



St Catherine's Conservation Area Appraisal



St Catherine's Conservation Area Study and Character Appraisal



St Catherine's, once a small hamlet, developed principally in the mid to late 19th century to cater for the population growth of Guildford. The topography, overall collective quality of the buildings, ranging from the 14th century Chapel, through to the "fashionable houses by fashionable architects" built in the 19th/early 20th century, together with the strong landscape setting and features all contribute to making the area distinctive.

Although physically now part of the Guildford urban area it has a strong affinity to the countryside nearby, with important views into and out of the area. With a strong community spirit, the area is still referred to and regarded by many as a 'village'. These special qualities mean the area should be protected through designation as a conservation area.

GUILDFORD BOROUGH COUNCIL

Adopted: 3 November 2005



Status of St Catherine's Conservation Area Character Appraisal and Controls Applying

Status

Guildford Borough Council formally adopted this document on 3 November 2005. The appraisal forms part of the evidence base supporting implementation of policies in the Guildford Borough Local Plan (2003) and policies of the emerging Guildford Development Framework. This document has the status of a material consideration in the determination of planning applications by this Council and in its defence of its decisions at appeal.

Statement of Public Consultation

In line with best practice the compilation of this document has been the subject of wide public consultation. After producing a draft Conservation Area Character Appraisal a public exhibition was held in St Catherine's Village Hall, Chestnut Avenue on 8 & 9 September 2005 in the evening. A member of staff was available to answer questions. Exhibition boards were put up in the entrance foyer of the council offices between 5 and 16 September 2005. The exhibitions were advertised using a series of posters displayed on prominent sites and a short article in St Catherine's Village Association's Newsletter which is delivered to all households in the area. Comment sheets were available at both venues. In addition, copies of the draft document were sent to statutory consultees, local amenity groups and as many local known groups, associations, and other interested parties as possible, for example College of Law, Loseley Estate. The documents were also available for inspection at Guildford library, the council offices and on the Council's website.

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 Environment & Scrutiny Committee on 24 October 2005 and formally adopted by the Executive Committee on 3 November 2005.

Conservation Area Boundary & Controls Applying

The adopted appraisal contains a number of recommendations. The boundary changes have been implemented following resolution at the Executive on 19 April 2007 and the publication of statutory notices on 10 August 2007. Tighter planning controls have also been introduced with the imposition of an Article 4(2) Direction following the publication of statutory notices on 24 August 2007, as agreed by the Executive on 19 April 2007. The direction was confirmed by the Executive on 29 November 2007.

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Aerial photograph showing extent of St Catherine's Conservation Area
(See Appendix 6 for maps)



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St Catherine's Village Association
(in particular Ron Johnson – 2005 Chairman)

Pam Sandison

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 areas special interest'.

The Civic Amenities Act of 1967 introduced conservation areas in the UK. This concept has been developed and is now enshrined in the Planning (Listed Buildings and Conservation Areas) Act 1990. This 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

What is a conservation area character appraisal for?

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 areas 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: para.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 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 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.

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 in the area, 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.

St Catherine's Conservation Area Boundary

- St Catherine's conservation area lies on the southern approach to Guildford. The River Wey forms the eastern boundary. It extends northwards to include the rear gardens of properties in Guilddown Road, Piccard's Manor and the properties in Sandy Lane as far as and including Piccard's Lodge to the west. The southern boundary includes the College of Law (Braboeuf Manor) and Treetops, Old Portsmouth Road. At its northern and southern ends it adjoins the Wey Navigation conservation area. See Map 1, Appendix 6.
- St Catherine's was first designated a conservation area by Surrey County Council on the 28 October 1969. It was subsequently reviewed by Guildford Borough Council on 23 April 1991, and substantially revised to include Guilddown Road, part of Sandy Lane and Braboeuf Manor. See Map 2, Appendix 6
- The area contains an interesting range of important buildings spanning many centuries. The 14th Century Chapel, 16th Century timber frame buildings (Braboeuf & Piccard Manors, St Catherine Cottages etc) together with a range of 19th and 20th Century buildings by notable architects e.g. Norman Shaw and Lutyens. Substantial growth in the 19th Century made it into a Victorian residential suburb. The topography and buildings provide the area with a varied but distinct character that should be protected.
- The conservation area includes parts of St Nicolas Ward and the neighbouring parish of Artington. Although now part of the urban area of Guildford, there remains a strong sense of community spirit and the area is still regarded and referred to by many as a 'village'. No more so than local residents who more than 40 years ago formed the 'St Catherine's Village Association' with the objective of 'preserving and maintaining the amenities of the residential area of St Catherine's.'

Planning policies

The part of the conservation area to the north of Sandy/Ferry Lane is included within the urban area. South of this line and east of the River Wey the land is designated green belt. This part of the conservation area is also included within the Surrey Hills Area of Outstanding Natural Beauty (AONB) and is an Area of Great Landscape Value (AGLV). Special policies also apply to the corridor of the River Wey.

