



Charlottesville & Warren Road Conservation Area Study & Character Appraisal



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Charlottesville and Warren Road Conservation Area Study and Character Appraisal

Incorporating
Sydney Road and Austen Road Triangle
now reallocated to be part of the
Waterden Road Conservation Area

GUILDFORD BOROUGH COUNCIL

Adopted: 6th November 2003



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Status of Supplementary Planning Guidance on Charlottesville & Warren Road Conservation Area Character Appraisal and Controls Applying

Status

Guildford Borough Council has formally adopted this Planning Guidance, which is supplementary to the policies in the Guildford Borough Local Plan 2003. In this respect the Supplementary Guidance has the status of a material consideration in the determination of planning applications by this Authority and in its defence of its decisions at appeal.

Statement of Public Consultation

In accordance with Best Practice the compilation of this document has been the subject of wide public consultation. Following the production of a draft Conservation Area Character Appraisal a public exhibition was held in Holy Trinity School, Addison Road between 15 – 20 and 22 – 26 September 2003. Exhibition

Boards were also placed in the entrance foyer of the Council Offices. Comment sheets were readily available at both venues and a member of staff available to answer questions. Copies of the Draft SPG were sent to statutory consultees and local amenity groups and were available for inspection at Guildford Library and Council Offices.

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 considered by the Council's Executive and formally adopted on 6 November 2003.

Conservation Area Boundary & Controls Applying

The adopted Guidance contains a number of recommendations. Two have been acted upon, the details of which are set out below for the avoidance of doubt.

Article 4(2) Direction

The Council's Executive agreed the use of an Article 4(2) direction limiting the works that can normally be undertaken without the need for express planning permission under the Town & Country Planning (General Permitted Development) Order 1995 on 29 April 2004. The Notice, covering all properties within the designated conservation area was made on and advertised in 28 October 2004 edition of the Surrey Advertiser and took immediate effect. The Charlottesville residents/businesses affected were consulted.

Following broad agreement in favour of the additional controls, the Direction was confirmed without alteration at the Executive held on 13 January 2005. All affected residents/businesses were notified that the Direction had been made permanent following this meeting.

Conservation Area Boundary

Charlottesville & Warren Road was first designated a Conservation Area by Guildford Borough Council on 23rd January 1990. Following the recommendation contained in this Guidance, the Executive on 29 April 2004 sanctioned a boundary revision resulting in the Sydney and Austen Road Triangle (See Map 2) being transferred to form part of the Waterden Road Conservation Area to which its character has greater affinity.

Ordnance Survey Statement

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1 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*'. *Designation* 'provides the basis for policies designed to preserve or enhance all the aspects of character and appearance that define an area's special interest'.

The Civic Amenities Act of 1967 introduced Conservation Areas in the UK. Guildford Borough Council therefore has a duty to protect designated areas from any alterations or development that would adversely affect their character and appearance.

Purpose and Objectives of a Conservation Area Character Appraisal

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*'. (PPG15:4.9)

The aim of this Conservation Area character appraisal is to:

- Improve the understanding of the history and the historical context of this area of Guildford.
- Generate awareness of exactly what it is about the conservation area that makes it 'of special interest'.
- Provide residents with a clear idea of what it is about the Conservation Area that should be cared for and preserved.
- Provide residents with a clear idea of what enhancements 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.

This Conservation Area Study and Character Appraisal was adopted as Supplementary Planning Guidance by the Council on the 6th November 2003.

Charlottesville and Warren Road Conservation Area

The Charlottesville and Warren Road Conservation Area lies in the suburbs of Guildford about half a mile to the north of the town centre. It is set in a valley adjacent to the Surrey Hills Area of Outstanding Natural Beauty. It was designated as a conservation area on the 23rd January 1990. The area has a population of approximately 2,500 people.



For the purpose of this character appraisal the Charlottesville and Warren Road Conservation Area was divided into two distinct zones as the two areas are of different character.

Zone 1 is "Charlottesville" and

Zone 2 is "The Sydney Road and Austen Road Triangle".

The boundary for the Conservation Area and an indication of the two different zones is shown on Map 2 in the Appendices at the rear of this document.



View into Charlottesville from Cooper Road
(Zone 1)



View to the North West from Sydney Road
(Zone 2)

There are no listed buildings or scheduled monuments within the Conservation Area boundaries.

The tall brick boundary wall to the site of the former St Luke's Hospital running along the south side of Warren Road is however considered to be within the curtilage of the grade II listed former 'Vagrants Ward' building, known locally as 'The Spike'.



Please note that as part of the public consultation process associated with the production of this document, Zone 2, the Sydney Road and Austen Road Triangle, has been reallocated to become part of the Waterden Road Conservation Area.

