



# Pirbright Conservation Area Appraisal



Lower photograph on front cover  
Pirbright Manor (courtesy Knight Frank, Estate Agents, Guildford)

# PIRBRIGHT CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLAN (CONSULTATION DRAFT JANUARY 2011)



GUILDFORD BOROUGH COUNCIL

Adopted: xxxxxxxxx



## THE STATUS OF THIS DOCUMENT

It is proposed that in Guildford Borough, this work will be an important part of the evidence base which supports the policies within the Guildford Local Development Framework (GDF). It will therefore be an initial information source for individual planning applications and a material consideration when considering development proposals. The conservation area appraisal should be used in conjunction with the saved policies of the Local Plan 2003, the emerging GDF, and other adopted planning policy and guidance. First and foremost, the conservation area appraisal will be an important tool to use when developing and assessing planning proposals.

## CONSERVATION AREA BOUNDARY & PLANNING CONTROLS

The adopted appraisal contains a number of recommendations. The boundary changes have been implemented following resolution at the Executive on xxxxxxxxxxxxxxxx and the publication of statutory notices on xxxxxxxxxxxxxxxx. Tighter planning controls have also been introduced with the imposition of an Article 4 Direction following the publication of statutory notices on as agreed by the Executive on xxxxxxxxxxxxxxxx. The direction was confirmed by the Executive on xxxxxxxxxxxxxxxx. The additions to the Borough Council's Local List were agreed by the Executive on xxxxxxxxxxxxxxxx.

## STATEMENT OF PUBLIC INVOLVEMENT

In accordance with best practice the compilation of this document has been the subject of wide public consultation. A walk about with Officers from the Borough Council, the Parish Council and Ward Councillor was held in March 2009. The draft document was subsequently produced with the assistance of a local group comprising representatives from the Parish Council and the local Ward Councillor. The text of the appraisal document and management plan was placed on the Council's web site for six weeks and during this period a public exhibition was held in (the Village Hall/Parish Shop/St Michaels Church). A drop-in surgery session was held on xxxxxxxxxxxxxxxx. During which the public could meet and discuss the review and the appraisal. In addition to the local exhibitions the Pirbright exhibition boards were put up in the entrance foyer of the council offices between xxxxxxxxxxxxxxxx. The exhibitions were advertised by a link on the Council's web site and articles in the Parish Newsletter which is delivered monthly to all households in the Parish. Comment sheets were available from the web site, the Parish Council offices, the Borough Council offices and at the exhibitions. After careful consideration of the representations made, the guidance was amended to address valid points of concern. A summary of the comments received and the amended text was adopted formally by the Executive Committee on xxxxxxxxxxxxxxxx.

## ORDNANCE SURVEY STATEMENT

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<b>CONTENTS</b>		page
<b>ACKNOWLEDGEMENTS</b>		8
<b>INTRODUCTION</b>		9
Conservation areas		9
The role of the conservation area character appraisal and management plan		9
The planning policy background		10
Boundary changes		10
Community involvement		13
<b>THE PIRBRIGHT CONSERVATION AREA CHARACTER APPRAISAL</b>		15
<b>1 LOCATION AND LANDSCAPE SETTING</b>		17
Location		17
Geology and Landscape		17
<b>2 HISTORICAL DEVELOPMENT</b>		18
Early development		18
19th century and later development		19
<b>3 SPATIAL ANALYSIS</b>		22
Open spaces street layout		23
Trees and landscape		26
Key views and vistas		27
<b>4 BUILDINGS IN THE CONSERVATION AREA</b>		30
Architectural styles and materials		30
Listed buildings		32
Locally listed buildings		33
Positive buildings		33
<b>THE PIRBRIGHT CONSERVATION AREA MANAGEMENT PLAN</b>		35
<b>INTRODUCTION</b>		36
The role of the conservation area management plan.		36
Boundary review.		37
The Local List.		39
The use of Article 4 Directions.		44
Tree Preservation Orders and management.		46
Improvements to the public realm.		46
Technical and design guidance to householders. and building owners.		49
Raising awareness of the character of the conservation area and its protection.		49
Monitoring change and development.		50

page

<b>CHARACTER AREA ACTION PLANS</b>	51
<b>CHARACTER AREAS</b>	
<b>Character Area 1: The Green</b>	52
• Key Positive qualities	53
• Key negative qualities	53
• Key pressures and threats to character and appearance	53
• Opportunities for improvement	54
<b>Area Action Plan: Character Area 1 – The Green</b>	54
<b>Character Area 2: Dawney Hill and School Lane</b>	56
• Key Positive qualities	56
• Key negative qualities	56
• Key pressures and threats to character and appearance	56
• Opportunities for improvement	56
• Area Action Plan: Character Area 2 – Dawney Hill	57
<b>Character Area 3: Pirbright Manor and Church</b>	58
• Key Positive qualities	58
• Key negative qualities	59
• Key pressures and threats to character and appearance	59
• Opportunities for improvement	59
<b>Area Action Plan: Character Area 3 – Pirbright Manor and Church</b>	60
<b>Character Area 4: West Heath</b>	60
• Key Positive qualities	60
• Key pressures and threats to character and appearance	60
• Opportunities for improvement	61
<b>Area Action Plan: Character Area 4 – West Heath</b>	61
<b>Character Area 5: Vapery Lane</b>	62
• Key Positive qualities	62
• Key negative qualities	62
• Key pressures and threats to character and appearance	62
• Opportunities for improvement	62
<b>Area Action Plan: Character Area 5 – Vapery Lane</b>	63
<b>APPENDIX 1: Bibliography and References</b>	64
<b>APPENDIX 2: Listed Buildings in the Conservation Area</b>	64
<b>APPENDIX 3: Criteria for Local Listing</b>	65
<b>APPENDIX 4: Buildings Proposed for Inclusion on the Local List</b>	66
<b>APPENDIX 5: Planning Controls in Pirbright Conservation Area and the Use of Article 4 Directions.</b>	67

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## INTRODUCTION

### Conservation areas

Conservation areas are defined as ‘areas of special architectural or historic interest the character of which it is desirable to preserve or enhance’.<sup>1</sup> Designation provides the basis for policies designed to preserve or enhance all the aspects of character and appearance that define an areas special interest.

The Civic Amenities Act of 1967 introduced conservation areas in the UK and the Planning (Listed Buildings and Conservation Areas) Act 1990 provides the framework for the designation and review of these areas. The 1990 Act places a duty on local planning authorities to determine areas suitable for designation and to keep the matter under review. Once designated, there is a requirement to protect the area from development that would adversely affect its character or appearance.<sup>2</sup>

### The role of the conservation area appraisal and management plan

“Conservation area appraisals, like conservation plans, depend upon an understanding of the area which draws upon techniques of conservation-based research and analysis. Conservation area appraisals could also, like conservation plans, include a more specific assessment of significance and some analysis of how that significance is vulnerable as the basis for defining policies for preserving or enhancing their character.”<sup>3</sup>

The purpose of a conservation area appraisal is to identify what is special about the character or appearance of an area and what should be preserved or enhanced. However “conservation area designation should not be seen as an end in itself, neither should the preparation of a conservation area appraisal. Rather, it should be regarded as the first step in a dynamic process, the aim of which is to preserve and enhance the character and appearance of the designated area - and to provide a basis for making sustainable decisions about its future through the development of management proposals.”<sup>4</sup>

The townscape appraisal map at the end of this document identifies key features such as important views, positive buildings, listed and locally listed buildings and the proposed boundary of the conservation area.

The aim of this conservation area character appraisal is to:

- Improve the understanding of the history and the historical context of Pirbright.
- Generate awareness of exactly what it is about the conservation area that makes it of special interest.
- Provide residents and owners with a clear idea of what it is about the conservation area that should be cared for and preserved.
- Provide residents and owners with a clear idea of what improvements could be made to the conservation area.
- Provide Guildford Borough Council with a valuable tool with which to inform its planning practice and policies for the area.

Beyond the statutory controls available to the Council the preservation and enhancement of the conservation area depends on the co-operation and goodwill of those who live, own property and who undertake work, whether private individuals, developers, statutory undertakers or other public bodies. Not all work is subject to planning control. The appraisal sets out the key characteristics and serves as a clear guide to all interested parties.

The management plan provides the Council with a framework in which change and development within the conservation area can be managed in ways which maintain and reinforce the special character of the area. Government policy emphasises the need for local planning authorities to define and record the special interest, character and appearance of all conservation areas in their areas. The 1990 Act places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas.<sup>5</sup>

English Heritage advises that that it is essential that local planning authorities define and record the special interest, character and appearance of their conservation areas as a first step in a dynamic process to preserve and enhance their conservation areas and to provide a basis for making decisions about its future through the development of management proposals.<sup>6</sup> This document is therefore in two parts. The first part forms the appraisal of the Pirbright Conservation Area which describes the conservation area, and defines its character and appearance.

The second part of the document forms a management plan for the conservation area. It divides the conservation area into 5 character areas. These are marked on the Character Area Map. Each area has a distinct character which differentiates it from the rest of the conservation area. However the boundaries between each

1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (The 1990 Act).

2 Section 72 of the 1990 Act.

3 Informed Conservation. English Heritage. 2001.

4 Guidance on conservation area appraisals. English Heritage. August 2005.

5 Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6 Guidance on conservation area appraisals and Guidance on the management of conservation areas (published by English Heritage August 2005).

area are not intended to be fixed divisions. The assessment of one area may carry through to part of the adjacent area. The divisions are fluid and are used primarily for description and analysis.

Each Character Area is described in terms of its key positive and key negative characteristics. From an analysis of these key positives and key negatives the document draws out opportunities for improvements and enhancements.

### The planning policy background

This Conservation Area Appraisal provides the foundation that the Planning Authority can use to assess applications for development within the Pirbright Conservation Area. It is not intended to prevent change but to manage it in such a way as to protect and preserve the special interest of the area. The appraisal process describes the character of the area and its significance and evaluates and assesses the features within it. If there are omissions, it does not mean that these matters are of no interest. This document will be subject to regular review so it will be possible to amend any future documents accordingly.

The appraisal and management plan should be read in conjunction with the wider development plan policy framework as set out in The South East Plan and Guildford Borough Local Plan 2003.

The 2003 Local Plan will be replaced by The Guildford Development Framework. This new planning system was established by the Planning and Compulsory Purchase Act 2004. This replaces Structure and Local Plans with Local Development Documents. More information about this and the Borough's planning policy documents can be found on its website, [www.guildford.gov.uk](http://www.guildford.gov.uk).

Pirbright is located within the Green Belt which limits development to largely that relating to agriculture and forestry, essential facilities for outdoor recreation, cemeteries etc which do not affect the open character of the Green Belt and limited residential development. It is identified as a settlement in the Local Plan and within the settlement boundaries limited development such as infill sites, small scale housing developments, community or employment facilities which are appropriate to the scale of the village are permitted. There are Sites of Nature Conservation Importance to the north east of The Green which are part of Pirbright Common.

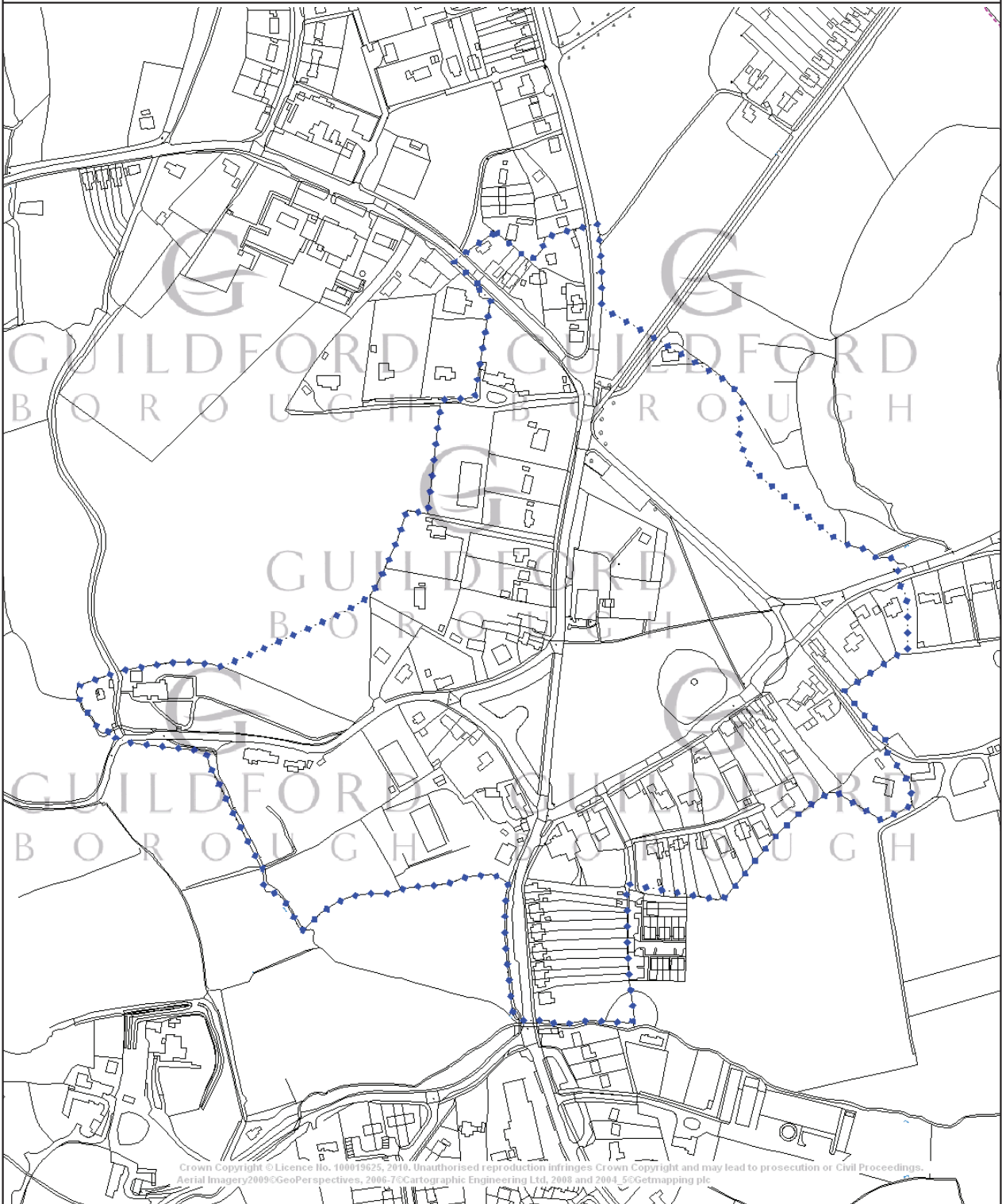
Pirbright lies within the 400m to 2km buffer zone of the Thames Basin Heaths Special Protection Area (SPA) which has been designated because of its populations of nightjar, Dartford warbler and woodlark, and is a constraint on development in this area. (Make reference to the interim strategy)

This appraisal identifies and records the special architectural and historic interest of the Pirbright Conservation Area and identifies opportunities for enhancement. It has been prepared according to guidance set out in the English Heritage documents "Guidance on conservation area appraisals" (August 2005) and "Guidance on the management of conservation areas" (August 2005). Central Government offers additional guidance to local authorities regarding the management of historic buildings and conservation areas and this is to be found in Planning Policy Guidance 15: Planning and the Historic Environment (PPG15).

### Boundary Changes

Pirbright Conservation Area was designated in 1973 and has not been reviewed since that date. The boundaries were drawn tightly around the built area of the village as shown on the map opposite. The conservation area does not include the wider landscape setting or the historic group of buildings around the Manor or the outlying groups of buildings at West Heath or Vapery Lane.

