.
- A significant number of original buildings remain, including 15 on the Local List.
- The design and material finish of new dwellings should take their cues from the original 'Arts & Crafts' influenced dwellings in the area.
- Infilling may be difficult to achieve in parts with the lowest densities, where the significant plot size and wide spacing of dwellings is fundamental to their character.

WEST BYFLEET & PYRFORD
Area 1: West Byfleet



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Pyrford Woods Lane

Pyrford

WEST BYFLEET & PYRFORD: Area 2 - Ridgeway and Pyrford Heath

Typical Dimensions

- Plot sizes: 0.1ha to 0.3ha (one quarter to three quarters of an acre)
- Plot width: 15 - 35m
- Plot depth: 40 - 70m
- Depth of Frontage: 12 - 25m
- Separation between dwellings: 5 - 15m

Description of Character

- Mostly comprises two self-contained estate developments on private roads with associated frontages onto Coldharbour Road. These were laid out in the early 20th Century mostly with plots exceeding half an acre.
- Mature hedges dominate the character of the streetscape although there is significant tree cover, particularly as avenue trees are planted in the soft margins to the road. Overall, these elements combine to form an Arcadian Character, although quite manicured in appearance.
- Although there has been considerable plot subdivision and infilling, most of the frontage pattern of layout has remained, apart from a small cul-de-sac in Pyrford Heath.
- In isolated cases infill development has taken place which has not retained sufficient spacing between dwellings or depth of frontage, resulting in a more urban appearance which detracts from the Arcadian Character - such as at The Chippings in Pyrford Heath and the southern end of Ridgeway Road.
- A significant number of original properties remain although none are included on the Local List.
- These areas are approaching the highest overall density at which Arcadian Character can be maintained (approximately one third of an acre plots).
- Additional opportunities for development by infilling are very limited.
- Any proposals must maintain generous plot widths, generous visual separation between dwellings, and sufficient depth of frontage to maintain the Arcadian Character.

WEST BYFLEET & PYRFORD
Area 2:
Ridgeway &
Pyrford Heath



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WEST BYFLEET & PYRFORD: Area 3 - Blackdown Avenue, Forest Road, Old Woking Road, Pyrford

Typical Dimensions

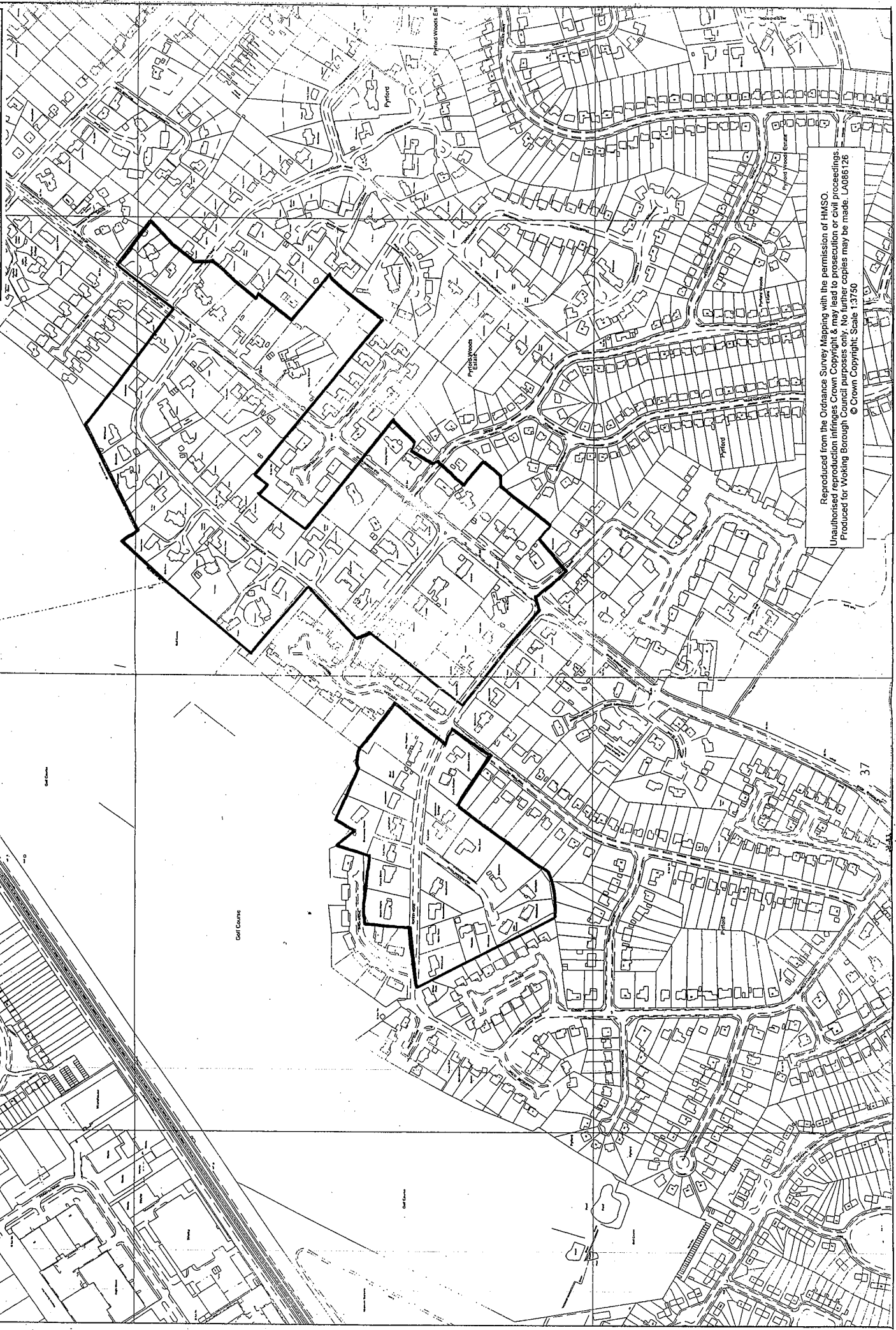
- Plot sizes: 0.1ha to 0.2ha (one quarter to half an acre)
- Plot width: 20 - 35m
- Plot depth: 50 - 60m
- Depth of Frontage: 12 - 20m
- Separation between dwellings: 5 -20m

