

WHEATSHEAF CONSERVATION AREA STATEMENT: DRAFT CHARACTER APPRAISAL and DESIGN GUIDANCE

1. BACKGROUND

Wheatsheaf was designated as a conservation area in April 1992 in accordance with Section 69 of the Planning (Listed Buildings & 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 forms a focal point at the entrance into Woking Town from the north. It was developed in association with the growth of Woking as a railway town.

Properties date from the mid-Victorian to late Victorian period. The architectural quality of the buildings in the area is mixed, but it has a strong character in its relationship with the Wheatsheaf Recreation Ground, Horsell Common and the Basingstoke Canal. Several buildings in the area are included on the Local List.

2. PURPOSE OF STATEMENT

This document describes what it is about the qualities of the character and appearance of the Wheatsheaf 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 of the areas special character.

Pattern of settlement

- Street Pattern
- Plot Characteristics
- Views and landmarks

Other Features

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

Buildings (Design, Materials, and Uses)

- Historic Buildings & Important groups of buildings
- Predominant building types
- Windows and doors
- Roofs
- Materials and colour
- Use of buildings
- Boundary treatments

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

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

5. PATTERN OF SETTLEMENT

5.1 Street Pattern

The street pattern is formed by Broomhall Road together with part of Chobham Road between Broomhall Lodge and Chobham Road Bridge to the west, together with the full extent of Ferndale Road and the Grove to the east. Most buildings are orientated to follow the line of the roads resulting in traditional frontage development, although this is not exclusive.

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

Within the Conservation Area there are distinct changes in the character of the street pattern and plot dimensions so that it falls into two distinct areas:

Area 1: the west side of Chobham Road, Broomhall Road, Broomhall Lane

Area 2: the east side of Chobham Road, Ferndale Road, The Grove

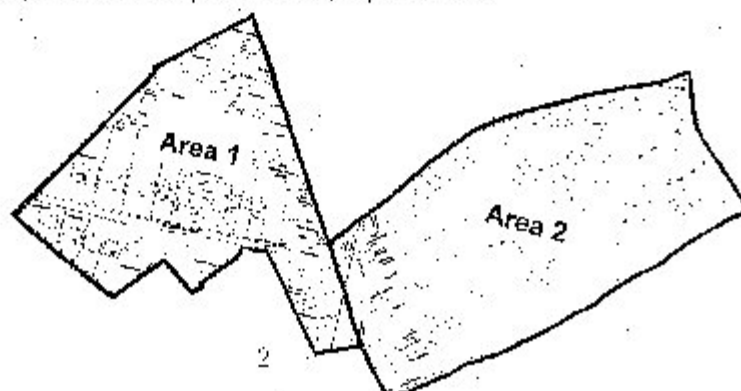


Fig 1: Character Sub-Areas

5.2 Plot Characteristics

Area 1:

Along the west side of Chobham Road, Broomhall Lane and Broomhall Road plots are large varying between 0.06ha and 0.1ha. Frontages are between 10 – 25 metres wide. Depth of frontages are variable, mainly between 5 – 14 metres with a few larger depths of up to 26 metres. Spacing between buildings varies considerably but is generally between 8 – 18 metres.

Area 2:

Along Ferndale Road, the Grove and the east side of Chobham Road plots are generally smaller around 0.02ha with larger plots up to 0.05ha in the South. The frontages are generally between 6 – 11 metres. Depth of frontages are variable but mainly between 6 - 10 metres. Spacing is narrow at between 2 – 4 metres.

- Opportunities for new developments are very limited without affecting the existing character of the area. Where new housing is permitted, it is important that the sitting, interval and extent of development respects the characteristics of the area as discussed above.

5.3 Views and Landmarks

There are no significant landmarks in the area, however the Wheatsheaf Public House on the western side of Chobham Road forms an important localised landmark. From Ferndale Road there are important views across Horsell common.

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

4. BUILDING DESIGN, MATERIALS AND USES

6.1 Historic Buildings & Important Groups of Buildings

A number of buildings in the Wheatsheaf conservation area have a particularly distinctive character, including the dwellings which are Locally Listed and are shown on the appraisal plan. The Wheatsheaf Public House (LLB) provides an important focal point and dates from the later Victorian period. Broomhall Lodge (LLB) is an important building which is located along Chobham Road on the western side. Crofters Cottage and the White Cottage (LLB) is probably one of the earliest structures in the conservation area dating from the early 19th century, although parts are from the early 20th century. The property has an attractive ornamental brick wall around the boundary facing Chobham Road and Broomhall Road. The following groups of buildings, which are highlighted on the appraisal map, make an important contribution to the character of the conservation area:

- i) A group of four large Victorian villas along Chobham Road
 - ii) A group of four houses along Chobham Road and the turn into Ferndale Road
 - iii) A pair of houses along The Grove
- Where formal consent is required, the Council will resist demolition and works to adversely alter all period buildings which make a positive contribution to the character and appearance of the conservation area, particularly those on the Local List. The Council will also give particular attention to protecting public views of the setting of these buildings.