### Pirbright Conservation Area - 1973 Boundary

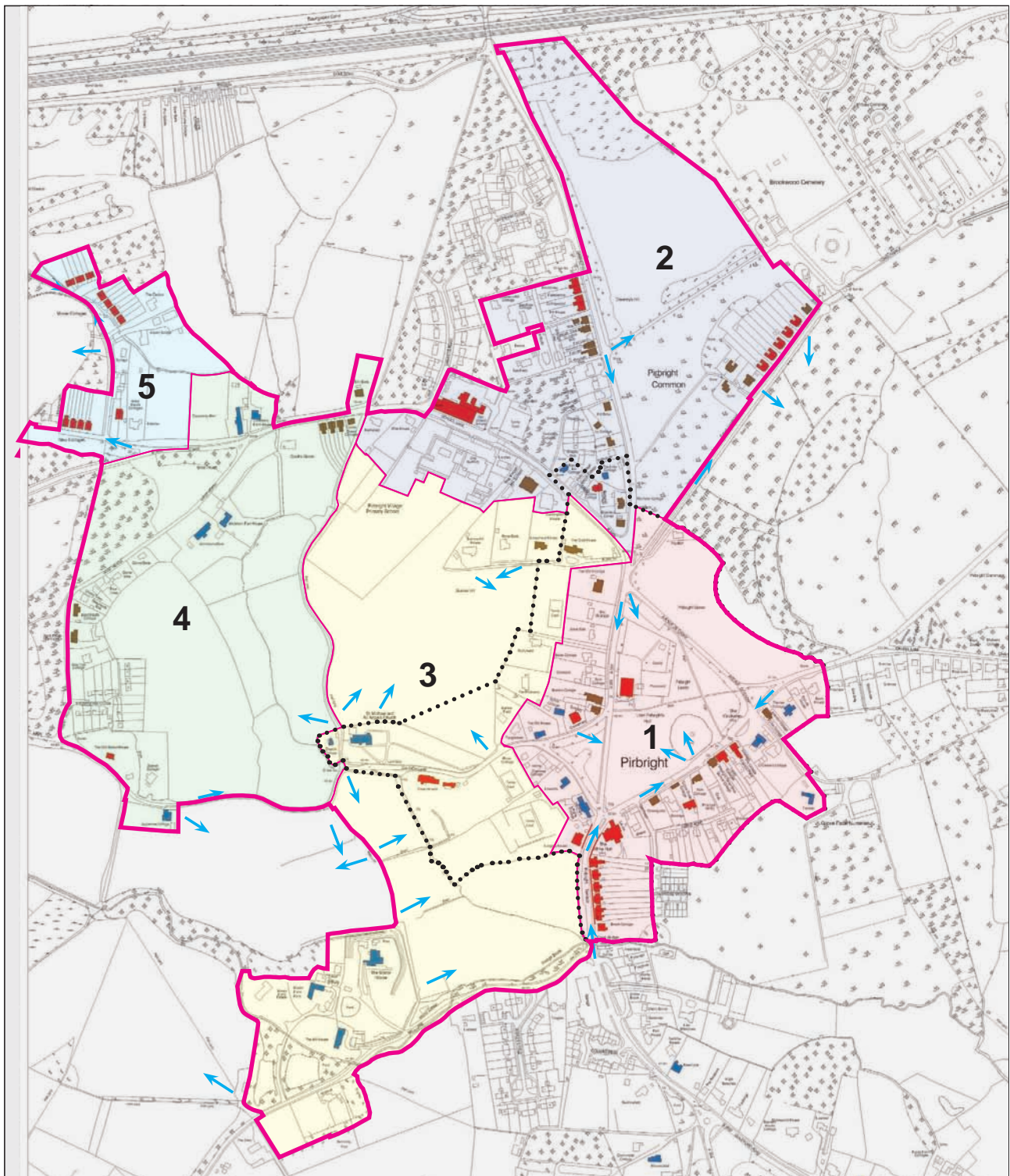


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Date 17/12/2010



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- ..... = Conservation Area boundary designated in 1973
- = Proposed Conservation Area outer boundary
- = listed buildings
- = suggested locally listed buildings
- = positive buildings
- = significant views
- = Character Area 1
- = Character Area 2
- = Character Area 3
- = Character Area 4
- = Character Area 5

### Pirbright Conservation Area Appraisal

### Townscape Appraisal Map



Jan 2011

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A thorough review of the existing conservation area boundary was carried out as part of the appraisal process. The Parish Council suggested a number of areas for inclusion into the conservation area. It is therefore proposed to extend the conservation area to include areas to the west of the present conservation area, including West Heath, Vapery Lane and the area around Pirbright Manor and the Mill and the open fields between these areas and the main part of the village. It is proposed to extend the existing boundary to the north to include the Lord Pirbright's cottages on Dawney's Hill and the area of Pirbright Common immediately opposite, up to the Borough Boundary with Woking. The proposed boundary is shown on the map opposite.

A full description of the proposed boundary and the justification for this is described in detail in the section which outlines boundary changes in the Management Plan part of this document.



### Community Involvement

This appraisal was produced with the help of the Pirbright Parish Council and the local Ward Councillor. The text was drafted after a meeting and village walkabout with representatives from the Parish Council and the Ward Councillor on 5 March 2009. During the meeting boundaries were discussed together with the principal planning issues in the village. Suggestions regarding the revised boundary, Article 4 Directions and other issues relating to the appraisal were received from the Parish representatives and the Ward Councillor. The first draft of the text was then re-assessed and re-drafted with the help of the Parish Council.



## **PART I**

# **THE PIRBRIGHT CONSERVATION AREA CHARACTER APPRAISAL**





## 1 LOCATION AND LANDSCAPE SETTING

### Location

Pirbright is a small village approximately 10 km north of Guildford and approximately 6 km west of Woking. The Parish of Pirbright has an area of 1906 hectares. The centre of the village is located to the east side of the Parish, near the boundary with Woking Borough. There are a number of outlying hamlets such as West Heath to the west of the Green, Fox Corner to the south east and Stanford Common to the south, near the Institute of Animal Health. To the east of the village is Pirbright Common, a large sandy heath much of which was acquired by the military in 1875. The Ministry of Defence still controls approximately three quarters of the parish. This area has never been extensively settled and remains largely undisturbed and secluded. It supports a wide variety of plant and animal species. Further to the west of the Parish it adjoins Cleygate Common and Ash and Wyke Commons.

The Basingstoke Canal was opened in 1794 and divided the parish into two separate areas connected by bridges. In 1839 the railway was built along the same route. To the north of the canal and railway line is Pirbright Camp which was established in the 1870s and has since developed into a comparatively large area of army housing and barracks.

Henley Park, to the south west is just outside the Parish of Pirbright but has important historic connections with the village. In the late 18th century the Park and Pirbright Manor were bought by the same family which formalised the long association between the Henley Park estate and the village. Lord Pirbright lived there until his death in 1903.

Pirbright village today is an attractive well kept village centred on the Green. It is the Green and the buildings and spaces around it and the roads which lead from it that gives Pirbright its special character and appearance. It has a rather isolated and cut off atmosphere which adds to its charm and attraction rather than detracts from it. This gives the village a unique identity and character.

### Geology and Landscape

The northern part of Guildford Borough formed part of a large river delta or estuary during the Tertiary period (65 - 1.6 million years ago). The muddy and sandy deposits formed during this period make up the geological basis of the area today. Pirbright forms part of the Camberley Sand Formation.

The areas of common to the west of the village are classed as Unsettled Sandy Heath in the Guildford Landscape Character Assessment 2007. They form a level landscape with mixed woodland and heathland vegetation of high ecological interest.

This large heathland area to the west of the village is not populated. Historically the area was very sparsely inhabited with scattered farmsteads because the area was too poor agriculturally to support a population and was rather inhospitable in character. More recently, the Ministry of Defence, then the War Office, purchased much of Pirbright Common in the 1870s which has prevented this area being developed in the 19th century when much of the heathlands and woods of Surrey were developed following the construction of the railways and the Basingstoke Canal.

Pirbright Common is still used extensively by the military and this means much of the area is inaccessible. Public footpaths and tracks do cross the Common in places and the remote and undisturbed character of the area provides an interesting and attractive backdrop for the village of Pirbright to the east.

The heathland is enclosed by mixed woodland with some open areas, many of which are maintained for firing ranges. The use of the area by the army has meant that much of the area has been undisturbed and therefore supports a rich variety of wildlife and plant life. Much of the woodland has developed naturally on the heathland because the area is not grazed as it once traditionally would have been. Historically the area would have been grazed or used for turf cutting. There are some areas of cultivated woodland where the MOD has planted trees for commercial purposes.

Most of the area, apart from the barracks and the sewage works at Porridgepot Hill, have many layers of ecological designations. The south east section of Pirbright Common contains the largest area of dry heathland remaining in the London Basin <sup>7</sup> and bog and wet heath habitats are to be found in places such as West Heath, to the west of the village centre. The whole area forms part of the Thames Basin Heaths Special Protection Area part of a network of the most important nature conservation sites in Europe. It is a particularly valuable habitat for ground nesting birds such as the Dartford Warbler, woodlarks and nightjars.



An area of wet heathland in West Heath

The Basingstoke Canal to the north of the village of Pirbright is designated as a SSSI because it is considered to be one of the most species rich aquatic systems in England. It supports a range of habitats for water based plants and insects. The ponds and “flashes” <sup>8</sup> that exist alongside the Canal such as New Pond, just north east of Furze Hill play an important role in providing shallow water conditions in contrast to the deeper waters of the canal.

Historic settlement centred on the green and the fringes of the commons and heathlands. The valley of the Hodge Brook to the south of the Green would have provided a small area of more fertile ground, able to support a more settled form of development than the subsistence scattered pattern of development which peppered the heathlands. The earliest and most important buildings in Pirbright, Pirbright Manor were alongside this little waterway. Even today however, the heathland wraps itself around the village and encircles it entirely.

<sup>7</sup> London Basin – this is an elongated, triangular syncline (a downward curving fold of rock layers) which is approximately 250 km long and underlies London and much of south east England and south east East Anglia.

<sup>8</sup> When the canal was created in the 18th century, hollows or undulations in the land alongside the canal filled with water. These ponds are known locally as “flashes”. They act as mini reservoirs for the canal and are of significant ecological interest.

## 2 HISTORICAL DEVELOPMENT

An understanding of the historic development of a place is crucial in order to properly appreciate its character. The appearance and form of a place is often determined by early influences and patterns of development. An awareness of these historic influences will provide a deeper understanding and appreciation of an area.

### Early development

There is little evidence of early settlement in the Pirbright area. The first physical evidence of early settlement in Pirbright is the two earth circles at Bullswater Common, near Fox Corner, to the south east of Pirbright village. These are thought to be late Bronze Age hut circles.

It is likely that early settlement was concentrated largely in the more fertile areas around the edges of heaths and commons. The name of the village is first recorded in 1166 as Perifrith; a compound of the old English word for pear tree – pyrige and fryth meaning a wood or wooded country. Pirbright Common would have been a rather inhospitable place and human activity would have been concentrated along the strips of more productive land in valley bottoms. Pirbright village lies in the only fertile part of the parish, between higher ground to the east and west, in the valley of Hodge Brook (or Hodd’s Brook) which feeds into the Hoe Stream to the south at Fox Corner.

Elsewhere in the Parish single farmsteads would have had to laboriously clear the heath to graze a few beasts to support a single family. The soil was not good enough to support large farms or clusters of smallholdings. Therefore the scattered development of the heathland was established early in the history of Pirbright. This pattern of development can still be seen today. The oldest buildings are those listed buildings marked on the townscape appraisal maps. They are dotted around the Green and on the edges of the heathland in places such as West Heath, White’s Farm and around the junction of the Aldershot Road with the Guildford Road at Hovers Well and Newmans. Compare this to the traditional Surrey nucleated settlements such as those on the south side of the Hog’s Back or east of Guildford where clusters of medieval buildings range around the church in groups.

In 1724 Daniel Defoe described vividly what it was like to cross the heathland in this area in the early 18th century. He wrote that the area was largely “waste and barren lands..... a foil to the beauty of the rest of England. It is not only poor, but even quite sterile, given up to barrenness, horrid and frightful to look on, not good for little, but good for nothing.” He describes a forbidding and dangerous area of scattered farmsteads hunkered down in the sandy wastelands. However it is this pattern of development that can be seen today around Pirbright where remnants of these “edge of heathland” settlements are still apparent.

Pre Conquest history records Pirbright as part of the Manor of Woking. It did not become a separate manor until about 1122 or 1127. At this time much of the parish was part of the Royal Forest of Windsor and so not accessible or useful to the majority of residents of the villages in the area. The royal forests were introduced into England by the Normans who continued the continental habit of reserving vast areas of land for the sole use of the aristocracy. The term “forest” does not mean that the area was heavily treed. The term was used for areas which could support deer and game. Pirbright remained under the control of the Crown until 1576.

At this time the most important buildings in the village were The Manor and the church. The original manor house is mentioned in early surveys in 1302. The moat is first mentioned in 1331. The moat is particularly interesting in terms of the social history of Pirbright. At the time The Manor was built the defensive role of a moat was probably only part of the reason for its construction. A determined attack would not have been repelled for long by a moat. It was often constructed for social reasons, to demonstrate the owner’s social status. Many late medieval moats were built by a manorial lord who would not have been in the highest echelons of society but who would have had the resources to imitate the castle building of wealthier social superiors.



Pirbright Manor (courtesy Knight Frank, Estate Agents, Guildford)

The Manor House, its mill adjacent and the chapel would have formed the physical and social nucleus of the village. The earliest record of a chapel at Pirbright was in 1210 and the name of the first incumbent can be seen on a plaque in the church. Before the Reformation the church was dedicated to St Michael and in the 18th century became St Michael and All Angels. By 1783 the building had fallen into such a state of dilapidation that some services were being held in Worplesdon instead. The village could not afford to rebuild and so was granted a charter by George III to petition other churches all over the country to raise the £2024 and five old pence that was needed. The new building was constructed in 1785.

Little changed in Pirbright over the intervening centuries. The relative isolation of the village and its rather inaccessible location on the edge of the heathlands meant that development was limited and there are no notable 18th century buildings in the parish. Pirbright as we know it today did not really develop until the 19th century.

### 19th Century and Later Development

The construction of the railways and the improvements in the county’s roads meant that in the 19th century Surrey became more accessible to visitors from London. The railway station at Brookwood meant that Pirbright lost its remote character. Until this time Pirbright had been served by a coach road which ran through the village from Chertsey, along The Gardens, past the White Hart, up Mill Lane and crossed the Common where it divided, one route to Farnham and the other north to Frimley. The road took this rather roundabout direction because it had to follow the driest and therefore most passable routes. The main road to Guildford was not surfaced until the 1920s.

In the 19th century the green was still criss-crossed with tracks and rough paths. Animals grazed on the common, part of which now forms the present Green and Pirbright Common itself stretched across the village from west to east and the Green formed a marshy and more fertile patch around which the houses clustered. The broad sweep of the common can still be seen in the open heathland to the right of Dawney Hill alongside the boundary with Brookwood Cemetery.

Most of the village was still largely self sufficient. Fuel was cut from turfs on the heathland, bread was made at home and the yeast brought into the village once a week by the Yeast Man from Chertsey in a horse and cart. A carrier service in the form of a pony and cart, also acted as a postal service and lasted until a bus service was introduced in the 1920s. Almost everything was available within the village and people had little need to venture as far as Guildford.

Schooling in the 19th century was not yet organised in any recognisable sense by today's standards. Many women who wanted to earn a little extra income could set up a Dame school, which usually constituted a few children sitting on the floor of a kitchen with the said "Dame". The first school in Pirbright was likely to have been in a house in Chapel Lane. In 1845 it is recorded in Kelly's Directory that it was supported and funded by the Lord of the Manor at the time, Richard Halsey and the Rev Parson. The Old House on the green was also used for a time as a school and a room at Thorner Cottage was also recorded as a school at around this time. In 1871 however a National School was established in the old school building on School Lane.

In 1875 the Army bought just over 1200 hectares of heathland on Pirbright Commons, about one third of the area of the whole parish. At first the camps that were established on the north side of the railway were canvas tents but barracks and houses for soldiers' families were built some years later. The National Rifle Association purchased land nearby in 1890 at Cowshot Farm, now known as Bisley Camp. There are numerous stones dotted around the village which mark the extent of the MOD ownership and the boundary of the civilian village at the time.



One of the stones laid by the MOD to mark the limits of the military owned land in the Parish of Pirbright

The population of the village doubled between 1880 and the First World War. Many of the most interesting buildings constructed at this time are those built by Lord Pirbright. He was a government minister, formerly Baron Henri de Worms, who was elevated to the peerage by Queen Victoria following his distinguished legal career and later political life and appointment to the Privy Council. Lord Pirbright rented Henley Park, a few miles to the south west of Pirbright; just outside the Parish and he lived there until his death in 1903. He was the first Chairman of the Parish Council when it was formed in 1895. He was a generous benefactor to the village and was responsible for building many groups of buildings and terraces using local workers. Some of these bear the distinctive terracotta panel with a decorative "P" on it. The houses along The Gardens also have a "W" on a panel on the chimneys, presumably to represent the de Worms part of his heritage. These buildings range from the beautifully detailed and proportioned terrace on Dawney Hill, opposite the entrance to the military cemetery, to the simpler, but still attractive, groups of buildings in Vapery Lane called Model Cottages and New Cottages which he built shortly before his death in 1903.