Description of Character

- A substantial area of Arcadian development, mostly on private estate roads which were originally laid out in the early 20th Century.
- Overall, the streetscape is dominated by soft vegetation with grassed verges, very large hedges and a canopy of mature trees which screen out views of properties, particularly in Blackdown Avenue ..
- Originally laid out in large plots, infilling and redevelopment has taken place, although much of this has been through plot subdivision on the existing frontage, which has maintained the original form of layout.
- However, several areas have been redeveloped as estate culs-de-sac which are not in character with the Arcadian form of development and are excluded from the designated sub-area.
- Smaller culs-de-sac and rear garden development has also taken place in Blackdown Avenue and Forest Road. Any further development by cul-de-sac could be prejudicial to the character of the sub-area.
- A significant number of original buildings remain which reflect their architectural period, including two on the Local List
- There is limited scope for further development without adversely affecting the Arcadian character of the area.
- Where large plots remain, sub-division or redevelopment should respect the frontage form of development.

WEST BYFLEET & PYRFORD
Blackdown Avenue/ Forest Road/
Old Woking Road/ Pyrford

Area 3:



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WEST BYFLEET & PYRFORD: Area 4 - Pyrford Woods

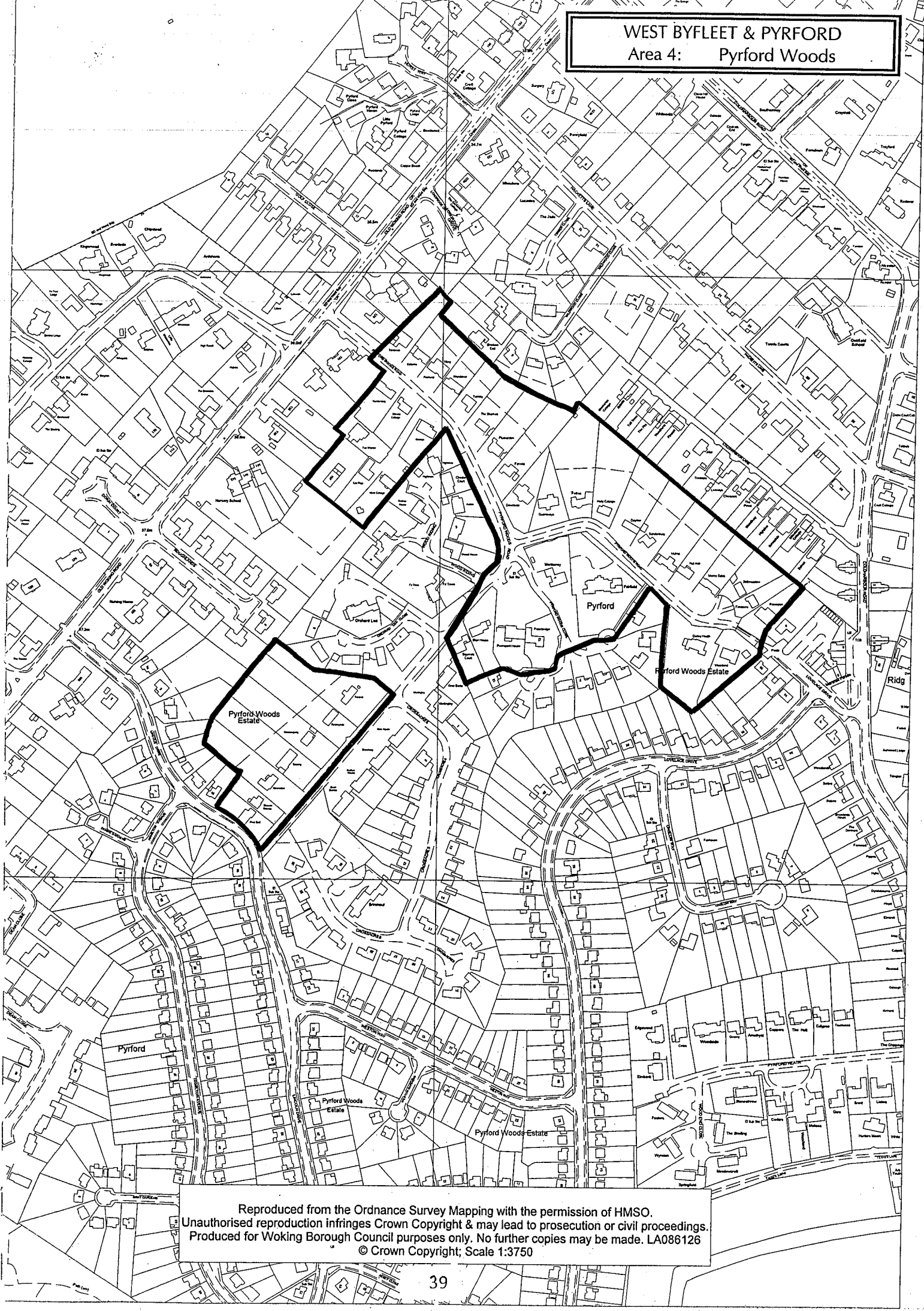
Typical Dimensions

- Plot sizes: 0.1ha to 0.2ha (one quarter to half an acre)
- Plot width: 20m
- Plot depth: 50 - 90m
- Depth of Frontage: 12 - 15m
- Separation between dwellings: 8m

Description of Character

- An estate development on private roads mostly constructed since the Second World War from a single point of access off the Old Woking Road. No properties are included on the Local List.
- Much of the estate has been developed as a series of open plan culs-de-sac, either originally, or as later infilling, and only parts of the estate exhibit the Arcadian characteristics of individual houses in large plots.
- Although much of the estate is open plan, properties are wide spaced and have deep frontages with significant mature shrubs and extensive tree cover which give it an Arcadian character.
- There is now very little scope for further infilling or redevelopment.
- The overall density of development is approaching the maximum at which Arcadian character can be maintained (approximately one third of an acre plots).