- Any proposed development should take its design cues from the historic buildings in the conservation area, including the form, scale, materials and elevational detailing in order to enhance or maintain the character of the conservation area.

6.2 Predominant Building Types

Area 1 is characterised by a variety of different building forms. The majority date from the late Victorian period although there are some older buildings dating from the early nineteenth century. Most buildings are wide fronted, two storeys, of brick or painted render, mainly detached, although there are a few semi detached properties. Pitched roofs are used throughout including hipped and gabled ends. The roofs are mainly constructed of clay tiles although there are some shallow pitched roofs constructed of slates. Buildings are either cottage scale or large scale Victorian villas. The use of decorative boarding is evident on some of the larger villas.



Fig 1. A wide fronted rendered property dating from the early nineteenth century.

Area 2 is characterised by late Victorian semi detached or detached dwellings. They are mainly two storey brick built properties , with some rendered white or painted white with slate roofs. Most of the villas have similar period characteristics:

- Wide fronted symmetrical elevations, particularly on the semi detached properties
- Pitched roofs with gabled or hipped forms
- Simple decorative barge boards and timber work to the front elevations
- Significant projecting bays, many with bays at the ground and first floors
- Decorative tile hanging, decorative chimneys, finials, ridge tiles and decorative brackets
- Decorative porches
- Any 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.



Fig 2: A typical pair of semi-detached Victorian villas along Lomdale Road with characteristic architectural details.

6.3 Windows and Doors

Doors within area 1 are generally of panelled timber construction, left natural or painted. Timber windows are predominately painted white and are mainly in the form of casement windows with some sliding sash windows. Windows are generally subdivided into four or more panes with traditional glazing bars, many with smaller opening lights above the transom.



Fig 3: A house in area 1 with traditional casement windows and a panelled timber door

Doors within area 2 are of panelled construction, mainly subdivided with the use of glass. A mixture of different colours are used such as green and blue, with some patterned glass. The use of decorative entrance porches is a common feature. Timber windows are mainly painted white throughout the area mostly in the form of sliding sash windows but some casement windows. Windows are subdivided with glazing bars or left clear.

- ♦ Doors and windows with similar proportions and glazing divisions to those characteristic of the area will be required in new developments. Traditional casement and sash windows are appropriate.
- ♦ 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. Artificial materials such as UPVC or aluminium are not normally acceptable for doors and window frames. The Council may consider the introduction of further planning controls to protect these features.



Fig 3: A house along Ferndale Road with sliding sash windows and a decorative porch

6.4 Materials and Colour

Most properties in the area are constructed from red facing bricks or are painted with rough cast render. The properties in area 2 are characterised by the diversity of additional material used. These include:

- Decorative timber boarding to front elevations, usually painted
- Pebble dash facades
- The use of decorative barge boards generally painted white
- ♦ **New developments should be constructed of red/orange brick with either plain clay roof tiles or slates. Material such as pebble dash, render, tile hanging and timber detailing on front elevations could be used where nearby properties also incorporate these features.**

6.5 Roofs

Roofs are generally steeply pitched of gabled or of hipped construction. They are either constructed of slates (approx 30°) or clay tiles (approx 40° plus). The clay tile roofs are generally punctuated by large chimney stacks, with bonnet hips.

The slate roofs generally have at least one small chimney stack. Many of the ornamental Victorian dwellings have decorative ridge tiles and finials. Cat slide roofs occur on some properties.

- ♦ **The profile of existing roofs should be retained. The profile of new roofs should be of traditional pitch construction in slate or tiles.**

6.6 Use of Buildings

Residential use is the most common in the conservation area although there are some commercial uses along Chobham Road.

- ♦ **Development for business use will be restricted to the southern end of Chobham Road.**

6.8 Boundary Treatments

The majority of properties in the conservation area, in both areas 1 and 2, have enclosed boundaries. Hedges, brick walls and fences predominate, by themselves or in a combination of these elements. Walls are generally constructed of red brick, fences are close boarded and most hedges are formed from evergreen shrubs, including holly.