Dawney Hill



Vapery Lane

Lord and Lady Pirbright hosted celebrations in honour of Queen Victoria's Diamond Jubilee in 1897 and presented to the village a drinking fountain in the form of statue of a little girl reading her book. In May 1901 Lord and Lady Pirbright presented the land for a recreation ground and the Pirbright Hall to the village to commemorate the accession of Edward VII to the throne. There is a small obelisk just to the north east of the hall to mark this occasion.



Drinking fountain



Obelisk

Villages such as Pirbright became fashionable and desirable places to live in the 19th century because of their unspoilt character and accessibility following the construction of the railways. Pirbright's most famous resident, Henry Morton Stanley followed the fashion of the time and built a house at Furzehill Farm. Stanley was an explorer and founder of the Congo Free State. He was famous for finding Dr Livingstone at Lake Tanganyika in 1871 and on his return to Britain became an MP for Lambeth North in 1895.

Little has changed in Pirbright since the rapid expansion of the village in the late 19th and early 20th centuries. There have been modern infill developments but the presence of the army and the restrictions on building in the Green Belt has meant that Pirbright has remained much as it was in the 1950s.

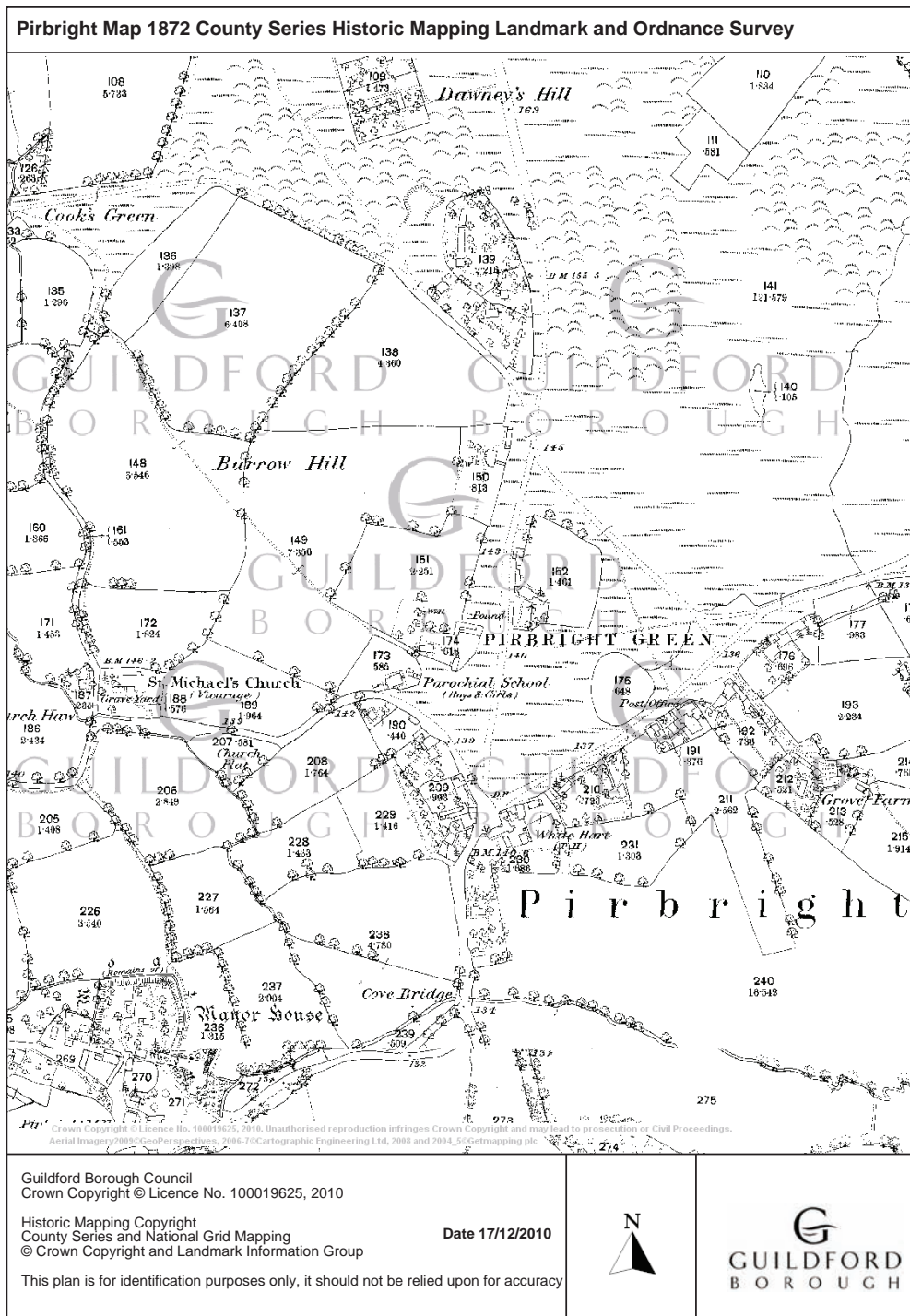
## Summary

### Key influences on the development of the area

- Physical constraints of the topography. Until the 19th century the heathland was difficult to traverse and supported only scattered farmsteads.
- The fertile valley of the Hodge Brook provided a small area of productive land to support a more formal settlement and the village developed around the green and on the edges of the heathland.
- The construction of the railway in 1864 meant Pirbright became more accessible, particularly from London and the village expanded.
- The MOD (then the War Office) bought over 1200 hectares in Pirbright Parish in 1875 and access across Pirbright Common was restricted.
- Estate type terraces were built by Lord Pirbright in the early 1900s.

### 3 SPATIAL ANALYSIS

This section assesses and analyses the way in which the form of the conservation area contributes to its character and appearance. It examines the way open spaces, streets, trees and landscape combine to form the streetscape of Pirbright and how this in turn relates to its landscape context. The analysis of the spaces, streets and roads, trees and landscape and the wider landscape setting of the area helps to understand the conservation area and to define its special interest. A broad analysis of the components that contribute to character and appearance are identified in this section to help to form an understanding of the whole conservation area. This in turn leads to the more detailed Character Appraisal and Management Plan in the second section of this document. Spatial analysis means an understanding of the interrelationship of spaces and landscape. Section 4 includes a description of the buildings within the conservation area.



## Open Spaces and Street Layout

### The Green

Pirbright village is dominated by the green and this defines its prevailing character. The roads and lanes of the village all lead to this large open space. It is an enclosed space, albeit a large one. The road north through the village towards Brookwood divides the green into two distinct spaces, but it is still easily “read” as a single space from many aspects. Avenue de Cagny crosses the Green in a north east, south west direction but does not split the area in the same way because the traffic on this road is much less. The triangular green is enclosed by buildings to the west and south and along the north east side by dense scrubby woodland which is part of Pirbright Common. There are no long views out of the green because of the orientation of roads leading out of the space.

The entrance into the village from the south is a dramatic one. The road crosses Hodge Brook at the Cove Bridge and the buildings along Pirbright Terrace front the road in an unbroken line in contrast to the open fields opposite. The road curves slightly at the end of Pirbright Terrace to close the view of the green until one reaches the corner. There are attractive brick walls to either side of the road at this point which give strong definition to the streetscape and the relationship of the road to the open space beyond. This pinching and opening of the view is very satisfying and leads the eye into the space ahead.

Similarly, Cemetery Pales leads the eye out of the central space of the green but offers no long vista because of the curve of the road and the trees along each side which screen longer views.

### Mill Lane

Mill Lane leads off the Guildford Road at its crossing at Cove Bridge. Here the character of the conservation area is different to the areas around the green. It is at once quieter and more rural. Pirbright Manor and its farm and mill were the most important buildings in the village in the late Middle Ages and remain architecturally the most interesting, together with the church to the north. They developed here in the fertile lands adjoining the stream. The Manor is linked to the church by a footpath which lies between The Manor House and Church Lane, just to the south west of the church itself. There are fields of drained pasture to both sides with pleasant views across the fields in all directions. At the point where the path joins Church Lane the houses along West Heath are visible across more boggy marsh.

### Church Lane

Church Lane leads off the green from the west and is, like Mill Lane an immediate contrast to the more formal layout of the areas on the edge of the green. The enclosed space changes quickly to open fields and the church, and beyond to more open countryside. A footpath, known as Blind Lane, links Church Lane to School Lane and separates the open area of Burrow Hill from the wetter low lying fields to the west.



Blind Lane

### Dawney Hill and School Lane

At the northern tip of the green Dawney Hill continues north towards Brookwood and Bisley Camp whilst School Lane branches off to the north west. The modern school buildings along School Lane face the former school and buildings line the road to give a more conventional townscape with buildings on both sides of the road. An exception to this pattern of development is the area between Burrow Hill Cottages and the Old School. Here there is an area of heathy scrub, a remnant of the heathland which has survived development. Sandpit Cottages face this area which slopes northwards towards the buildings facing Dawney Hill. The tennis court is screened from the road by a row of evergreen trees which form an alien feature in this location. Beyond the Old School, the road curves slightly towards the south and passes Cooks Green Cottages with open fields opposite. Causeway Farm and Wickhams Farm are sited to either side of the road as it enters West Heath and both mark the historic edge-of-heath pattern of settlement established in the Middle Ages.

## West Heath

Most settlement in West Heath lines the unmade lane which runs along the edge of the wet heathland to the west.



West Heath Lane

Wickhams Farm is a mid 16th century farm and indicates that this was likely a location for early settlement on the edge of the common, near more fertile lands to the south east. During the medieval period when this area was part of the Royal Forest of Windsor, people were allowed to settle and farm the cleared edges of the forest as long as they did not hunt the game within the area. The lane at West Heath follows the edge of the wet heathland and circles south west to join Church Lane to the south.

## Vapery Lane

To the north of West Heath is Vapery Lane. This is a road characterised by estate type cottages built by Lord Pirbright in the first years of the 20th century. New Cottages lie on an unmade track facing an area of cleared heath, enclosed by trees and sheltered from School Lane. The relationship of the cottages to this open field is an attractive one and gives the row of buildings a character and distinction.



Vapery Lane

No.s 6 and 7 West Heath Cottages on the corner were built in 1882 by a local builder John Faggetter (a name that appears in Pirbright's history from the mid 1500s onwards). The wall around the front and side of the cottages is an attractive structure which gives form and definition to the space. Two further rows of cottages are sited along Vapery Lane towards the golf course. They are placed at right angles to each other and close the view along the Lane. They are set back from the road with gardens and hedges to the front. They do not form a conventional terrace but are stepped slightly forwards from one to the other to address the curve of the road. This layout gives them a sophistication and character which lifts them above the standard of conventional early 20th housing. The cottages look out over open fields to the west but the lane is bounded by hedges and so the area has a pleasant sense of enclosure and almost formal composition.



Vapery Lane

## Pirbright Common

The heathland which makes up Pirbright Common penetrates right into the centre of the village. It illustrates clearly even today the way in which the first buildings in Pirbright developed on the fertile land along the Hodge Brook and then gradually encompassed the older scattered cottages and settlements which had established on the edges of the heathland. West Heath still retains its wet heathland character and the areas to the east to the rear of the houses along West Heath lane are still rather wet and marshy. There are ditches to help drainage along the front of the houses in Thompson's Close and along the edge of the path between the church and School Lane.



The houses on Dawney Hill face onto an area of Pirbright Common and part of this area retains its open heathland character. The fine avenue of fir trees that line the entrance to the Military Cemetery and frame the view to the entrance gates is a notable feature. The view along the entrance drive to the cemetery is an elegant contrast to the informal heathland and woodland to either side of the trees which line the driveway. To the south of this it is woodland but to the north is open heath which is a reminder of what Pirbright Common would have looked like centuries ago when the area was used for hunting in the middle ages and later grazed and used for turf cutting.

To the south east of this area is The Gardens. This road marks the line of a former coach route from Chertsey to Farnham, which crossed the northern tip of the green at this point. The buildings along The Gardens are an attractive terrace of early 20th housing built by Lord Pirbright.



The Gardens

They have large open front gardens with iron railings and face onto the unmade road and marshy heathland. The area is maintained by the Heathland Project organised by the County Council. The Heathland Project was established in 1989 to protect and improve lowland heathland in Surrey which is an internationally rare and unique habitat which supports a variety of specialised plants and animals. Less than a fifth of the original heathland remains therefore areas such as this in Pirbright are very important. The project works with many varied partners and landowners to achieve positive change on the heathland across the county. The work of the project includes the provision of specialist advice, work with local communities and the re introduction of grazing to some heathland sites as well as the organisation of practical land management. In the small area of remaining

heathland opposite The Gardens the Heathland Project cleared and now maintains the drainage ditches and erected new fencing along the edge of the heath in front of the terrace. More information about this work and the Heathland Projects can be found on the Surrey County Council web site [www.surreycc.gov.uk/heathland](http://www.surreycc.gov.uk/heathland).

### Summary:

#### Open spaces and street layout

- Pirbright village is dominated by the open space of the Green and this defines its prevailing character.
- Mill Lane, Church Lane and School Lane enter the Green from the west and footpaths link these roads running north south.
- West Heath is an unmade road which runs along the edge of wet heathland.
- Vapery Lane is characterised by estate type cottages which look out over open fields.
- The heathland which makes up Pirbright Common penetrates right into the centre of the village.

## Trees and Landscape

The heathland is the prevailing feature of the village of Pirbright. The heathland penetrates and sweeps through the whole area of the village and encircles it. The green is the only cleared and green area of the parish. The triangle of village green is bounded on its north east side by woodland which has grown on the un grazed and uncleared heathland. This woodland provides an almost solid green backdrop to the green and gives a strong sense of enclosure to the area. The heathland percolates through the village and is apparent in locations such as School Lane where the tennis courts are located. This rough scrubby area is an interesting backdrop to the houses that surround it. It has an important landscape role in views along the lane and through to Dawney Hill. A footpath from the Old School to Dawney Hill follows the edge of this woodland. The tennis court sits comfortably in this area and the pavilion is appropriately low key in its design and architectural treatment. The evergreen trees which have been planted along the roadside to screen the tennis court are out of place in this area and are a stark contrast to the prevailing native deciduous and heathland bushes. The regular line of evergreen conifers presents a jarring note along the lane.

In West Heath the trees are typical of the wet heathland found here and the areas in front of the houses along the lane are framed by trees and gorse which encloses the spaces.



West Heath

The relationship of buildings, small areas of green opposite, and the backdrop of the trees and bushes is an attractive one. In Vapery Lane too, the trees perform an important townscape role. In front of New Cottages an open field is enclosed by trees which help form a direct relationship between the houses and the open field in front. In Church Lane the yews in the churchyard and the evergreens at its edge enclose the

road and give the area around the church and Churchmead, the house opposite, a cosy and intimate feel. As the corner is turned towards the west the sudden drama of open fields and hedges is attractive and stimulating.

Along Mill Lane, the trees and landscape are more conventionally rural. The lane runs alongside the Hodge Brook and the fields to the south have the appearance of established pasture with mature deciduous trees. The lane itself is edged by traditional hedgerow plants and trees which gives a pleasantly rural appearance to this part of the conservation area.

More formal tree groups are also a feature of the conservation area. On the green a line of trees follow Avenue de Cagny and frame views across the green. The trees on the western corner of the green where Church Lane enters the green provide a pleasant setting for the houses along this side of the open green.



Trees on west side of the green

Views north are framed by the trees along Dawney Hill and lead the eye alongside the Pirbright Hall towards the crest of the hill.

The line of trees along the entrance to the Military Cemetery is the most formal group of planting in the conservation area.



Entrance to the military cemetery

This avenue is dramatic and extremely attractive. Views along this avenue contribute greatly to the character and appearance of this part of the conservation area.

### Summary: Trees and landscape

- The heathland is the prevailing landscape feature of the village of Pirbright together with the large open area of the Green. Remaining heathland must be protected and managed appropriately
- West Heath is an area of typical wet heathland
- Mill Lane is edged with deciduous trees and hedgerow plants and provides a contrast to the other areas of heathland and common
- Formal avenues of trees on the Green frame longer views out of and over the Green. Other trees and tree groups in the conservation area have an important landscape role in framing views and vistas and leading the eye into and out of the main spaces. Applications for works to trees within the conservation area must consider the townscape and landscape role of the trees as well as arboreal issues.
- Tree planting and landscaping should ensure that appropriate native species are used. Future landscape management should promote native trees and plants.

## KEY VIEWS AND VISTAS

### The Green

The green at Pirbright is the principal open space in the conservation area and much of its character derives from the relationship of this large open area to the lanes and spaces that lead from it. There are numerous views across this space from many vantage points. This space is largely enclosed by buildings or trees and woodland. Along the north east edge of the Green the rough woodland on this part of Pirbright Common provides an attractive backdrop for views from the west and the north. The more formal lines of trees along Dawney Hill and Avenue de Cagny draw the eye and frame the views across the open space.