As a result of this study a number of houses in the Conservation Area will in due course, be recommended for local listing, and some suggestions for the enhancement of the public domain will be made.

Charlottesville is especially valued as not only is it Guildford's first suburb, but it is also one of the first planned suburbs in the country. It was conceived and built as a self contained 'urban village' by Henry Peak for Doctor Thomas Sells. The Conservation Area also notably includes Guildford's first council house development in Cline Road.



Sydney Road



Baillie Road



Sydney Road

Holy Trinity Amenity Group and the Charlottesville Jubilee Trust

The Charlottesville area of Guildford has always been characterised by its strong sense of community and identity. There are two active local residents associations, the *Holy Trinity Amenity Group*, (HTAG) established in 1972, and the more recently formed *Charlottesville Jubilee Trust* (JCT) established in 2002 to celebrate the Queen's Golden Jubilee.



Sydney Terrace, 26-36 Sydney Road

2 Historical Development

Before the railways extended to Guildford

The Union Workhouse for Guildford was built on Union Lane (now Warren Road) in 1838. The area around the workhouse remained as open countryside until the second half of the 19th century. The Union Workhouse expanded over time, and was converted into St Luke's Hospital in 1930.



In 1845 the railway was extended to serve Guildford. With its arrival, London came within commuting distance and the population began to expand rapidly. As demand for new housing increased the green hills to the east of the town were identified to take a large amount of Guildford's expansion. The Charlottesville and Warren Road Conservation Area was part of that 19th century development.

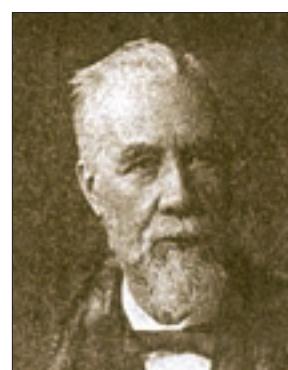
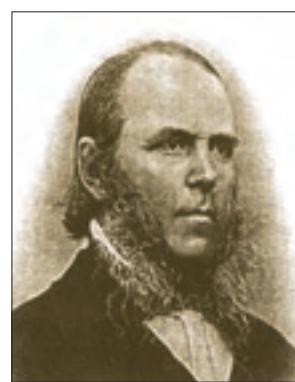
The Expansion of Guildford

Zone 1: Charlottesville

Charlottesville itself originally extended from Cline Road all the way to Bright Hill. It was designed to provide a self-contained village just outside the fast expanding Guildford of the 1860's. It was not only Guildford's first suburb but it was also one of the earliest planned suburbs in Britain. The construction of this revolutionary mixed development began in 1862 to designs prepared for the local doctor and entrepreneur, Thomas Jenner Sells by Henry Peak. Charlottesville was designed to provide residents with an environment where they could live, work and obtain provisions locally without the need to venture to the town centre. It became a locality with a characteristic and strong sense of community.

Dr. Thomas Sells was a prominent figure in Guildford Society. He was co-founder of the town's first public hall for the Guildford Institute in North Street. Whilst there he applied himself to organising the Institute's collections and was probably

involved in the design of the public hall itself. Charlottesville is named after Thomas Sells' wife Charlotte, and the newly laid out roads were named after famous medical pioneers such as Jenner, Harvey, Addison and Bright.



Henry Peak (1832-1914) has been described by the local historian, E Russell Chamberlin, as "the architect who more than any other placed the Victorian imprint upon the town". Peak was not strictly an architect, his parents were too poor to

apprentice him formally to the profession. He became instead, a draughtsman with a reputable architect, Mr Brooks in Lincoln's Inn Fields. He left London for Guildford, where he was to spend the rest of his life, in 1851, aged 19. He studied fanatically in his own time...'
I have had to gain my own livelihood from an early age but I have sought self-culture and, feeling me deficiencies, have constantly longed for more knowledge and wisdom and it seems to me wonderful that, in pursuing the profession of an architect and surveyor I should have been able to acquire sufficient knowledge to practice the same with at least some measure of success'.

Henry Peak was Guildford's first Borough Surveyor. He held the post for 28 years from 1864 to 1891 during a vital time in the town's development. He was also Mayor of Guildford in 1899 and was a prolific writer, probably being Guildford's greatest chronicler of Victorian times.

The concept and design of Charlottesville as a self contained village is considered by some as Peak's finest achievement. Peak records in his memoirs that a man of substance could build his own villa for between £3000 and £4000. He could at the same time erect 20-30 artisan dwellings for roughly the same price so the rents from one subsidised the other.