Listed buildings and ancient Monuments

There are currently 33 listed buildings and one scheduled monument (the Chapel) within the conservation area. Brief details are included in Appendix 3.

Local listed buildings

There are currently no locally listed buildings in the conservation area. Many buildings in the borough do not meet the national listing criteria but do have important local significance and are worthy of protection. The Council has started a Borough-wide survey to compile a list of buildings of local interest. An initial assessment suggests there are a number of properties in the conservation area which deserve further consideration. The inclusion of a building on the local list does not provide additional statutory protection, but is a material consideration when determining planning applications and at appeal. Appendix 4 contains a summary of the criteria applied.

2 HISTORICAL DEVELOPMENT

Early development

Traces of Bronze Age and Iron Age settlement have been found in the area. The spring at the bottom of Ferry Lane was reputed to have healing properties and may possibly have been the site of cult worship in pagan Saxon times. The earliest surviving monument is St Catherine's Chapel on the crown of St Catherine's Hill. The structure dates from c. 1317 and is ascribed to Richard de Wauncey, Rector of St Nicolas. It was built as a chapel-of-ease to the parish church of St Nicolas. Its main purpose was to provide a more convenient place of worship for the dispersed population.



spring at bottom of Ferry Lane

The remains of the chapel lie close to the so-called Pilgrims Way¹, an ancient route that ran from Hampshire to Kent, over the North Downs. Despite local tradition, however, there is no evidence that pilgrims to Canterbury from the southwest used it during the Middle Ages. The Pilgrims Way passes through the conservation area along what is now Sandy Lane and Ferry Lane where it crosses the River Wey by means of a modern footbridge (1985) and continues towards Shalford. This is an ancient river crossing and was served from the Middle Ages by a ferry up until the 1960s.



The Chapel, St Catherine's Hill



modern footbridge over the River Wey

The river was canalised as the Godalming Navigation in 1764. By putting in locks and newly-cut stretches of waterway, it was possible to bring commercial barges downstream from Godalming to Guildford. They could then reach London via the Wey Navigation and the Thames. The Godalming and Wey Navigations are now owned by the National Trust.

In a north-south direction, the area is crossed by the major route connecting London and Portsmouth. It took around 14 hours to travel from London to Portsmouth by stagecoach. The usual practice was to allow two days for the journey and Guildford became an important and prosperous staging post. In 1749 the road was improved as a 'turnpike'. The tolls paid at toll gates were spent on maintaining the road surface. This included digging down about eight feet where the road passed St Catherine's Hill to reduce the gradient. Some of the earlier buildings forming the hamlet of St Catherine's are concentrated around the junction of the two routes and close to the earlier ferry crossing.

¹ Also referred to as the Harrow Way or North Downs Way.



the cutting through St Catherine's Hill

From 1308 until around 1914 the area also became a focus of activity in September with the establishment of the annual St Catherine's Fair. The enterprising Rector of St Nicolas obtained a charter from the King, Edward II. At first it was a purely commercial fair, dealing mainly in livestock and household goods. When hops began to be grown locally they were also sold to brewers. Increasingly though, recreation became an important element. By the early Victorian period the fair had become rough and disorderly, and official disapproval led to a rapid decline in its popularity. The fair lingered on until 1914, when it was last held.

Under the terms of the charter all inhabitants 'of the manor' were permitted to 'sell ale on payment of a small acknowledgement to the Lord' on the Sunday before the fair began. This became known as 'Tap-Up' Sunday. Normally a peaceful affair but in 1863 it ended in a riot. It was reported in The Times that 'Upward of 400 young fellows, many of them being low characters of Guildford, assembled in the village (St Catherine's) lining the road on either side, and when any peaceably inclined passenger approached they closed in and inflicted both insult and injury'.

In the 16th century within and just outside the conservation area a number of substantial and notable buildings were constructed reflecting the distribution of land. The most significant within the conservation area are Braboeuf Manor, now the College of Law and Piccard's Manor. Outside the conservation area but influential on its development are Artington Manor and Loseley House. Braboeuf, Piccard's and Artington resulted from the division in 1214 of land owned by Stephen de Turnham amongst his daughters. There is also an indirect link with Loseley with both Piccard's and Artington having connections with the estate. A number

of smaller dwellings survive from around this time along the Portsmouth Road. These include numbers 37, 39, 40, 42 located to the south of St Catherine's Hill and numbers 44, 64, The Ship² public house, St Catherine's Priory and 1 – 6 St Catherine's Hill which form the core around which the hamlet developed.