WEST BYFLEET & PYRFORD
Area 4: Pyrford Woods



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WEST BYFLEET & PYRFORD: Area 5 - Aviary Road

Typical Dimensions

- Plot sizes: 0.1ha - 0.15ha (one quarter to more than one third of an acre)
- Plot width: 20m
- Plot depth: 50 - 60m
- Depth of Frontage: 10m
- Separation between dwellings: 5 - 10m

Description of Character

- A small Edwardian estate development comprising large detached housing in good sized plots.
- There are a number of street trees and most of the property frontages have hedges. However, the character is more suburban than Arcadian, with fairly clearly defined building lines.
- Although there has been a little infilling about 80% of the houses are original and the layout has remained virtually intact.
- All the houses are of individual design, mostly of 2½ storey height, but all share similar architectural details characteristic of the period, together with similar material finishes.
- Although none of the properties are included on the Local List the whole estate is a Conservation Area. Any development must maintain or enhance the character of the area, as follows:
- No further plot subdivision or redevelopment is likely to be acceptable.
- Extensions must maintain the detached character of properties by sufficient visual separation and observing the defined building line.
- The design and material finish of alterations and extensions should reflect the Edwardian character of existing buildings.

WEST BYFLEET & PYRFORD
Area 5: Aviary Road

Conservation Area excluded from the area of particular area.

Conservation Area

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WEST BYFLEET & PYRFORD: Area 6 - Old Avenue