The Green and pond

The pond and its small island is a focal point in the Green and is an attractive feature which adds to character and appearance of the village. Lord Pirbright's Hall is a focal building which dominates the green and provides a backdrop to many views and vistas across the Pirbright Green.

The buildings that line the road along Cemetery Pales on the southern side of the Green form an end stop for views across the Green. When viewed at closer quarters, these buildings vary in age, style and materials. However in longer views they form a cohesive group set just back from the edge of the road, with similar heights and proportions when seen in context across the open area. These buildings make up an attractive architectural composition

### From the south, towards The Green

Many important views and vistas can be experienced at the edges of the Green and as one enters this space. As already described above, the entrance from the south provides an important and dramatic series of views and vistas. From Cove Bridge the view along Pirbright Terrace provides an attractive entrance into the centre of the village. The contrast between the tight cohesive terrace on the right is a pleasant foil to the open fields opposite. There are important views across these fields towards Pirbright Manor. At the end of Pirbright Terrace the road bends slightly and the view of the Green opens up.



Pirbright Terrace (on right)

The walls to either side of the road, on the end of Pirbright Terrace and the White Hart and on the opposite side, to Langley House are very important in townscape terms. They frame the view and draw the eye into the Green and the space beyond.

### The White Hart Public House on The Green

From the White Hart itself there are important views across the Green and to the smaller triangle of green to the west. Here the trees frame views of the buildings and houses such as Connemara provide a focal point across the green space.



The White Hart

To the east from the White Hart, the buildings which line the south side of the road enclose the Green and draw the eye towards the pond and out of the space along Cemetery Pales.

### From the north, towards The Green

If one approaches Pirbright from the north, the entrance into the conservation area is equally pleasing in visual terms as from the south. The ornate cottages at the top of Dawney Hill, opposite the entrance to the Military Cemetery line the road on the right side and draw the eye down the hill to the Green.

The view along the avenue of trees to the cemetery is a dramatic and arresting one. The formality of the avenue and the glimpse of the buildings in the cemetery at the end is a wonderful contrast to the rough open area of Pirbright Common to the north and the wood land to the south.

At the junction of School Lane with Dawney's Hill there are attractive views across the Green along Avenue de Cagny and further along the road to the White Hart.

### Mill Lane

At the western extent of the conservation area there are views out of the conservation area across the fields which lie to the west of Manor Farm up to Hazelacre Hill. The presence of the stables, sheds and troughs to the west of Manor Farm is untidy and tends to suburbanise an area or views through that area. However it might be argued this development is not permanent, being made up of ribbon field dividers and temporary stables.

The footpath which runs north south between Mill Lane and Church Lane affords extensive views east and west across the fields. At its southern end there are pleasant views to Pirbright Terrace.

### Church Lane

At the entrance to Church Lane from The Old House there are wide views across the Green. Church Lane itself, from the Green to the church is enclosed by trees and hedges apart from a view across to Burrow Hill at the field entrance next to the new house at Burrow Field on the north side where long views across the fields are possible. At the corner of the lane, just past the church there is another field entrance on the south side which affords a pleasant view towards rear boundaries of the houses which face onto the Green. Further along, towards the church the views open up as one turns the corner and once past the church it is possible to appreciate the church in its landscape setting.



St Michael's and All Angels Church viewed from Church Lane

Appletree Cottage is slightly elevated from the road and the footpath which runs from the house alongside the edge of the field allows views towards the Manor.

Blind Lane runs north south from the church to School Lane and is bounded along part of its length with trees and hedges but there are views to West Heath from field entrances across the wet heathland between Burrow Hill and the houses along the lane at West Heath. At its southern end there are views up to the top of Burrow Hill and back to the rear of the church which is open to the fields on its northern boundary.

There is a clear view of a new house, Burrow Field, on the edge of the village and this is an example of where perhaps the wider landscape setting of individual buildings has not been fully assessed. This building is prominent in the landscape and does not sit comfortably in its present location.



View to Burrow Hill from the churchyard

The church yard affords extensive views to Burrow Hill. The northern boundary of the church yard is open and allows views out of the grave yard. It is unusual to find a church yard which has such wide views beyond its immediate setting and this is an attractive feature of the church.

## Vapery Lane

There are a number of important views in the Vapery Lane area of the conservation area. Some are not extensive but are rather self contained like the relationship of the open field to the houses along New Cottages. This is an important view within that particular space. Similarly the orientation of the Model Cottages provides a sense of space in front of the buildings. There are longer views here however, notably that from the direction of the golf course along the Model Cottages, where the subtle relationship and positioning of the houses to the curve of the road and the fields opposite is apparent.



Model Cottages from the north along Vapery Lane

## Summary:

### Key Views and Vistas

- The green at Pirbright is the principal open space in the conservation area and much of its character derives from the relationship of this large open area to the lanes and spaces that lead from it and into this space.
- The trees in the conservation area have an important landscape role in framing views and vistas and leading the eye into and out of the main spaces.
- The footpaths to the west of the village offer opportunities for important views across the fields back to the centre of the village and to outlying groups of buildings.
- When planning new development, features such as buildings, walls, native trees and hedgerow should be used to reinforce enclosure in a way that respects the overriding character of the area.
- Consideration must be given to the visibility and prominence in the wider landscape setting of new development on the edges of the village.

## 4. BUILDINGS IN THE CONSERVATION AREA

### Architectural Styles and Materials

The architectural styles found in the conservation area illustrate the historic development of the village. There are a few medieval framed buildings which survive as reminders of the scattered heathland such as Wickhams Farm and Causeway Farm at West Heath. On the Green, Hatchers and the Old House were built on the edge of the open area of common which now forms the Green. These together with Thorner Cottage, Tarrens and The White Hart, The Cricketers, Linnards, Little Cottage and Burrow Hill Cottage form a core of the oldest houses around the green. They have all been altered subsequently but have retained their character.

The most prestigious buildings in the village in the early stages of Pirbright's development were the Manor and its mill and farm and the church. This is arguably the case today although the more modest buildings are equally interesting.

Early buildings in Pirbright were timber framed. Hatchers retains its framing on the external elevations. Other framed buildings have been re-faced in brick or tile hanging. The materials used reflect the vernacular traditions in this part of Surrey. The rich red bricks and tile hanging are a feature of the area. There is little stone in the village apart from that used for the church. There are just two examples of stone used in boundary walls in the conservation area. In front of Hatchers small squared stones are used and the wall to The Old School House on Church Lane uses larger pieces of the same stone. It appears to a type of local limestone which is found occasionally in villages in the area although it is usually assumed it was brought from elsewhere or re used from a former building.



Walls at front of Hatchers on the Green

The expansion of Pirbright in the 19th century shapes much of its character today and this is apparent in the prevailing building styles and materials of the period. Those buildings commissioned by Lord Pirbright vary in style and level of decoration and detail but they are all very typical of their period. Most feature the distinctive terracotta panel with the raised "P" or "W" to denote the buildings were constructed by Lord Pirbright, also known as Baron de Worms.



'P' denoting buildings that were constructed by Lord Pirbright

The houses along Pirbright Terrace are richly decorated with typical Surrey features such as prominent gables with decorative bargeboards, fish scale tile hanging and rich red bricks and plan clay tiles. The houses in The Gardens are later and more restrained but have subtle Arts and Crafts features such as decorative joinery to the porches and richly moulded multi paned casement windows. The open gardens, fronted with simple railings facing onto Pirbright Common, is a reminder of the architectural movements of the time which produced the Garden City Movement and model housing of the Edwardian period.

The houses built by Lord Pirbright do not differ greatly from the speculative housing constructed by commercial builders of the time but do demonstrate subtle refinements such as front gardens with walls or railings, a level of decorative and detail of greater quality than the norm at the time and a uniformity of character that calls to mind the model housing of Letchworth Garden City or Port Sunlight in The Wirral or Bournville outside Birmingham.



Pirbright Terrace



The Gardens

The two pairs of cottages on Dawney Hill have a rich and intricate level of detail typical of Victorian and Edwardian buildings. The materials used are typical of this period too. The level of detail on the joinery to the porches and windows is very attractive. The decorative railings and walling around the buildings performs a similar function to that along the front of Pirbright Terrace. Here the detailing is richer and more intricate compared to the plain brick walls of Pirbright Terrace, but in both cases and with the houses in The Gardens, the walls and railings give the terraces an architectural cohesion which is unusual and very attractive and contributes greatly to the character and appearance of the conservation area.

New Cottages and the Model Cottages are plainer and more simple but their relationship to the spaces around them and the way in which they are laid out to address the curve of the road along Vapery Lane is quite sophisticated and their honest detailing mean they contribute greatly to the character of the buildings in the conservation area.

The other 19th century buildings around the Green although not always individually significant, do all form a cohesive and pleasant architectural composition. They display a variety of styles and building materials but most have a satisfying relationship to the open space of the Green.

### Summary: Architectural Styles and Materials

- Some early timber framed houses, most of which have been re-fronted or clad with brick, tile hanging or weatherboarding.
- The Manor and its associated buildings and the church are the most significant buildings in terms of the architectural history of the village.
- Lord Pirbright's estate cottages give a unique character to the conservation area. They remain remarkably intact in architectural terms and should be protected from further changes.
- Other 19th century buildings are diverse in terms of style and detailing but their location around the Green gives them a formality and cohesion as a group.
- There is a wide range in the age and style of buildings in Pirbright but they are invariably traditional in scale and form. New buildings should respect the established pattern of buildings within the conservation area.

## Listed Buildings

There are 19 listed buildings in the conservation area. Appendix 2 includes a list of the listed buildings in the conservation area and these are in addition marked on the townscape appraisal map at the end of this document. Most of these buildings are houses. The obvious exceptions are the Mill House, the church, the Cricketers pub and the two listed barns at Causeway Farm and Wickham's Farm.

The official list descriptions give a description of the buildings and dates of construction. This can be viewed on line on the English Heritage web site, [www.english-heritage.org.uk](http://www.english-heritage.org.uk) but these descriptions give little detail of the interesting local history that surrounds these buildings and which illuminates the history of the conservation area.

Vynes Cottage is a 17th century timber framed cottage with a later 18th century brick front. It is mentioned in historic documents in 1663 as the Vine Inn. This is connected to the name of the family which owned land in Ash and Pirbright rather than the grape. The name was changed to the Red Lion at some stage as a manorial document of 1773 refers to a deed relating to peat cutting between the Lord of the Manor and the managers of the Red Lion. In the late 18th century the building became a wheelwright's shop and remained so until the late 19th century.



Vynes Cottage

The porch bears the terracotta panel with the Pirbright "P" and so it is logical to assume that the early 20th century improvements were undertaken under the patronage of Lord Pirbright.



The Old House, The Green

The Old House above is a 16th century timber framed house. It marked the site of the village stocks until the mid 1800s. These were in front of the house where the road runs today. It became the Parochial School in the 1840s and was known as The Old School House until comparatively recently. The weather boarded part of the house was built as an extension to the timber framed building to house the school. When the National School was built in 1871 the use as a school here ceased and the building became a reading room, used for evening classes and a men's club. There was a store building to the left of the house which had been a turf store and this was used as a skittle alley. There is no sign of this building today however.

Wickhams Farm is a 16th century farmhouse, an example of the edge of heath settlement in the late Middle Ages which is described in the history section of this document. It has an interesting history which reflects violent and dramatic national events of the time. The farm derives its name from Samuel Wickham who was "intruded" onto the village, that is, he was forced upon them, as their parson by the Roundheads in an early act of religious control ten years before the Civil War broke out in 1642. He was ejected in 1662 after King Charles II reclaimed his father's throne but 10 years later, presumably when religious tensions and passions had abated, he was allowed to practice as a non conformist minister.



## Locally Listed Buildings

There are many buildings in the Borough which do not satisfy fully the criteria for inclusion on the statutory list but which have strong local interest and make a significant contribution to the distinctive character of their area. Guildford Borough Council has compiled a Local List to recognise the importance of these buildings.

The Local List buildings are selected against a set of criteria based on the selection criteria used by English Heritage for the statutory list. However in the case of the Local List a building's local importance is assessed to establish its contribution to local distinctiveness. Appendix 3 sets out the criteria used to assess whether buildings are suitable for the local list and further information can be obtained from the Borough Council's web site or the Conservation Team of the Planning Department.

At present Pirbright has no buildings on the local list. As part of the appraisal of the conservation area, several buildings are proposed for inclusion in the local list and these are described in the Management Plan in part 2 of this document, marked on the townscape appraisal map and listed in Appendix 4.

Locally Listed Buildings do not have any additional statutory protection. However, inclusion on the Local List is a material consideration when planning proposals are determined. The setting of a Locally Listed Building will also be taken into account when considering related development proposals.

## Positive Buildings

It is important to recognise unlisted buildings in the conservation area which make a positive contribution to the character or appearance of the area. PPS5 provides the policy background to the recognition of such buildings and they are heritage assets within the designated heritage asset that is the conservation area. PPS5 describes a heritage asset as a building, monument, site, place or landscape etc which can be "positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment". Significance is described in the PPS as "The value of a heritage asset for this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic". The PPS sets out the policy

with regard to designated and non designated heritage assets and requires that local planning authorities should take into account the protection and enhancement of the significance of buildings and areas.

As part of the appraisal process, "positive" buildings have been identified and are marked on the Townscape Appraisal map for Pirbright. These buildings tend to be those which retain all or much of their original design, form or architectural detailing and which add interest and vitality to the appearance of the conservation area or have some landmark quality. It is of course assumed that all listed and locally listed buildings and structures have a "positive" value in the conservation area.

As with listed buildings, there is a general presumption in favour of the retention of buildings deemed positive. Any application for the demolition of a positive building will therefore need to be accompanied by a reasoned justification as to why the building cannot be retained, similar to that required for a listed building. The owner must also have made positive efforts to market the building, or to find a suitable new use, before an application can be determined.

Some of the positive buildings marked on the maps are attractive or form an important part of the townscape. A number of buildings along the south side of the Green are considered positive because of their prominence in the townscape and their role in enclosing and framing the open space of the Green.

Examples of positive buildings are:

- Lavender and Myrtle Cottages
- York Cottage
- Greengates
- Dawney's Corner
- Cook's Green Cottages, School Lane
- West Heath Cottages, West Heath
- The Gate House, Burrow Hill

## Positive buildings



Dawney Corner



Longmead House, Burrow Hill



3-5 West Heath Cottages



Cook's Green Cottages

**PART II**

**THE PIRBRIGHT CONSERVATION AREA  
MANAGEMENT PLAN**

## INTRODUCTION

### The role of the conservation area management plan

In Part I of this document it is explained that the purpose of a conservation area character appraisal is to clearly identify what it is about the character or appearance of the area which should be preserved or enhanced, and set out the means by which that objective is to be pursued, and it is hoped that clear assessment and definition of an area's special interest and the action needed to protect it will help to generate awareness and encourage local property owners to take the right sort of action for themselves.

The conservation area management plan is intended to manage change within the area in such a way that maintains and reinforces the area's special qualities. The character of conservation areas is not static and is often more susceptible to incremental changes more than dramatic ones. Positive management is essential if pressure for change which would harm the area is to be resisted.