- ♦ **Boundary treatments for new developments should reflect the predominant treatment in the area. Planning consent will not normally be granted for a development which introduces an incongruous style of boundary treatment, or which changes the original pattern of boundary style.**



Fig 4: Boundary comprising a mixture of walls, fencing and hedges

7. OTHER FEATURES

7.1 Roads and Footpaths

The roads in the conservation area are of a traditional form, generally with two footways either side which are conventionally surfaced with tar macadam throughout. The roads are generally wide at 5-7 metres with the opening of Chopham Road slightly wider at 10 metres.

7.2 Open Spaces and Soft Landscape Features

There are no significant spaces within the actual boundary of the Wheatsheaf Conservation Area, although it is centred around the Wheatsheaf Recreation Ground which functions as a 'Village Green' and continues eastwards to form the wooded area of Horsell Common. Horsell Moor is off Broomhall Lane which also forms a significant space just outside the conservation areas boundaries to the west.

A number of trees 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 2.

- ♦ **Open space and other natural landscape elements should be retained. Development will not be permitted which will result in the loss of or have a detrimental impact on the quality of these spaces.**
- ♦ **The Council will resist the felling or undertaking of any inappropriate works to trees which are subject to Tree Preservation Orders (see Appendix 1). The Council will also promote the planting of new trees of suitable species to maintain the areas landscape character.**

7.3 Negative Features

There are a few minor negative features in the area, which include:

- The modern streetlamps throughout the conservation area,
- The modern parking signs/restrictions,
- The use of velux windows,
- When properties have been subdivided the use of mismatching tiles
- Where opportunities arise, either through development schemes or enhancement projects, the improvement of the negative features identified above should be addressed.

WHEATSHEAF 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 Wheatsheaf Conservation Area which the council seeks to protect and enhance through its statutory planning controls.

Householders and designers seeking to undertake any form of development in the area should ensure their proposals to 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 boundary covers Broomhall Road together with part of Chobham Road between Broomhall Lodge and Chobham Road Bridge. The full extent of Ferndale Road and the Grove are also included.

3.0 Pattern of Settlement

The character of the Conservation Area varies within two different sections.

- Within the area of the west side of Chobham Road, Broomhall Road and Broomhall Lane (Area 1) it is characterised by properties mostly set deeply within their curtilage. Plot sizes are generally large.
- Within the area of the east side of Chobham Road, Ferndale Road and the Grove (Area 2) the pattern of settlement is characterised by a traditional frontage pattern of development, spaced at regular intervals and consistent depths of frontage with established building lines. Narrow and wide plots are included.
- There are no significant landmarks in the conservation area, however the Wheatsheaf Public House forms an important localised landmark. There are important views across Horsell Common and Ferndale Road.
- Development proposals should reinforce the character of the street layout in each area.

4.0 Building Character

- Many buildings in the conservation area date from the late Victorian period, with some from the late Victorian period, with some from the early eighteenth century. There is a mix of uses, although residential use predominates.

4.1 Important Buildings The following have special interest;

- The Wheatsheaf Public House, Broomhall Lodge, Crofters Cottage and the White Cottage are included on the Councils Local List.
- There are no Statutory Listed Buildings.
- 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 here are different styles within the conservation area, although most buildings are from the same periods. Within Area 1 buildings are wide fronted, generally in large plots and detached. Within Area 2 buildings are detached and semi

detached late Victorian Villas. Roofs are generally of hipped and gable forms, constructed off clay tiles or slates.

- Windows within the conservation area are generally casement windows or sliding sash. Doors are generally of solid plank construction painted in a variety of different colours. Within Area 2 many of the doors are enclosed by decorative porches.
- Within area 1 most buildings are constructed from red facing bricks or are painted with rough cast render. Area 2 is characterised by the diversity of materials used with include decorative timber boarding, pebble dashed facades and decorative barge boards.
- New developments should reinforce the character and appearance of the street frontage in terms of height, form, scale and material finish, and should take their design cues from appropriate buildings in the immediate locality.

5.0 Other Features

5.1 Boundary Treatment Within the conservation area most properties have enclosed boundaries. A variety of different treatments such as hedges, brick walls and fences predominate

- The pattern of enclosed boundaries should be reinforced. Planning consent will not be granted for proposals which introduce an incongruous form of boundary treatment.

5.2 Trees There are a number of important trees within the area, with a few being 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).

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.

ADDITIONAL PLANNING CONTROLS WITHIN A CONSERVATION AREA

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

1. Demolition

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

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

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

2. Development

The following additional restrictions on development require planning permission:

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

3. Design of New Development

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

4. Minor Alterations and Additions

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

would enable such minor matters to be brought under planning control, where this is considered necessary to protect the areas special character.

5. Trees

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

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

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

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