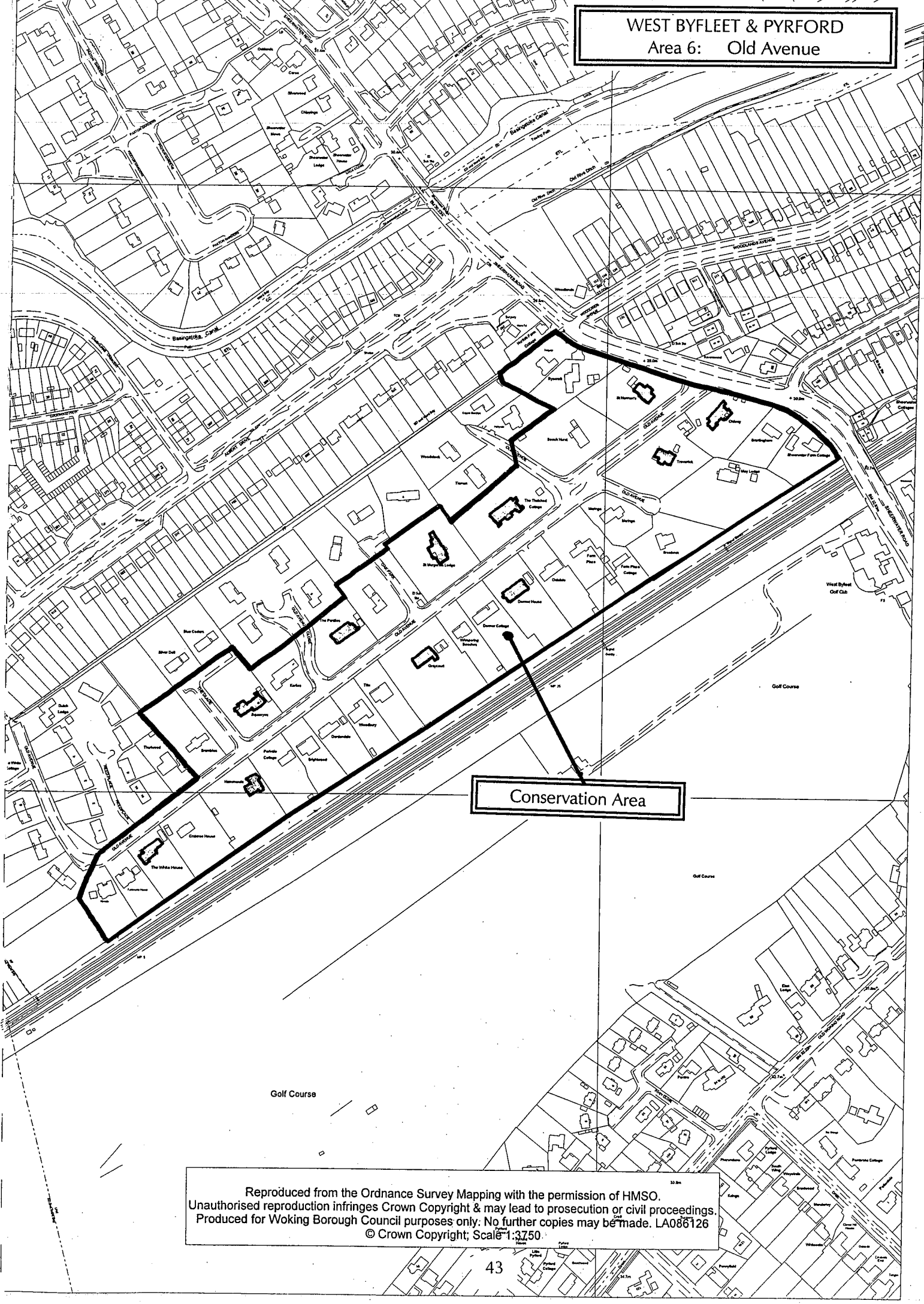
Typical Dimensions

- Plot sizes: 0.24ha (two thirds of an acre)
- Plot width: 20-60m
- Plot depth: 60m-70m
- Depth of Frontage: 20-25m
- Separation between dwellings: 5-20m

Description of Character

- This is a modest sized Estate on private roads, sandwiched between the railway and Sheerwater Estate. The Estate was developed during the early 20th Century, notably around the First World War, and originally comprised a number of very large plots served off a single cul-de-sac from Sheerwater Avenue.
- Much of the northern section of the Estate has been infilled by the insertion of five cul-de-sac developments which are not of the same character and have been deleted from the sub-area.
- There is significant mature tree cover, including an avenue of large mature oak trees which flank the grassed margins of the access road and are a particular feature of the Estate.
- Most properties have large mature hedges to the frontage, particularly beech, which screens views of many houses and give the area a strong Arcadian character.
- Most of the original dwellings remain and are large, wide frontage properties of 2½ storeys, individually designed in the 'Arts and Crafts' style. 14 of these are included on the Local List.
- Most of the Estate is a Conservation Area and any development within or adjoining the area must maintain or enhance it's character, as follows:
- No further plot subdivision or redevelopment is likely to be acceptable.
- Extensions must maintain the spacious separation between dwellings.
- The design and material finish of alterations and extensions should reflect the 'Arts and Crafts' character of existing buildings.

WEST BYFLEET & PYRFORD
Area 6: Old Avenue



Conservation Area

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WEST BYFLEET & PYRFORD: Area 7 - Hacketts Lane