Looking south across The Green

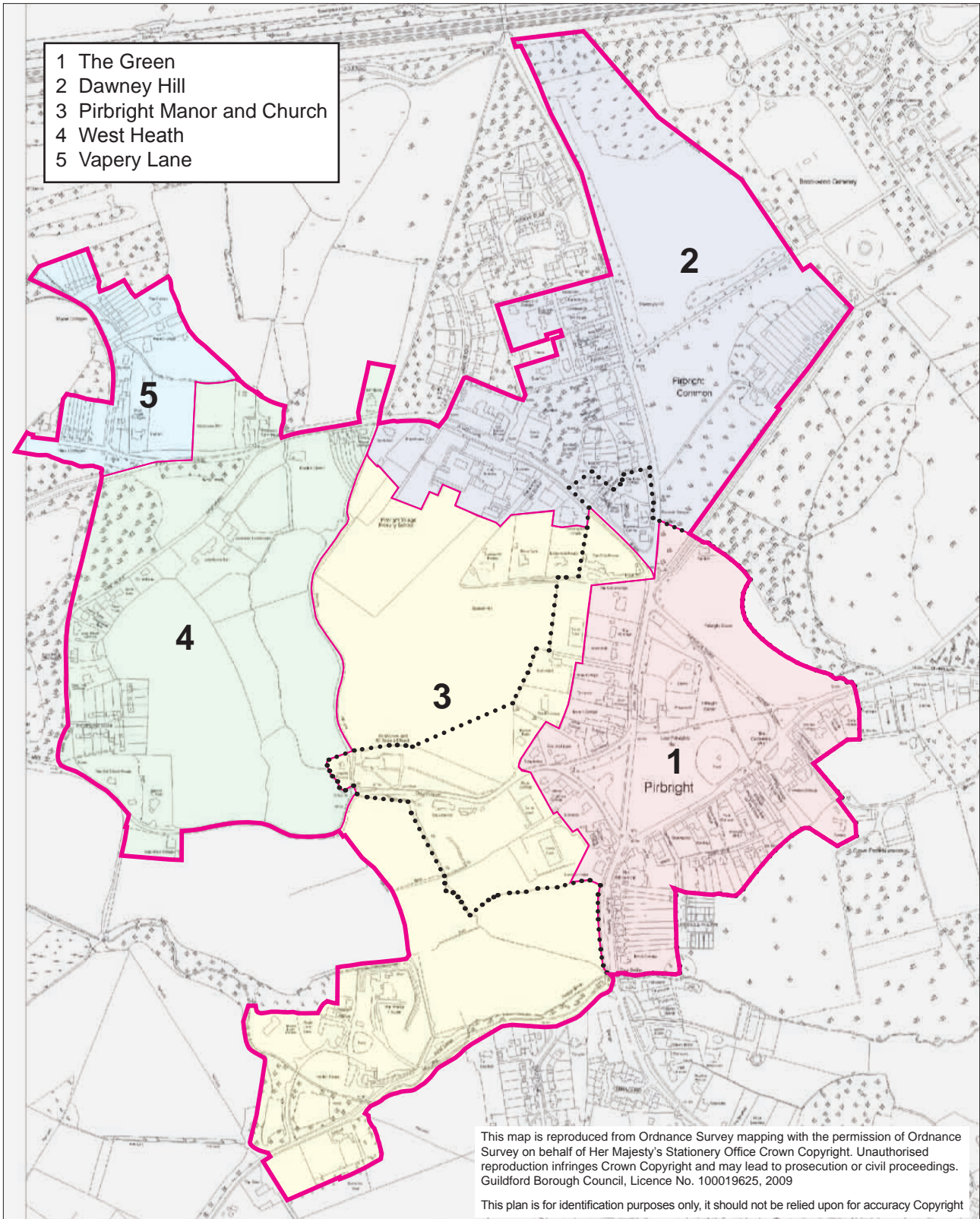
### Positive management of the conservation area:

This can be achieved through a variety of measures. These include:

- **Boundary review.**  
The present boundary was designated in 1973. The appraisal of the area indicates that the present boundary should be more widely drawn around the village and its landscape setting.
- **The Local List.**  
Pirbright has no buildings on the Local List at present. The appraisal of the area reveals that there are buildings worthy of inclusion on the list.
- **The use of Article 4 Directions.**  
This enables the Council to make certain directions to withdraw permitted development rights which have been given to householders to alter their dwellings.
- **Tree Preservation Orders and Management.**
- **Improvements to the public realm.**  
Reduce clutter, co-ordinate design and reinforce local character.
- **Technical and design guidance to householders and building owners.**
- **Raising awareness of the character of the conservation area and the management of change through education and partnership working.**
- **Monitoring change and development.**

## BOUNDARY REVIEW

Pirbright Conservation Area was designated in 1973 and has not been reviewed since that date. The boundaries were drawn tightly around the built area of the village and did not include the wider landscape setting or the historic group of buildings around the Manor or the outlying groups of buildings at West Heath or Vapery Lane.



A thorough review of the existing conservation area boundary was carried out as part of the appraisal process. The Parish Council suggested a number of areas for inclusion into the conservation area. It is therefore proposed to extend the conservation area to include areas to the west of the present conservation area, including West Heath, Vapery Lane and the area around Pirbright Manor and the Mill

and the open fields between these areas and the main part of the village. It is proposed to extend the existing boundary to the north to include the Lord Pirbright's cottages on Dawney Hill and the area of Pirbright Common immediately opposite, up to the Borough Boundary with Woking.

- **The proposed conservation area boundary at West Heath**

It is proposed to extend the present conservation area to include West Heath as is an historically interesting small settlement along the edge of the wet heathland to the west of Pirbright. There are attractive listed buildings at Wickhams Farm and at Causeway Farm (both 16th century) which indicate that this is a location for early settlement on the edge of the common, near more fertile lands to the south east. During the medieval period when this area was part of the Royal Forest of Windsor, people were allowed to settle and farm the cleared edges of the forest as long as they did not hunt the game within the area. The unmade lane at West Heath follows the edge of the wet heathland and circles south west to join Church Lane to the south.

- **The proposed conservation area boundary at Vapery Lane**

Vapery Lane is a road characterised by estate type cottages built by Lord Pirbright in the first years of the 20th century and it is proposed to include this area because of the historical importance of these buildings and their role in local social history. New Cottages lie on an unmade track facing an area of cleared heath, enclosed by trees and sheltered from School Lane. 6 and 7 West Heath Cottages on the corner were built in 1882 by a local builder John Faggetter (a name that appears in Pirbright's history from the mid 1500s onwards). The wall around the front and side of the cottages is an attractive structure which gives form and definition to the space. Two further rows of cottages are sited along Vapery Lane towards the golf course. These cottages look out over open fields to the west but the lane is bounded by hedges and so the area has a pleasant sense of enclosure and almost formal composition.

- **The proposed conservation area boundary at Dawney Hill and The Gardens.**

The present northern boundary of the conservation area extends only as far as The Little Cottage on Dawney Hill and it is proposed to extend the boundary north to include the houses on the west side of the road as far north as Broadview and to include the area of heathland to the east. The houses on Dawney Hill face onto an area of Pirbright Common and part of this area retains its open heathland character. It is proposed to include this area because of that character and the way in which

it provides an attractive and historically important landscape setting to the buildings in this part of the conservation area. It is a reminder of what Pirbright Common would have looked like centuries ago when the area was used for hunting in the middle ages and later grazed and used for turf cutting. This proposed enlarged area of the conservation area would include the fine avenue of fir trees that line the entrance to the Military Cemetery.

To the south east of this area is The Gardens, an attractive terrace of early 20th housing built by Lord Pirbright. They have large open front gardens with iron railings which face onto the marshy heathland opposite.

- **The proposed conservation area boundary at Pirbright Manor and The Mill House and St Michaels and All Angels Church.**

Pirbright Manor and its farm and mill were the most important buildings in the village in the late middle Ages and remain architecturally the most interesting group of buildings in the village. At present the Manor, its moat and the Mill are not included in the conservation area, therefore it is proposed to extend the conservation area boundary to the west along Mill Lane to include these buildings. The Manor is linked to the church by a footpath which lies between The Manor House and Church Lane, just to the south west of the church itself. There are fields of drained pasture to both sides with pleasant views across the fields in all directions. At the point where the path joins Church Lane the houses along West Heath are visible across more boggy marsh. The fields to the east of this footpath proposed for inclusion in the conservation area because they provide a valuable and attractive landscape setting for Pirbright Terrace and the houses on the west side of The Green.

To the north of the church there is a footpath which links Church Lane to School Lane. The fields to either side of this path are proposed for inclusion in the conservation area. To the west is marshy pasture with views across to the houses in West Heath and to the east is Burrow Hill.

## THE LOCAL LIST

As part of this appraisal of the conservation area a number of buildings have been identified for inclusion on this list. Appendix 3 sets out the criteria used to assess buildings for inclusion on the list and further guidance about the Local List and the policy background can be obtained from the Conservation Team at the Council.

Policy HE6 **LOCALLY LISTED BUILDINGS** of the Local Plan states that:

In considering applications for development affecting buildings included on the local list the Council will have regard to the effects of the development on the architectural or historic interest of the buildings and its setting.

A schedule of those buildings proposed for inclusion on the list is attached at Appendix 4.

It is proposed to add the following building to the local list:

- **Churchmead, Church Lane.**



This is an attractive Edwardian house with rich architectural detailing. Its relationship with the church opposite is an important one in townscape and historic terms. The plot on which it stands was called Torch Plot. Together with Lamp Plot, the site of the listed Church Cottage, Torch Plot was owned by the church as rents from these parcels of land used to provide funds for candles and lamps in the church.

- **The front boundary wall to The Old School House, Church Lane.**



The boundary wall sits along the road and forms an important part of the townscape along this part of Church Lane.

- **1-3 Henry Cottages, Cemetery Pales.**



Terrace built by Lord Pirbright at the turn of the 20th century. These three houses meet the criteria for inclusion because of their connection to the local history of the village, their landmark quality in townscape terms and their level of architectural detail and style.

- **The White Hart Public House, Cemetery Pales.**



This is a building with a C17 core, much altered and extended. It was formerly a Grade III listed building before the resurveys and amendments to the statutory list in 1970. It was not upgraded at that time and added to the statutory list presumably because of the degree of alteration that had been undertaken in the building. The White Hart is an important townscape feature on the Green, prominent in the street scene and an important part of the local history of the village. The local listing should include the wall in front of the pub garden along Guildford Road. This wall is important in terms of the streetscape in this part of the village.

- **Wayback and Shop on the Green, Cemetery Pales.**



These buildings meet the criteria on the basis of their age, level of architectural detailing and landmark qualities on the Green.



- **Goose Green Cottage, Cemetery Pales.**



Early 19th century. Formerly two cottages now a single house. This is an extremely attractive building, a typical early 19th cottage built in a prominent position opposite the pond.

- **Hill House, Collingwood, Furzeholme and Broadview, Dawney's Hill.**



Terrace built by Lord Pirbright. These buildings have rich and intricate detailing to the street frontage, including the decorative railings and walling around the buildings which give them an attractive architectural cohesion. These meet the criteria for inclusion because of their connection to the local history of the village, their landmark quality in townscape terms and their level of architectural detail and style.

- **No.s 6 – 14 The Gardens.**



These buildings have a subtle and restrained design with rich Arts and Crafts features such as decorative joinery to the porches and richly moulded multi paned casement windows. The level of detailing and the simple railings to the front of the houses give them an unusual architectural cohesion and a distinctive character. The buildings meet the criteria for inclusion because of their connection to the local history of the village, their landmark quality in townscape terms and their level of architectural detail and style.

- **Langley House and front boundary wall, Guildford Road.**



This is an Edwardian building with a grand scale typical of the period. It performs an important landscape function on the corner opposite the White Hart as one enters the centre of the village from the south. The wall to the front of the house along Guildford Road is very important in townscape terms and defines this corner at the entrance to the Green when approaching from the south.

- **Lord Pirbright Hall's, The Green.**



This meets the criteria for inclusion on the Local List because of its importance in local history and its landmark qualities.

- **Connemara, The Green (west side).**



This is a handsome bow fronted brick villa, circa 1900. The front elevation is unaltered, with rich detail and dramatic landmark qualities. Its front walls are also included in the listing.

- **Pirbright Terrace, The Gardens, New Cottages and Model Cottages, Vapery Lane and the cottages facing the common along Dawney Hill).**



These meet the criteria for inclusion because of their connection to the local history of the village, their landmark quality in townscape terms and their level of architectural detail and style.

- **Victoria Cottage and Burrow Hill Cottage, School Lane.**



This is a pair of late 19th/early 20th century cottages. They are included because of their age, historic importance in the way they demonstrate an early pattern of development around Burrow Hill and their attractive appearance.

- **The Old School, School Lane.**



This building opened as a school in 1902 and the building still today remains remarkably intact on the outside with many of its original windows and features. It meets the criteria for the local list for this reason as well as its historic importance in the village and its landmark quality in the street scene.

- **Nos 6 and 7 West Heath Cottages, Vapery Lane (Faggetter's Cottages), West Heath.**



These are an example of the work of a known local builder which have retained much of their original appearance and have a landmark quality in the street scene.

- **No.s 1-8 New Cottages, Vapery Lane.**



These meet the criteria for inclusion because of their connection to the local history of the village, their landmark quality in townscape terms and their level of architectural detail and style.

- **No.s 1-14 Model Cottages, Vapery Lane.**



These meet the criteria for inclusion because of their connection to the local history of the village, their landmark quality in townscape terms and their level of architectural detail and style.

### **Advice and guidance**

It is intended that additional advice and guidance is prepared to explain the significance of the local list to residents and owners of buildings. Design guidance and practical information will encourage good practice and an improved understanding of the architectural heritage of the conservation area.

## ARTICLE 4 DIRECTIONS

Article 4 Directions are an additional layer of protection that a Council can serve on an area or particular groups of buildings. An Article 4 Direction can be used to withdraw some permitted development rights granted to householders. Alterations to dwellings such as changes to windows and doors, the erection of a porch, or the demolition of front boundary walls for example can usually be carried out without the need for planning permission. An Article 4 Direction can be served on individual or groups of buildings which would mean that planning permission must be sought for changes to the most public parts of a building such as changes to windows or a new porch for instance. The Article 4 Directions are designed to preserve the character or appearance of an area or protect a particularly intact or architecturally cohesive group of buildings. Conservation area status in itself does not protect an area or groups of buildings from minor changes and alterations. These changes can seem comparatively modest in isolation but the cumulative effect of the loss of historic features and details can be significant and has a dramatic impact on the character and appearance of an area.

The listed buildings in the conservation area are protected through the listed building legislation. The walls and outbuildings to these buildings are also listed by virtue of their relationship to the listed building and so are also protected. This is particularly important in terms of the attractive and valuable walls around the western part of the green where the walls to Hatchers, Linnards and the Old House are so important to the quality of the streetscape as well as to the setting of the listed buildings.

However many of the unlisted buildings are not protected from inappropriate alterations which may harm the character and appearance of the conservation area which it is important to preserve and enhance. Well-intentioned but inappropriate repairs, updating and alterations could easily begin to erode the very components that make the area special.

### The following common building works are of particular concern:

- Modern mass-produced timber and PVCu replacement windows and doors;
- Changes to the size, proportioning and appearance of original openings;
- Alterations or additions to front elevations or the removal of original porches or the construction of modern porches where none were originally;
- Replacement of original roof coverings with concrete tiles;
- Inappropriate choice of and/or positioning of roof-lights and dormer windows in loft conversions;
- Satellite dishes and larger aerials;
- Demolition of important boundary walls;
- The loss of original or historic railings;
- The loss of small front gardens when they are used for parking.

At the time of the first appraisal, there were no Article 4 Directions in Pirbright. As part of the most recent review and appraisal the suitability of Article 4 Directions has been considered. It is not proposed to use a blanket order over the whole area which would cover all the residential buildings in the conservation area. However there are a number of locally important groups of buildings, namely those terraces of houses built by Lord Pirbright at the end of the 19th and beginning of the 20th centuries which are extremely attractive and important in terms of the local history of the village and which remain largely intact and little altered. It is proposed that Article 4 Directions should be served on these buildings to protect them from harmful incremental changes which would alter their appearance and threaten their architecturally cohesive character.

It is proposed to serve Article 4 Directions on the following groups of buildings:

- No.s 5 to 14 The Gardens;
- No.s 1 to 8 New Cottages, Vapery Lane;
- No.s 1 to 14 Model Cottages, Vapery Lane;
- Hill House, Collingwood, Furzeholme and Broadview, Dawney Hill;
- The front wall to Pirbright Terrace and the garden of the The White Hart pub, Guildford Road;
- Langley House and its front wall, Guildford Road;
- Connemara, The Green.



## Tree Preservation Orders and tree management

Tree Preservation Orders (TPOs) are designed to protect trees that make a significant contribution to the landscape and townscape of towns and villages and the wider countryside. Works to a protected tree must be approved by the Borough Council and it is an offence to carry out any work to a preserved tree without permission. All types of tree can be covered by an order although hedges, bushes and shrubs cannot be preserved using a TPO. The order can cover any type of tree from a single specimen to an entire woodland.

There is a further level of protection for trees within conservation areas. All trees which measure more than 7.5 cm in diameter in the conservation area are protected and six weeks notice must be given to the Borough Council of any proposal to carry out works to trees in the conservation area. This gives the Council sufficient time to assess whether a TPO should be served on the tree in question.

Areas outside the conservation area but within its setting will affect the character and appearance of the conservation area and this applies to trees as much as buildings. It is proposed that a survey of trees and woodlands on the periphery of the proposed revised conservation area boundaries is carried out to assess the contribution of the trees to the landscape setting of the conservation area.

It is proposed that this area of work could be undertaken by the local community. The conservation area boundaries could be surveyed by the Parish Council or a group selected by the Parish. Any suggestions for TPOs would be assessed by the Borough Council in consultation with the local community and the Borough's tree consultant.

Similarly a tree management plan could be carried out to include the identification of species as well as individual trees which may need tree surgery. Recommendations for additional TPOs and further tree planting could also be made.