Many of these villas for 'men of substance' are to be found in the neighbouring Waterden Road Conservation Area. The way in which the development of Charlottesville was funded, was a characteristic way of funding such town expansion in Victorian times. The new roads, drainage, division of land into plots and the general layout of the houses were designed and implemented by Sells to Peak's plans. The plots were then sold on for the construction phase. The earliest buildings in the conservation area are the cottages found on Addison Road and Cline Road between Alexandra Place and Cooper Road. The release and development of the plots on what was Downs View Road, now the eastern half of Addison Road, began a little later at the end of the 19th Century.



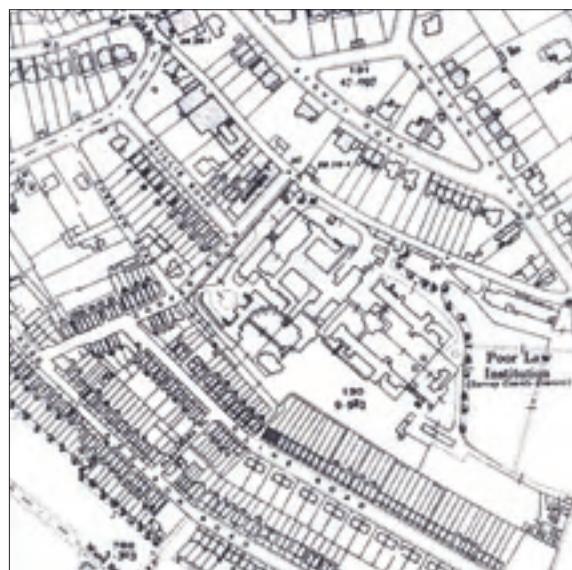
1872



1896



1913



1934

The design for Charlottesville included two community halls, a post office, about eighteen shops including a general store, a paper shop, a baker's shop, a fresh fish shop, and a butcher's shop as well as a public house, a school on Bright Hill (now the Adult Education Centre) and a number of commercial premises. A site for a church was identified at the corner of Harvey and Jenner Roads though this was never built. Charlottesville's church was for many years St Luke's Church and Hall built in 1897 and nicknamed the "Tin-Tabernacle" for its corrugated steel cladding. This was demolished in the 1960's to make way for Addison Court.

Charlottesville developed a strong sense of community as it grew to become large enough to establish its own identity distinct from that of Guildford's town centre. A large number of allotments were allocated in the area and various successful institutions were formed, including the nationally recognised Charlottesville Cycling Club, established in 1907.

More recent notable changes to the area include the construction of Guildford Borough's first council houses on the Cline Road allotments in 1906, and the closure of the last of Charlottesville's shops in the year 2000, as a result of the increasing mobility of the population and the relentless competition of supermarkets.



The Post Office, Addison Road, which doubled as John Pennifold's bakery and a confectionery shop.



Charlottesville's pub on the corner of Cline Road and Cooper Road.



Guildford's first council houses in Cline Road, built in 1906. In 1912, a further 20 houses were added.



View to the Downs from Addison Road. Note Addison Court on the right.

Zone 2: The Sydney Road and Austen Road Triangle

Sydney Road, Austen Road and Sydney Place (previously Union Place) lie outside the boundaries of Thomas Sells' Charlottesville development. For the purposes of this document this area has been called the 'triangle'. This is because of the shape of the field known as 'cowhide' that was originally part of Watford Farm and which was sold for development in 1853.

The triangle is different in character from Charlottesville Zone 1 despite originally being designated as part of the same Conservation Area. The field historically known as 'cowhide', was about 10 acres in size and can be identified in a lease prepared in 1785. Once sold for development in 1853 it was laid out into 69 individual plots. Interestingly these were not developed immediately. Only half the plots were built on by 1871. Research carried out by Mr J A Cowie, a local resident, in 1989 reveals the connection between the purchase of land with the help of the National Freehold Land Society (established 1849) and the right to vote. The research also reveals that the original purchasers of the plots were not wealthy merchants moving out of the town centre as might be expected from the form of the current houses, but schoolmasters, piano tuners, watchmakers, butchers, bakers, cowmen and plumbers as well as builders.

The purpose of the National Freehold Society was to '*help individuals, by means of small monthly contributions, to accumulate a fund by which they should be enabled, in the best and cheapest way, to possess themselves of the county franchise.*' The Triangular field known as Cowhide was therefore a small part of a larger movement to give the working man, the artisan and the small shopkeeper a voice in the government of the country. Until the Parliamentary Reform Act of 1867, the ownership of even the smallest plot of land gave its male owner the right to vote.

The central triangular plot of land was intended for a church or some form of ornamental enclosure. This part of the structure plan for the development of Cowhide field was sadly never realised. Plots were developed for medium to large sized houses over a relatively long period of time, from the 1860's to the 1890's.

The houses were built on land which took up anything from one to six of the original housing plots laid out in 1853. Mount View House (now Alton and Wyke Cottages) and Mount View were two of the first houses to be built, in 1860 and 1865 respectively.