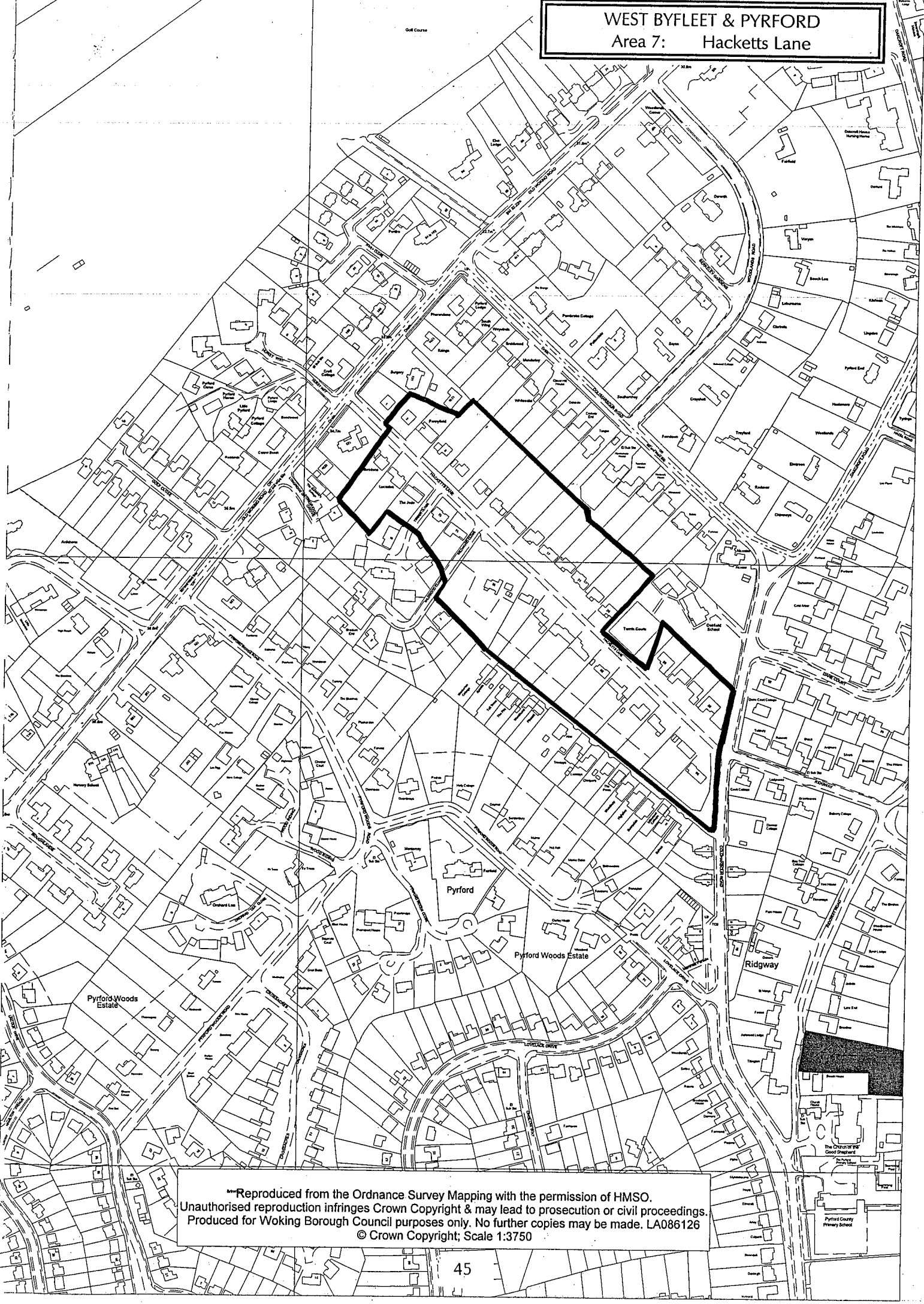
Typical Dimensions

- Plot sizes: 0.15ha (one third of an acre)
- Plot width: 20m
- Plot depth: 50-65m
- Depth of Frontage: 10m
- Separation between dwellings: 2-10m

Description of Character

- Hacketts Lane is a post war low density suburban estate of detached houses, characterised by quite regular sized plot sizes.
- There is substantial planting on front boundaries and it is well treed.
- Limited cul-de-sac and backland development has taken place on some of the larger plots, but there is now very little scope for more without damaging the character of the area.
- Planning permission already exists to subdivide the one remaining large plot in Hacketts Lane.

WEST BYFLEET & PYRFORD
Area 7: Hacketts Lane



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WEST BYFLEET & PYRFORD: Area 8 - Harehill Close