## Improvements to the public realm

The public streetscape has a huge impact on the character and appearance of the conservation area. The term "public realm" refers to all the public spaces around the buildings and includes all the components of our streets, lanes and open spaces that form the townscape. The public realm includes roads, pavements, paths etc, walls, railings, benches, bollards, traffic signs, lighting, litter bins, bus stops, post boxes, telephone kiosks, trees and hedges for example.

Good design, a reduction in clutter and a consistent design that is appropriate to a particular location will help to reinforce the character of an area and strengthen its special identity.

In villages and rural locations on the edge of the village there is a difficult balancing act to be achieved. Standard highway solutions to traffic problems are not always appropriate for these locations. For example, parking areas and lay-bys should be functional but not too urban.



Dawney Hill

This informal parking area in front of the Lord Pirbright cottages is an untidy area of cars in front of the terrace immediately opposite. This area should be improved and tidied however should this parking be formalised or the whole area re landscaped and returned to its natural state? A compromise could be an informal parking area which is more tidy than at present and limits the number of cars that can be parked here.

Conventional hard surfaces and engineering solutions are not always suitable in villages such as Pirbright or its surroundings. Highway measures such as traffic calming should be low key and appropriate to the rural location.

The road humps help to slow down traffic but there are alternative measures such as build outs which narrow the carriageway and can be surfaced with materials appropriate to the setting. Along this section of Cemetery Pales this could be grass rather than a hard surface.

Street furniture such as benches, bollards and litter bins for example should reflect the character of the locality and reinforce its identity. Lighting in conservation areas should reflect the character of the area. In rural locations such as Pirbright, heights of lamp columns along the secondary roads and lanes should be kept to a maximum of 4 metres to prevent the area looking too suburban. Historic street furniture and monuments enrich the townscape and strengthen local identity and distinctiveness.

Terracotta panels marked with the “P” for Lord Pirbright appears on the buildings he commissioned in the late 19th, early 20th centuries. The first picture below shows a discrete “P” on the boundary wall to the garden of The White Hart Pub and No1 Pirbright Terrace. Features such as this are local treasures and should be retained and preserved. They celebrate the unique local history of Pirbright and its special character.



Lord Pirbright's initial on a gate pier on Dawney Hill



Drinking fountain



Obelisk

There are many boundary walls and railings which reinforce the special character and appearance of the conservation area. The photographs below show the rich variety of railings, fencing and boundary treatment that can be found within the conservation area. The retention and care of these features is as important as the care of the buildings and spaces around which they sit.



Pirbright Terrace



Church Lane



Church Lane



The Green



Dawney Hill

### The role of a street audit

There may be instances within the conservation area where the level of street clutter could be reduced or redesigned. The condition of features such as walls and railings varies considerably throughout the conservation area. Benches and litter bins could be updated and their present location and levels of use reassessed.

It is necessary to survey and record the public realm in order to gain a picture of the condition and nature of the townscape of Pirbright Conservation Area. This would help identify areas where improvements or maintenance might be required or where signs could be rationalised for instance to reduce clutter. It is suggested that the Parish could undertake a street audit of the features within the public realm with the assistance of and supervision from the Conservation Team of the Borough Council.

Further information about street audits can be found on the English Heritage web site:  
[www.english-heritage.org.uk/researchandconservation/heritageprotection/heritageatrisk/conservationareasatrisk](http://www.english-heritage.org.uk/researchandconservation/heritageprotection/heritageatrisk/conservationareasatrisk)

A parish led street audit would help raise consciousness and awareness of the conservation area; its purpose and what it is intended to protect. Parts of the survey or street audit could be carried out as schools projects or by local organisations such as the Women's Institute.



## Technical and design guidance to householders and building owners.

The Borough Council has produced a number of guidance notes and leaflets which give technical advice and further sources of information on a range of issues such as repairs to roofs, repointing stone and brickwork, repairs to windows etc. The Conservation Team can be contacted in person with enquiries about the care and maintenance of buildings and other features in the conservation area (tel no 01483 444664 or by email at [conservation@guildford.gov.uk](mailto:conservation@guildford.gov.uk)) Information on the above and general advice about listed buildings, the local list and conservation areas is available online at: [www.guildford.gov.uk](http://www.guildford.gov.uk)

A guide to the designation of buildings in the conservation area would be useful for residents. This would explain the hierarchy of designation and the way in which each layer of listing operates and the restrictions involved. This could include a brief guide to listed buildings, an explanation of the role of the Local List and controls over demolition in conservation areas, including positive buildings.

It is proposed that as well as the generic guidance that the Borough Council produces, the Conservation Team will draw up specific guidance for the owners of buildings within the conservation area which have been served with an Article 4 Direction. In addition to the usual advice about how the Direction operates and its effect on individual householders, this will give specific guidance and design advice about the features of the building which it is considered important to retain, preserve and if necessary repair.



## Raising awareness of the character of the conservation area and its protection

It is intended that the review of the conservation area involves the community and local people. This appraisal document and management plan was produced with the help of the Pirbright Parish Council and the local Ward Councillor. The first draft of the document was drafted after a meeting and village walkabout with representatives from the Parish Council and the Ward Councillor on 5 March 2009. During the meeting boundaries were discussed together with the principal planning issues in the village. Suggestions regarding the revised boundary, Article 4 Directions and other issues relating to the appraisal were received from the Parish representatives and the Ward Councillor. The first draft of the text was then re-assessed and re-drafted with the help of the Parish Council.

The public consultation into the conservation area review will comprise an exhibition to be held in the village for two weeks and during this time the Parish Council would be offered a choice of a conventional public meeting or as an alternative an afternoon/evening surgery

The "surgery" is a drop in session where the exhibition is staffed by preferably the officer who drafted the text of the appraisal text. This is usually held from 4pm to 8pm on one afternoon/evening during the two week exhibition period. It has advantages over the public meeting in many ways. Many people who may be intimidated by a large public meeting might prefer to come along to the surgery to ask questions and discuss the issues. Often the chance to explain the issues to individuals in a one-to-one setting is preferable to ensure that the correct information/impression is given. The whole process is much more friendly and informal and collaborative and residents tend to feel a greater degree of involvement and an ability to contribute to the whole process.

The public consultation process can be useful for raising awareness of the role of the conservation area designation and enthusiasm for the management plan. It is important to maintain the enthusiasm of the review process and public consultation into the longer term aspirations and proposals of the management plan.

After designation a range of activities should be drawn up to continue the educational and collaborative work that is established during the drafting of the review and the public consultation process.

This may include:

- Exhibitions
- Information about the appraisal and review on the Parish Council web site
- Talks to local schools and organisations
- Project work with the schools e.g. the street audit
- Attendance at Parish meetings
- Leaflet drops to households

### Monitoring change and development

English Heritage recommends that conservation area appraisals and character studies should be reviewed every five years from the date of their formal adoption. This gives the Council the opportunity to assess the document in the light of the emerging central government guidance and changing legislation and to set it against the policy within the Local Development Framework.

Each five year review should include the following:

- A survey of the conservation area including a full photographic survey. This enables the Council to identify any new issues within the conservation area which should be addressed or possible enhancements in the area. The survey also assists in the work of the enforcement team;
- An assessment of any progress made with regard to the recommendations included in this document;
- A report to outline the findings of the survey and a review of any action deemed necessary;
- Publicity and advertising;

The review of the appraisal document could be carried out by the Parish Council or a specific group convened for the purpose from within the local community under the guidance of the Conservation Team in Planning Services. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the importance of the public realm to protect and reinforce local character, design guidance, tree and landscape management and enforcement.

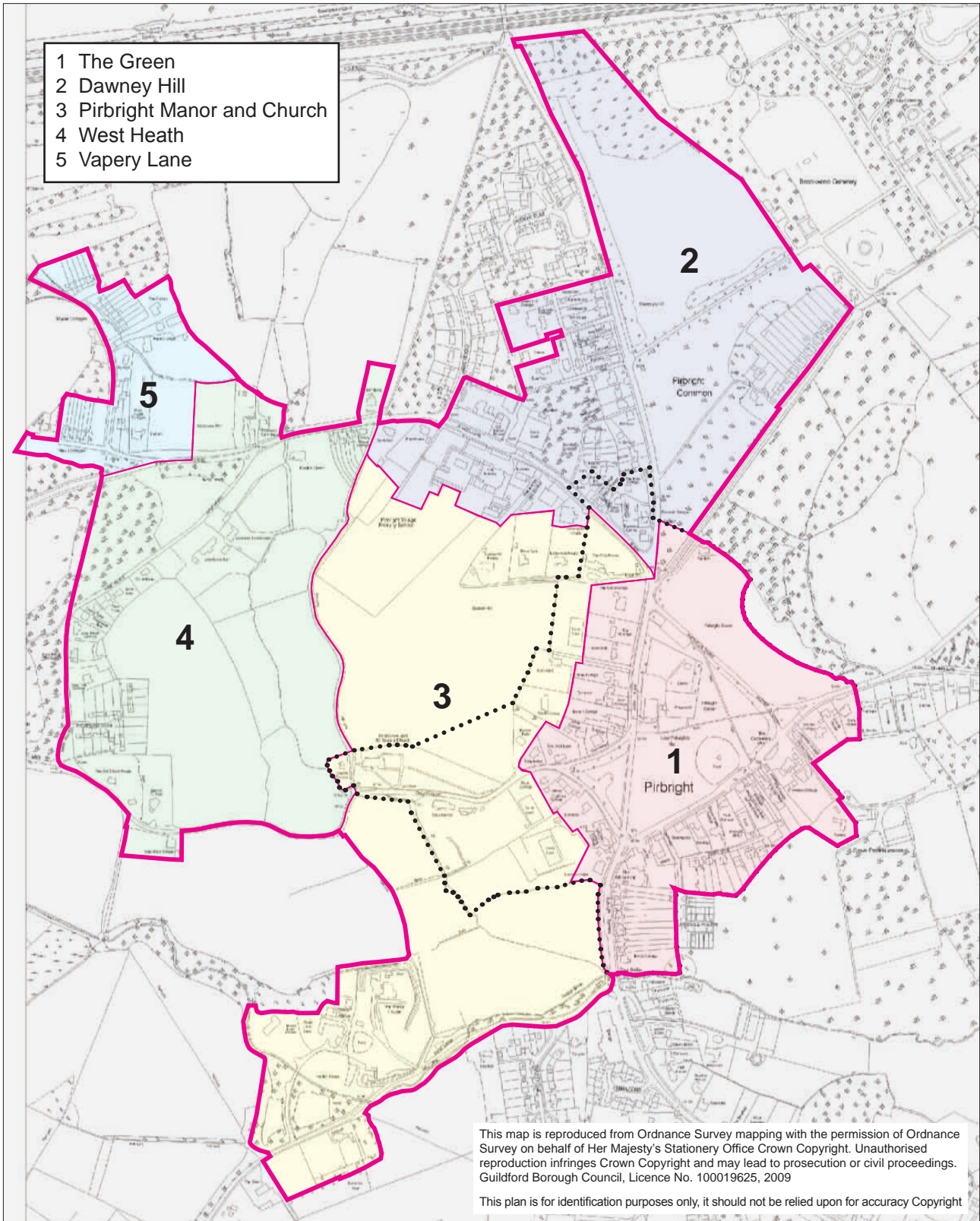
## THE CHARACTER AREAS ACTION PLANS

The first part of this document forms the appraisal of the Pirbright Conservation Area. The townscape appraisal describes the conservation area and defines its character and appearance. The conservation area management plan is intended to manage change within the area in such a way that it maintains and reinforces the area's special qualities.

In order to focus on particular issues and opportunities in detail within the conservation area it has been divided into five character areas. These are marked on the Character Area Map shown below and at the end of this document. The conservation area has been divided up into smaller areas in order to examine key issues in each particular part of the conservation area. Each area has a distinct character which differentiates it from the rest of the conservation area. This section identifies the key positive characteristics of each area. Pressures or threats to the character or appearance of each area are outlined and opportunities and improvements to address these issues identified. Key actions are listed together with their desired or anticipated outcomes.

The boundaries between each area are not intended to be fixed divisions. The assessment of one area may carry through to part of the adjacent area. The divisions are fluid and are used primarily for description and analysis. Similarly, pressures, threats opportunities and improvements can apply equally in one or many areas as described.

Character areas boundaries



## CHARACTER AREA 1: THE GREEN

### Key Positive Qualities:

- Attractive open space
- Attractive views across The Green
- The Green is framed and enclosed by buildings to the south and west
- A number of listed buildings of high quality
- Numerous buildings proposed for inclusion on the local list and positive buildings. High Quality townscape.
- High quality group of buildings in Pirbright Terrace. Unusual architectural cohesion and an important entrance into the village from the south. High townscape quality and important part of the local history of the village.
- Houses along The Gardens are an attractive architecturally cohesive group in the conservation area. Important in terms of local history.
- A number of front boundary walls are very attractive and provide definition and enclosure to the streetscape
- Lord Pirbright's Hall is a focal point and gives an identity to the Green and the village as a whole
- Interesting biodiversity in the form of the pond and the woodland area of Pirbright Common to the north east of the Green
- Commercial and community activity in the form of the pubs, the shops and the Parish Shop.
- The Cricket Green and the Pavilion give character and identity to the Green.
- Avenues and groups of trees form and frame many views through Character Area 1, adding to the character and appearance of the conservation area.

### Key Negative Qualities:

- Inappropriate changes to the elevations of Pirbright Terrace. Loss of architectural cohesion. It is unlikely that their original character or appearance could be restored using an Article 4 Direction as the changes that have been carried out are too extensive. The front boundary wall is in a poor state of repair in places.
- The Old Forge site next to the White Hart is derelict. It detracts from the appearance of this part of the conservation area. Redevelopment must respect the character and appearance of the conservation area.
- The former Social Club building on the south side of the Green is out of character and one of the few buildings which does not sit close to the road to give a defined edge to the buildings along Cemetery Pales. It breaks the form and harmony of this important building group
- The houses in Gibbs Acre are attractive cottages but unsuitable alterations to the elevations and extensions mean they cannot be described as positive buildings in the conservation area. Their impact is neutral. It is unlikely that their original character or appearance could be restored using an Article 4 Direction as the changes that have been carried out are too extensive.

## KEY PRESSURES AND THREATS TO CHARACTER AND APPEARANCE

### Incremental changes and the loss of architectural features

- Many of the unlisted buildings are not protected from inappropriate alterations which harm the character and appearance of the conservation area. Well-intentioned but inappropriate repairs, updating and alterations could easily begin to erode the very components that make the area special. The following common building works which are of particular concern are:
  - modern mass-produced timber and PVCu replacement windows and doors
  - changes to the size, proportioning and appearance of original openings
  - changes to the front elevations or the removal of traditional porches,
  - the loss of traditional roof coverings and rooflights
  - satellite dishes and aerials
  - demolition of boundary walls
  - loss of traditional railings
  - parking in small front gardens

### Changes to and maintenance of the public realm

- The Pirbright conservation area derives much of its identity and character from the fact that it is centred on an informal open space and from its very close connection to the heathland landscape that surrounds it. It has a remote and unspoilt character. The public open spaces should therefore reflect this simple unspoilt character and not be too manicured or suburban.
- The street audit should identify historic street furniture which reinforces local character such as the Little Girl Statue and Obelisk near Lord Pirbright's Hall, the terracotta panels with the letter "P" on boundary walls and the MOD boundary markers. Any historic or attractive lamp columns in the street should be identified.

### New development on the edge of the built up areas of the village

- There are many long views of the conservation area from across fields on the edge of the village and from footpaths which cross these areas. It is important to ensure that new development; extensions to existing houses or new dwellings should be assessed in terms of their impact on the wider landscape setting of the conservation area. There may be instances when a proposal

might be acceptable in townscape terms from the street or immediate setting of a building, however when considered in a wider context the development may be inappropriate.



Looking East from Burrows Hill

The photograph above shows a view from Burrow Hill looking towards the rear gardens of the buildings facing the Green. Boundaries such as this which divide the developed areas of the conservation area from its landscape setting are sensitive to change and development. The loss of hedges and traditional boundary treatments harm the subtle and attractive transition from village centre to the open countryside which forms its setting. Inappropriate development such as large extensions, conservatories or swimming pool plant rooms for instance appear disproportionately prominent from such vantage points although they may not be visible in the streetscene.

## OPPORTUNITIES FOR IMPROVEMENT

### Possible redevelopment of the garage site next to the White Hart

- The vacant and derelict site next to the White Hart is an unattractive feature in the conservation area. The site is within the settlement boundary and occupies a prominent position in the centre of the conservation area. Any new development should consider the following constraints:
  - The existing forge building is attractive and is important in the street scene. Its retention could be considered in any redevelopment.
  - The overall scale of any redevelopment should respect the character and appearance of the conservation area. The street scene along the south side of the Green is domestic in scale and comprises small separate buildings. There are no structures with a large footprint or with more than two storeys. The scale of existing development should be respected.
  - The heights of any new buildings should not exceed those of the existing building to a significant degree.
  - The setting of the White Hart and its car park should be preserved.

## AREA ACTION PLAN: CHARACTER AREA 1 – THE GREEN

### Consider the serving of an Article 4 Direction on important groups of buildings or structures

- The selective and focussed use of Article 4 Directions will help prevent harmful and incremental changes to the character and appearance of the conservation area. Only those buildings or structures which have a degree of architectural cohesion and are largely unaltered should be considered. Such buildings should be important in townscape terms and contribute already to the character and appearance of the conservation area. Buildings which are altered already or which have little character should not be considered.
- It is suggested that the following groups of buildings are considered for the serving of an Article 4 Direction:

- Front walls to Pirbright Terrace and the garden of the White Hart pub. (note myself – could this include the railings across the bridge over the Hodge Brook). This is a prominent wall at the southern entrance into the village. It performs a valuable townscape function and has important historic links to the development and social history of the village.



Walls to gardens at The White Hart

- Langley House and its front boundary wall (opposite The White Hart pub). This is an attractive and prominent building which stands at the entrance to The Green from the south and frames the views to the Green at this point. It is valuable in townscape terms and to the conservation area because of its appearance, detailing and location at the curve of the road as one enters The Green. Inappropriate alterations could harm the character and appearance of the building and the wider conservation area. The brick wall which fronts directly onto the pavement is also valuable in the streetscape.



Langley House

- Connemara is a prominent building on The Green and has an important role in townscape terms, because of its position in the streetscape and the wider conservation area.



Connemara

## PRODUCE GUIDANCE AND TECHNICAL ADVICE TO REINFORCE THE ARTICLE 4 DIRECTIONS AND TO ASSIST THE OWNERS OF BUILDINGS AFFECTED

### Carry out a street audit to consider the maintenance of the public realm

- Changes to public open spaces and buildings and the maintenance of those spaces and buildings should reflect the character of the village. However, there are areas in the village which could be improved or benefit from some further maintenance.
  - The car park to the Pirbright Hall is a large area of tarmac. If this could be broken up with additional planting and contrasting hard surfaces this would improve and soften the setting of the hall.
  - Many of the benches on the Green are dated and in a poor condition
  - The line of bollards along the east side of the A324 from the White Hart to Lord Pirbright's Pirbright Hall is unattractive. There are too many bollards and their design is not suitable for this location. There are a number of different types of litter bins and many are in a poor condition.
  - The bus stop opposite the White Hart is an untidy collection of signs and other street furniture which could be improved with some attention to the placing of bins, signs, lamps and the bench.
  - The repair and maintenance of front boundary walls. There are a number of attractive boundary walls which form an important part of the townscape and help unify groups of buildings. Natural weathering and deterioration has in some instances been accelerated by poor maintenance or neglect.

## CHARACTER AREA 2: DAWNEY HILL AND SCHOOL LANE

### Key Positive Qualities

- The heathland to the east of Dawney Hill forms an important landscape setting to the village as well as being an important remnant of the historic heathland
  - The avenue of trees which line the entrance to the cemetery is very attractive and forms one of the most striking views in the conservation area
  - The Pirbright Cottages at the crest of the hill (Broadview, Furzeholme, Collingwood and Hill House) are remarkably unaltered and intact houses. They form a handsome and striking group with rich and intricate decorative features. The front railings and side walls form part of the architectural composition and together create a unique group of buildings.
  - The Old School buildings are important landmark buildings and an important part of the history of the village
- Remnant of heathland remains between School Lane and Dawney Hill around the tennis court and Sandpit Cottages

### Key Negative Qualities

- The trees in front of the tennis court along School Lane are an alien feature in the streetscape
- The Pirbright cottages on Dawney Hill have access to the rear of their gardens but park informally opposite the houses, on the road

## KEY PRESSURES AND THREATS TO CHARACTER AND APPEARANCE

### Incremental changes and the loss of architectural features

- Many of the unlisted buildings are not protected from inappropriate alterations which harm the character and appearance of the conservation area. Well-intentioned but inappropriate repairs, updating and alterations could easily begin to erode the very components that make the area special. The following common building works which are of particular concern are ;
  - modern mass-produced timber and PVCu replacement windows and doors,
  - changes to the size, proportioning and appearance of original openings,
  - changes to the front elevations or the removal of traditional porches,
  - the loss of traditional roof coverings and rooflights
  - satellite dishes and aerials
  - demolition of boundary walls
  - loss of traditional railings
  - the use of small front gardens for parking.

### Changes to and maintenance of the public realm

- The Pirbright conservation area derives much of its identity and character from the fact that it is centred on an informal open space and from its very close connection to the heathland landscape that surrounds it. It has a remote and unspoilt character. The public open spaces should therefore reflect this simple unspoilt character and not be too manicured or suburban.
- The street audit should identify historic street furniture which reinforces local character such as the decorative railings to the Pirbright Cottages on Dawney Hill together with the boundary walls and the terracotta panels with the letter "P", the railings to the houses along The Gardens and the MOD boundary markers.

## OPPORTUNITIES FOR IMPROVEMENT

**Promote greater awareness of the importance of the landscape setting and the historic heathland within and on the edges of the conservation area**



## AREA ACTION PLAN: CHARACTER AREA 2 – DAWNEY HILL

### Consider the serving of an Article 4 Direction on important groups of buildings

- The selective and focussed use of Article 4 Directions will help prevent harmful and incremental changes to the character and appearance of the conservation area. Only those buildings which have a degree of architectural cohesion and are largely unaltered should be considered. Such buildings should be important in townscape terms and contribute already to the character and appearance of the conservation area. Buildings which are altered already or which have little character should not be considered.
- It is suggested that the following groups of buildings are considered for the serving of an Article 4 Direction:

- No.s 1 to 16 The Gardens This is an unusually intact and architecturally cohesive group of houses. They are all “Lord Pirbright” houses and bear the distinctive terracotta panels with dates and the letter “P”. They retain attractive features such as applied timber framing, decorative barge boards, porches with turned wooden balustrades and cast iron railings which are an unusual survival post WWII. They form an unusual and attractive group together with the heathland setting to front of the buildings. The houses built by Lord Pirbright have an important historic link to the development and social history of the village.



The Gardens

- The Pirbright Houses at Hill House, Collingwood, Furzehome and Broadview. This is an unusually intact and architecturally cohesive group of houses. They are all “Lord Pirbright” houses and bear the distinctive terracotta panels with dates and the letter “P” These houses have a rich and intricate

level of detail to the joinery on porches and windows. The decorative railings and walling around the buildings is particularly fine and gives the terrace an architectural cohesion which is unusual and very attractive. This contributes greatly to the character and appearance of the conservation area.



Dawney Hill

- Produce guidance and technical advice to reinforce the Article 4 Directions and to assist the owners of buildings affected
- Carry out a street audit to consider the maintenance of the public realm
- Changes to public open spaces and buildings and the maintenance of those spaces and buildings should reflect the character of the village. However, there are areas in the village which could be improved or benefit from some further maintenance.
  - The line of conifers in front of the tennis courts on School Lane are an alien feature in the townscape These evergreen trees which have been planted along the roadside to screen the tennis court are out of place in this area and are a stark contrast to the prevailing native deciduous and heathland bushes. The replacement of these trees with a mixture of suitable shrubs and a mix of traditional hedging should be considered as part of a tree management plan.
  - The informal parking area in front of the Lord Pirbright cottages is an untidy area of cars in front of the terrace immediately opposite. This area could be improved and tidied. A low key and simple parking bay could improve this situation. The design of this parking area should be very simple however to avoid any formality or allow any suburban feature to intrude into the area.
  - Consider the need for additional Tree Preservation Orders in this area and a tree and landscape management plan

- Consider if a TPO is appropriate for the trees along the driveway into Brookwood Cemetery.
- The heathland to the east of Dawney Hill forms an important landscape setting to the village as well as being an important remnant of the historic heathland. Also important is the remnant of heathland between School Lane and Dawney Hill around the tennis court and Sandpit Cottages. The area to the east of Dawney Hill is managed by the County Council. Provide support and assistance to the Parish Council if it wishes to carry out its own tree and landscape management plan.

### CHARACTER AREA 3: PIRBRIGHT MANOR AND CHURCH

#### Key Positive Qualities

- The Manor and the Mill form an attractive historic group. The Manor is the most important secular building in the village and the site is of high archaeological importance. The site of the moat is a Scheduled Ancient Monument
- The Mill House and its restored setting with the mill pond and gardens are particularly attractive
- The fields form an attractive landscape setting for this side of the village.
- The paths which run north south to link Mill Lane, Church Lane and School Lane give pleasant views across the open countryside
- The landscape here is attractive traditional pasture. This marks the transition between the heathland and the fertile valley of Hodge Brook
- The Church and the buildings around it, including the walls to the church yard, and its railings along the road form a characteristic group. The walls and trees emphasise the architectural and historic connection between the buildings. The church, Church Cottage and Churchmead are very handsome buildings.
- Interesting history within the churchyard. The burial place of H M Stanley.
- Important tree groups and hedges along Mill Lane
- Extensive views out of the churchyard and back towards it from footpaths, including from the houses along the northern side of Burrow Hill (The Gate House, Longmead House, Rose Bank and Burrow Hill House)



Church Cottage, next to St Michael and All Angels Church



View toward the spire of St Michael's from Burrow Hill

## Key Negative Qualities

- New development on the edge of the village is very prominent. Design control in these locations is particularly important
- Horse paraphernalia in fields to the immediate west of The Manor and Mill buildings. Untidy and alien in the landscape. Harms the landscape setting of the conservation area.

## Key pressures and threats to character and appearance

### New development on the edge of the built up areas of the village

- There are many long views of the conservation area from across fields on the edge of the village and from footpaths which cross these areas. It is important to ensure that new development; extensions to existing houses or new dwellings should be assessed in terms of their impact on the wider landscape setting of the conservation area. There may be instances when a proposal might be acceptable in townscape terms from the street or immediate setting of a building. However when considered in a wider context the development may be inappropriate.



Rear of houses in Church Lane



View across fields towards Church lane

The photographs above show views across the fields and pastures on the edge of the built up area of the village.

Boundaries such as this which divide the developed areas of the conservation area from its landscape setting are sensitive to change and development. The loss of hedges and traditional boundary treatments harm the subtle and attractive transition from village centre to the open countryside which forms its setting. Inappropriate development such as large extensions, conservatories or swimming pool plant rooms for instance appear disproportionately prominent from such vantage points although they may not be visible in the streetscene.

### Changes to and maintenance of the public realm

- This part of the Pirbright conservation area derives much of its identity and character from the fact that much of it forms the landscape setting on the west side of the village. The paths and lanes have an unspoilt rural quality which should be preserved. Pressures to increase lighting, or to install formal kerbs and edging should be resisted. These sort of alterations suburbanise the character of the conservation area.
- The street audit should identify historic street furniture which reinforces local character such as the railings and walls around the church and boundary walls such as that to the front of The Old School House on Church Lane.

### Opportunities for improvement

Promote greater awareness of the importance of the landscape setting and tree and hedge management on the edges of the conservation area.

## AREA ACTION PLAN: CHARACTER AREA 3 – PIRBRIGHT MANOR AND CHURCH

### Carry out a street audit to consider the maintenance of the public realm

- Changes to public open spaces and buildings and the maintenance of those spaces and buildings should reflect the character of the village. However, there are areas in the village which could be improved or benefit from some further maintenance.
  - A street audit could be carried out by the Parish Council or residents. This could consider the suitability of lighting, signage, kerbs etc. in this “edge-of-village” setting.

### Consider the need for additional Tree Preservation Orders in this area and a tree and landscape management plan

- Consider if additional TPOs are appropriate for the trees along Mill Lane and Church Lane, around the church.

## CHARACTER AREA 4: WEST HEATH

### Key Positive Qualities

- Historically interesting edge-of-heath settlement
- Listed buildings at Wickham’s Farm and Causeway Farm
- Attractive landscape setting to buildings
- Historically interesting Faggotter’s Cottages on West Heath
- Attractive group of cottages at Cooks Green
- Unmade road to the houses adds character and retains rural appearance of the building groups
- Attractive views from roads and footpaths

### KEY PRESSURES AND THREATS TO CHARACTER AND APPEARANCE

#### Changes to and maintenance of the public realm

- This part of the conservation area is characterised by its edge-of-heath character. The unmade road (West Heath) and heathland vegetation give this part of the conservation area a special character and appearance. It is important to preserve this low key development and ensure that changes and improvements respect this special character.



West Heath Lane

- Informal parking in front of the houses along West Heath retains the rural appearance of the area. Pressure to regularise or formalise this should be carefully controlled.
- The walls to the road boundary of The Old School House, along Church Lane are extremely attractive. These are important to the street scene and reinforce local character and distinctiveness.

### **New development on the edge of the built up areas of the village**

- There are long views towards West Heath from across fields on the edge of the village and from footpaths which cross these areas. It is important to ensure that new development; extensions to existing houses or new dwellings should be assessed in terms of their impact on the wider landscape setting of the conservation area. There may be instances when a proposal might be acceptable in townscape terms from the street or immediate setting of a building. However when considered in a wider context the development may be inappropriate.

### **OPPORTUNITIES FOR IMPROVEMENT**

**Promote greater awareness of the importance of the landscape setting and tree and hedge management on the edges of the conservation area**

### **AREA ACTION PLAN: CHARACTER AREA 4 – WEST HEATH**

#### **Carry out a street audit to consider the maintenance of the public realm**

- Changes to public open spaces and buildings and the maintenance of those spaces and buildings should reflect the character of the village. However, there are areas in the village which could be improved or benefit from some further maintenance.

- A street audit could be carried out by the Parish Council or residents. This could consider the suitability of lighting, signage, kerbs etc in this “edge-of-village” setting.

#### **Consider the need for additional Tree Preservation Orders in this area and a tree and landscape management plan**

- Consider if additional TPOs are appropriate for the trees along Church Lane or West Heath

## CHARACTER AREA 5: VAPERY LANE

### Key Positive Qualities

Attractive, architecturally cohesive groups of buildings at New Cottages and Model Cottages. Important part of the local history.

- Locally listed buildings
  - Attractive and locally listed walls on corner of Vapery Lane opposite New Cottages
- Views within and out of the area

### Key Negative Qualities

Poor quality design of houses built in 50s and 60s.

- Large unattractive garage to rear of West Cottages

### Key Pressures and Threats to Character and Appearance

Incremental changes and the loss of architectural features

- Many of the unlisted buildings are not protected from inappropriate alterations which harm the character and appearance of the conservation area. Well-intentioned but inappropriate repairs, updating and alterations could easily begin to erode the very components that make the area special. The following common building works which are of particular concern are ;
  - modern mass-produced timber and PVCu replacement windows and doors,
  - changes to the size, proportioning and appearance of original openings,
  - changes to the front elevations or the removal of traditional porches,
  - the loss of traditional roof coverings and rooflights
  - satellite dishes and aerials
  - demolition of boundary walls
  - loss of traditional railings
  - the use of small front gardens for parking.

### Changes to and maintenance of the public realm

- This part of the Pirbright conservation area derives much of its identity and character from its rural location on the edge of the village. There is a close connection to the landscape surrounding this part of the conservation area. It has a remote and unspoilt character. The roadsides and lanes should therefore reflect this simple unspoilt character and not be too manicured or suburban.

- The street audit should identify historic street furniture and features which reinforce local character such as the very attractive walls along the boundary of the Faggoters cottages at West

Cottages. The walls here are sited hard against the back of the verge and define the shape of the street scene at this point. The areas in front of Model Cottages provide an informal parking area for the residents. These are not marked with walls and they are not paved or enclosed. There are some hedges which divide each property but the low key informal appearance of this group of buildings is the key to the character of the conservation area in this particular location.

### Opportunities for improvement

Reinstatement of lost or altered original features on the New Cottages and the Model Cottages

- A number of the houses have altered the design or shape of the windows or have inserted replacement plastic units. Many of the doors have been replaced with inappropriate designs. The restoration of the original features would restore the building group to its previous appearance.