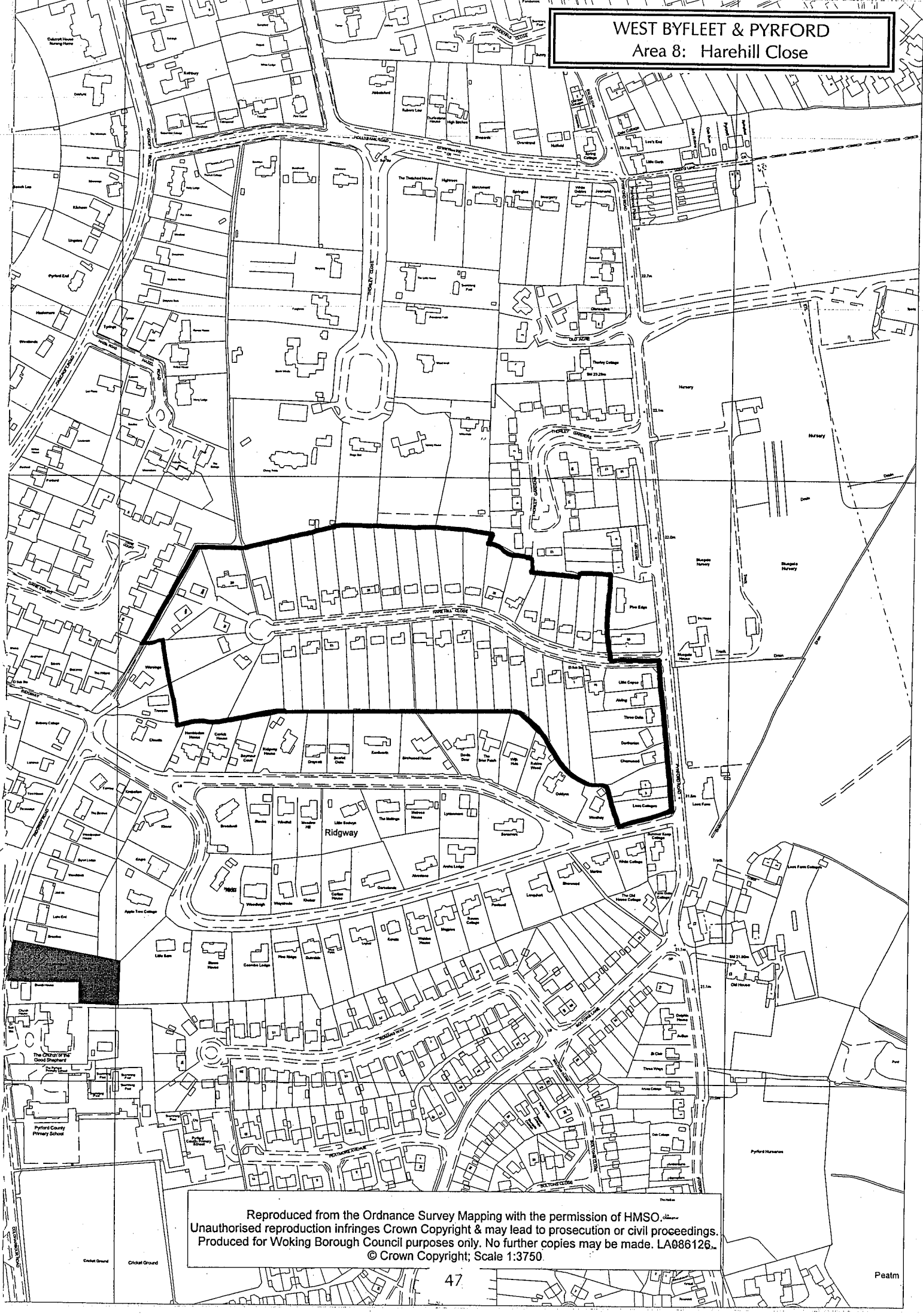
Typical Dimensions

- Plot sizes: 0.29 - 0.14ha (three quarters to one third of an acre)
- Plot width: 12-20m
- Plot depth: 50-65m
- Depth of Frontage: 6-10m
- Separation between dwellings: 2-10m

Description of Character

- Harehill Close is a post war low density suburban estate of detached houses, characterised by quite regular sized plot sizes.
- There is substantial planting on front boundaries and it is well treed.
- Limited cul-de-sac and backland development has taken place on some of the larger plots, but there is now very little scope for more without damaging the character of the area.

WEST BYFLEET & PYRFORD
Area 8: Harehill Close



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Appendix 1
Woking Borough Local Plan 1999 – Policy HSG20

HSG20 • URBAN AREAS OF SPECIAL RESIDENTIAL CHARACTER

WITHIN THE URBAN AREAS OF SPECIAL RESIDENTIAL CHARACTER AS SHOWN ON THE PROPOSALS MAP, ANY PROPOSALS FOR RESIDENTIAL DEVELOPMENT INCLUDING REPLACEMENT BUILDING, INFILLING AND EXTENSIONS WILL BE CRITICALLY EXAMINED TO ENSURE THE SPECIAL CHARACTER OF THE AREA IS MAINTAINED IN STRICT ACCORDANCE WITH THE CRITERIA SET OUT IN POLICIES HSG18, HSG19, HSG21 AND HSG22.

JUSTIFICATION

- 6.88 Woking has many areas of predominantly lower density, high quality, inter-war housing which are a particularly attractive feature of the Borough. Many areas were planned as estates by a single developer, such as W.G. Tarrant and comprise substantial individual houses in spacious plots. Although there has been some infilling, the spacious character of these areas has remained, with a predominance of tree cover with extensive mature shrubs and hedges.
- 6.89 The areas which have been selected for their attractive character are considered to be a significant feature in the Borough which should be safeguarded. Further developments in these areas will only be permitted where generous spacing between buildings is retained and the overall character of the area with a visual predominance of trees, shrubs and hedges is maintained. The Council will examine proposals critically to ensure that the amenity space surrounding dwellings, particularly front gardens, is adequate to maintain the overall character of these areas.