## AREA ACTION PLAN: CHARACTER AREA 5 – VAPERY LANE

### Consider the serving of an Article 4 Direction on important groups of buildings

- The selective and focussed use of Article 4 Directions will help prevent harmful and incremental changes to the character and appearance of the conservation area. Only those buildings which have a degree of architectural cohesion and are largely unaltered should be considered. Such buildings should be important in townscape terms and contribute already to the character and appearance of the conservation area. Buildings which are altered already or which have little character should not be considered.
- It is suggested that the following groups of buildings are considered for the serving of an Article 4 Direction:

- No.s 1 to 8 New Cottages, Vapery Lane  
This is an architecturally cohesive group of houses. They are “Lord Pirbright” houses and were built in 1903 just before Lord Pirbright’s death. They are plainer and simpler than his other more decorative buildings in the centre of the village. However their position on the corner of Vapery Lane and facing the enclosed field opposite form an attractive group. The houses built by Lord Pirbright have an important historic link to the development and social history of the village.



Vapery Lane

- No.s 1 to 14 Model Cottages, Vapery Lane. This is another architecturally cohesive group of houses built by Lord Pirbright in 1903, just before his death. Although these houses do not have the same level of intricate level of detail or the decorative railings and walls that some of the other

Pirbright Cottages in the centre of the village have around the buildings, this is an architecturally accomplished group. These buildings are plainer and more simple but their relationship to the spaces around them and the way in which they are laid out to address the curve of the road along Vapery Lane is quite sophisticated and their honest detailing mean they contribute greatly to the character of the buildings in the conservation area.



Vapery Lane

### Produce guidance and technical advice to reinforce the Article 4 Directions and to assist the owners of buildings affected

### Carry out a street audit to consider the maintenance of the public realm

- Changes to public open spaces and buildings and the maintenance of those spaces and buildings should reflect the character of the village. However, there are areas in the village which could be improved or benefit from some further maintenance.

## APPENDIX 1

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## APPENDIX 2

### LISTED BUILDINGS IN PIRBRIGHT CONSERVATION AREA (GRADE II UNLESS OTHERWISE INDICATED)

#### (summaries of the statutory list descriptions)

- **Apple Tree Cottage, Church Lane**  
Cottage. C16 with C17 extension to left. C19 wing to rear. Timber framed and infill on entrance front. Render to left. Brick elevation to wing.
- **Church of St Michael and All Angels, Church Lane. Grade II\***  
Church. Rebuilt 1784 by Thomas Woods, churchwarden. Chancel altered mid C19.
- **Stanley Memorial, Churchyard, Church Lane**  
Memorial to Henry Morton Stanley, explorer. Stone monolith circa 15 ft high.
- **Church Cottage, Church Lane**  
Cottage. Late C16 2 bay timber framed house of 1 storey with framed smoke hood in smaller bay with early C17 2 bay parlour wing.
- **The Little Cottage, Dawney's Hill**  
Cottage. C17 or earlier. Timber framed with brick elevations.
- **The Manor House, Mill Lane.**  
House. C16 with late C17/early C18 cross wing to left. Late C19 extensions to rear. Timber framed. Brick elevations. Moated site.  
Manor Farm Barns, Mill Lane  
Barns. Now residential. Early C18. Timber framed and weatherboarded.
- **The Mill House, Mill Lane**  
Mill. Now house. C17. Refaced and extended in 1780 and C19.
- **Causeway Farmhouse, School Lane**  
Farmhouse. Late C16. Refaced and altered late C18 and C19. Timber framed with brick elevations and fish scale tile hanging.
- **Barn 15 yards left of Causeway Farm House, School Lane**  
Barn, now store. C18. Timber framed. Weatherboard cladding.
- **Burrow Hill Cottage, School Lane**  
Cottage. C17. Timber framed. Rat trap brick cladding.
- **Linnards (formerly listed as Leonards House), The Green (west side) House. Mid C18. Red brick elevations.**
- **Hatchers, The Green (west side)**  
House. Late C16/early 17 C with late C19 alterations and extensions to ends and rear. Timber frame to centre.



- **Cricketers Public House, The Green (south side)**  
Pub. C16 to rear. Mid C18 to front. Timber framed with brick infill to rear. Brick cladding to front.
- **Thorner Cottage, The Green (south side)**  
House. C18 around an earlier core. C20 extension set back to left and right. Timber framed core.
- **Tarrens, The Green (south side)**  
House. C18 extended to rear and ends in 1983/4. Timber framed. Some exposed to left of centre and to right.
- **The Old House, The Green (north side)**  
House. C16 with late C18 extension to left. Timber framed.
- **Vynes Cottage, The Green (north side)**  
House. C17, refaced in C18. with C20 extension to left of rear. Timber framed core with brick elevations.
- **Wickhams Farmhouse, West Heath**  
House. C16. Restored in C20. Timber framed on brick plinth.
- **Barn 20 yards to south of Wickhams Farm House, West Heath**  
Barn, now residential. C16 restored in C20. Timber framed. Weatherboard cladding.

## APPENDIX 3

### CRITERIA FOR LOCAL LISTING

It is the policy of the Council to identify and protect those buildings that are important to the local character of the area but which may not be suitable for statutory listing, (Policy HE6 of the Guildford Borough Local Plan 2003). The Local List is a schedule of those buildings and structures that the Council considers to be of such interest.

The Council's local list covers part of the Borough and the survey work required to complete the survey is ongoing.

The criteria is based on that used by English Heritage for the statutory list and is used to assess the significance of a building's architectural quality or historic associations in the context of the local character and development of the area. The work of local architects, local historic associations, local building traditions and building materials will be relevant considerations.

#### The present Local List includes:

- Buildings or structures, dating before 1840 which survive in anything like their original condition.
- Buildings dated between 1840 and 1914 that have a definite quality and character. The use of local styles is particularly relevant when we determine the value of such a building.
- Buildings dating between 1914 and 1939, which have a particular quality, character or are of local significance.
- After 1939, outstanding buildings which represent an important architectural style.

#### Other considerations would include:

- The work of recognised local architects, builders and engineers or buildings which are good examples of local town planning.
- Examples of identifiable building traditions, techniques and materials that form part of the vernacular or local architectural style.
- Buildings, which have a landmark and/or group value which contributes to local distinctiveness.
- Buildings with special historical associations, local or national.
- Historic buildings of strong architectural interest affected by minor reversible alterations.
- Buildings that have been documented in recognised publications, for example, 'Pevsner', or have received an architectural or planning award.

More detailed information including the implications for owners and residents is contained in a separate Locally Listed Buildings Guide.

## APPENDIX 4

### LOCALLY LISTED BUILDINGS:

#### BUILDINGS PROPOSED FOR INCLUSION ON THE LOCAL LIST:

- Wayback and Shop of the Green Place. Early 19th century. Wayback is residential and Francis Place is in commercial. These building meet the criteria on the basis of their age, level of architectural detailing and landmark qualities on the Green.
- Goose Green Cottage. Early 19th century. Formerly two cottages now a single house. This is an extremely attractive building, a typical early 19th cottage built in a prominent position opposite the pond.
- The White Hart Public House. 17th century in part. Much altered with 19th and 20th century additions and alterations. Formerly a Grade III listed building before the resurveys and amendments to the statutory lists in 1970. Not upgraded or added to the new lists. Consideration should be given to whether this building is worthy of statutory listing now. The White Hart is an important townscape feature on the Green, prominent in the street scene and an important part of the local history of the village. The local listing should include the wall in front of the pub garden along Guildford Road. This wall is important in terms of the streetscape in this part of the village.
- Langley House. This is an Edwardian building with a grand scale typical of the period. It performs an important landscape function on the corner opposite the White Hart as one enters the centre of the village from the south.
- Lord Pirbright's Hall. This meets the criteria for inclusion on the Local List because of its importance in local history and its landmark qualities.
- Connemara. This is a handsome bow fronted brick villa, circa 1900/1910. The front elevation is unaltered, with rich detail and dramatic landmark qualities. Its front walls are also included in the listing.
- Victoria Cottage and Burrow Hill Cottage. This is a pair of late 18th/early 19th century cottages. They are included because of their age, historic importance in the way they demonstrate an early pattern of development around Burrow Hill and their attractive appearance.
- The Old School. This building opened as a school in 1902 and the building still today remains remarkably intact on the outside with many of its original windows and features. It meets the criteria for the local list for this reason as well as its historic importance in the village and its landmark quality in the street scene.
- Churchmead. This is an attractive Edwardian house with rich architectural detailing. Its relationship with the church opposite is an important one in townscape and historic terms. The plot on which it stands was called Torch Plot. Together with Lamp Plot, the site of the listed Church Cottage, Torch Plot was owned by the church as rents from these parcels of land used to provide funds for candles and lamps in the church.
- 6 and 7 West Cottages (Faggetter's Cottages), West Heath. These are an example of the work of a known local builder which have retained much of their original appearance and have a landmark quality in the street scene.
- All the Pirbright Cottages should be added to the Local List. (1 - 12 Pirbright Terrace, 5 - 14 The Gardens, 1 - 3 Henry Cottages, Cemetery Pales, 1 - 8 New Cottages, 1 - 9 Model Cottages, Vapery Lane and the cottages facing the common along Dawney Hill, Broadview, Furzholme, Colingwood and Hill House). These meet the criteria for inclusion because of their connection to the local history of the village, their landmark quality in townscape terms and their level of architectural detail and style.
- A number of walls within the conservation area perform a vital townscape function as well as being very attractive in their own right. These include the front wall to The Old School House, the wall to Langley House and to the White Hart opposite. It is intended that these be added to the local list.

## APPENDIX 5

### PLANNING CONTROLS IN PIRBRIGHT CONSERVATION AREA AND THE USE OF ARTICLE 4 DIRECTIONS

Planning controls in conservation areas are not intended to prevent development in conservation areas, but do seek to make sure that proposals do not detract from the character or appearance of those areas. There are many minor works of alteration that are not classified as “development” within the terms of the Planning Acts, that can have an effect on the wider character of a conservation area if they result in the erosion or loss of features that contribute to a strong feeling of local identity. The retention of original doors and windows, walls and railings, porches or chimneys for instance, collectively reinforce that character of an area and maintain its attractive appearance. In some cases, in terraces or groups of similar buildings, the repetition of these features from house to house is the crucial factor in the special character of an area. In many cases, the appearance and identity of an area is in large part the result of the cumulative effect of these small components of architectural detailing, traditional materials and spaces around the buildings and street layout.

Planning controls in conservation areas are established nationally but some more minor works are exempt. In many conservation areas features such as chimneys, boundary walls, doors and windows are a critical part of the area's character. Alterations to these features or their removal can easily diminish the important elements that contribute to the character and local distinctiveness that make the area special and worthy of protection. In situations such as this, the planning legislation allows for tighter restrictions to be applied to specific areas. This extra level of control is called an Article 4 Direction.

Where a Direction is made and subsequently confirmed the works specified in the direction are brought within planning control. Planning permission is then required for alteration to the parts of the buildings which are scheduled in the direction. No fee is required for the application, but a full application must be made for the proposed works. Advice and help with making an application and alterations to buildings in conservation areas is available from the Borough Council's web site and from the Conservation Team within Planning Services.

An Article 4 Direction controls solely those works which are likely to have an impact on public views and so the direction usually applies to elevations which front onto a highway. This could include elevations which front onto a canal or a footpath if it is considered important to the character or appearance of the conservation area.

In the Pirbright Conservation Area it is proposed to serve an Article 4 Direction on the following buildings;

No.s 6 to 14 The Gardens  
No.s 1 to 8 New Cottages, Vapery Lane  
No.s 1 to 14 Model Cottages, Vapery Lane  
Hill House, Collingwood, Furzeholme and Broadview, Dawney's Hill  
The front wall to Pirbright Terrace and the garden of the The White Hart pub, Guildford Road  
Langley House and its front wall, Guildford Road  
Connemara, The Green

The proposed Article 4 Directions are shown on the map included at the end of this document.

Below is a summary of the general controls that apply in all conservation areas and the additional controls resulting from the Article 4 Direction.<sup>12</sup>

## **PLANNING CONTROLS ON DWELLINGS WITHIN ALL CONSERVATION AREAS (WITHOUT ARTICLE 4 DIRECTIONS)**

- Conservation area consent is required for the total or substantial demolition of buildings or structures.
- Six weeks written notice of the intention to carry out works to a tree (e.g. lop, top, prune or fell) in conservation area must be provided. A form is available for this purpose.
- Extensions to dwelling houses are only exempt from the need for planning permission if they do not add more than 10% or 50 cubic metres (whichever the greater) to the volume of the original building.
- Planning permission is required for the cladding of any part of the exterior of a dwelling house with stone, artificial stone, timber, plastic or tiles.
- Planning permission is required for alterations to the roof of a dwelling house resulting in a material alteration to its shape, for example dormer windows.
- The construction, alteration and improvement of a building or enclosure greater than 10 cubic metres within the grounds of a dwelling are treated as though they are an enlargement of the dwelling house and may need planning permission.
- Planning permission is required to install a satellite dish on any elevation or roof which fronts a highway, at a point higher than the main ridge of roof or on a chimney.

The Government planning portal contains further guidance and details. Its web address is: [www.planningportal.gov.uk/uploads/ant/antenna\\_guide.html](http://www.planningportal.gov.uk/uploads/ant/antenna_guide.html).

Application forms for planning applications are available on the Council's website: [www.guildford.gov.uk](http://www.guildford.gov.uk) or can be obtained from Planning Services at the council offices.

## **ADDITIONAL PLANNING CONTROLS INTRODUCED IF AN ARTICLE 4 DIRECTION IS SERVED.**

**An Article 4 Direction would introduce the following additional controls:-**

**In the case of an elevation which fronts onto a highway or open space:-**

- The alteration, installation or replacement of doors and windows.
- Any alteration to a roof including roof coverings, roof lights and solar panels.
- The construction of a porch.
- Enlargement, improvement or alteration such as an extension, removal or changes to architectural features.
- The provision of a hard surface.
- The erection, construction, improvement or alteration (including demolition) of a fence, gate, wall or other means of enclosure.
- The installation, alteration or replacement of a satellite dish or antenna.
- The total or partial removal of walls, gates, fences or other means of enclosure.
- Exterior painting of previously unpainted surfaces or changes of external colour schemes, or covering walls by render or similar finishes.

**And the following would apply whether or not the elevation fronts onto a highway or open space.**

- The removal of or alteration to chimneys.

<sup>12</sup> The controls listed are correct at the time of publication. Subsequent variations can be made through changes to national legislation and related orders. The information contained in this document is therefore for guidance only. If you are planning development check with Planning Development Services for the up to date situation.

## FREQUENTLY ASKED QUESTIONS

### FAQ 1: Does the Article 4 Direction apply to all the buildings in the conservation area?

**Answer:** No. In the case of the Pirbright Conservation Area, only the identified buildings or groups of buildings are affected by an Article 4 direction. In some other conservation areas such as the Guildford Town Centre Conservation Area there is a “blanket” direction which covers all single domestic buildings. In the case of Pirbright, the direction applies to only those buildings listed above. Commercial buildings and flats are not included either. However, these buildings do not benefit from the ‘permitted development’ rights as single dwellings in any event. Therefore planning controls for these types of buildings are unchanged by the Article 4 direction.

### FAQ 2: Does the Article 4 Direction mean that we can never make any changes to our property again?

**Answer:** No. However in the case of those buildings affected by the Article 4 it will remove some ‘permitted development’ rights and bring minor changes under planning control so that properly considered and informed judgements can be made. This is to ensure that the work proposed will not harm the character of the conservation area. The intention of the direction is to manage change to ensure that development can happen but that it avoids harm to the special qualities of the area. Consequently some changes will be allowed and some will be resisted.

### FAQ 3: How does the Article 4 Direction relate to the conservation area appraisal?

**Answer:** The conservation area appraisal is a separate document that identifies in writing, what is special about the area. As part of the appraisal work it was identified that there is a need for firmer planning controls in some specially selected areas to prevent the distinctive character of the conservation area being undermined.

### FAQ 4: I live in a flat, does the Article 4 Direction affect me?

**Answer:** Strictly speaking the answer is no because flats, unlike houses, do not benefit from ‘permitted development’ rights. Therefore changes that change the exterior appearance of your flat in a material way would need planning permission with or without the Article 4 Direction.

### FAQ 5: Do I require planning permission to carry out routine items of maintenance?

**Answer:** No, straightforward maintenance such as repainting a previously painted surface to the same colour scheme, replacing the bottom rail of a sash window in a matching form etc would not require permission as it would be a repair. Indeed, regular maintenance is actively encouraged. More ambitious work such as the rebuilding of a front garden wall or wholesale replacement of a window would require planning permission.

### FAQ 6: How are new owners made aware of the controls that apply?

**Answer.** The conservation area designation and Article 4 Direction are local land charges. Both are identified in the local land search undertaken during the routine legal process when the house is purchased. This information is also given out by the council staff when specific enquiries are made to the Planning Service and through the Council’s website.





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