Piccard's Manor



Braboeuf Manor

19th Century and later developments

Up until the 19th Century, apart from the buildings mentioned, the area was predominantly undeveloped and remained as farmland, retained in the ownership of the large estates. The 18th Century saw some modest development but it was in the 19th Century that the area underwent rapid change. With the prosperity and fast growth Guildford was experiencing at the time, stimulated by the railway, the St Catherine's area became a natural location for the town's expansion southwards west of

² Now called Ye Olde Ship Inn

the river. Development to the east and south-east of this area was contained by the natural physical barriers of St Catherine's Hill and the river. Braboeuf Manor remained in the family of Geoffrey de Braboeuf for over 700 years until it was sold in 1914. This may have limited expansion of the emerging Victorian suburb south of Sandy Lane.

Guildown Road and the related spacious residential plots, favourably located on elevated land enjoying views over adjoining countryside, began to be developed in the mid to late 19th Century as individual plots. An area described by Pevsner as comprising 'fashionable houses by fashionable architects'. The earliest developments were Firbank, Firbank Cottage, Guildown and Little Guildown House, 5, 10, 20, 22 and 24 Guildown Road. Among the houses designed by notable architects are The Grange (Belcher 1902) and Littlecroft (Lutyens 1899). Piccard's Rough located to the west in Sandy Lane is by Norman Shaw (1878), who may also have been responsible for 1 – 8 The Valley.³ Notable residents were Mark Twain, the American writer, who stayed at Highfield House in 1896 (now demolished) and George Bernard Shaw who occupied Piccard's Cottage between 1900 and 1902.⁴



The Grange, Guildown Road



Littlecroft, Guildown Road

By the late 19th Century the road layout had been expanded to include Upper Guildown Road and the rough alignment of Chestnut Avenue had been established. Most of the plots in Guildown Road had been developed. By 1912 housing had been constructed in Chestnut Avenue and the distinctive gabled residential terrace (50 – 64 Portsmouth Road) built to replace earlier buildings. In the latter part of the 20th Century the pace of change within the conservation area slowed with development largely confined to infill housing and the conversion of a number of the larger villas to flats. The most significant recent developments are warden assisted housing at 'The Piccards' in Chestnut Avenue, 5 detached houses at the junction of Guildown Road and Chestnut Avenue (late 1980's) and Turnham Close in the early 1990's.



railway cutting and tunnel

The railway came to Guildford in 1845, which involved creating a cutting and a tunnel through St Catherine's Hill. The construction of the railway would have had a marked impact on the area, but today with the softening provided by vegetation and time its presence is very muted. Two dramatic incidents have occurred in the 160-year life of the railway. The first in 1895 when a section of tunnel collapsed, causing a landslip engulfing outbuildings relating to The Beacon. Fortunately there was no loss of human life. The second incident happened in 1954 when the road bridge over the line collapsed.

Summary:

Key influences on the development of the area

- Physical constraints of the topography (natural and man made) and river.
- Confluence of ancient route ways encouraging formation of original hamlet.
- Land ownership.
- The railway providing ready accessibility particularly to London.
- Prosperity and pressure for expansion of Guildford.

³ The owner of Piccard's Rough (Thomas Powell) is understood to have developed The Valley which would give further strength to this suggestion.

⁴ George Bernard Shaw (1836 – 1950) Dramatist, Critic and Nobel Laureate. Commemorated by a blue plaque.

3 CHARACTER APPRAISAL

The character of the conservation area is the product of a combination of the following:-

i. Topography, views and vistas

- The topography is fundamental to the area's development. The long distance views and vistas add to its visual quality and place it in context with its surroundings. To appreciate the area's character it should be viewed from within and outside the area. The two notable vantage points are St Catherine's Hill and Pewley Down/Warwicks Bench.



view towards Guildford

From Pewley Down glimpses can be seen of St Catherine's Chapel. A slightly broader panorama can be gained from Warwicks Bench. From St Catherine's Hill there are views out over the river valley to the east towards Pewley Down; south and north into the valley occupied by the Portsmouth Road and the tight-knit cluster of buildings immediately adjacent; and north-west towards the hillside divided into a series of terraces by the roads and related housing – Guilddown, Upper Guilddown Road etc.



view towards Warwicks Bench

In this view, note:

- How the buildings sit in tiers, sometimes partly cut into the hillside, allowing best advantage to be taken of the views and levels.
- How building heights and massing contribute to this tiered structure.
- The significance of the spacious grounds, allowing the buildings to be set within a landscape of mature trees.



view towards Guilddown Area



hillside housing within spacious landscape grounds

- Within the conservation area there are other important long distance views out over the Area of Outstanding Natural Beauty (AONB) from:-
 - Sandy Lane
 - Between Piccards and Manor Cottage providing panoramic views from the North Downs Way across agricultural fields up to Guilddown and the Hogs Back.
 - Portsmouth Road (south of St Catherine's Hill) and Guilddown Road.

The most significant views have been identified on Map 4.

There are more localised views and vistas within the conservation area, which are important to maintain. These can be framed by buildings, as is the case in the Portsmouth Road and Ferry Lane or predominantly by vegetation as occurs in Guilddown Road.

The overall character of the individual roads can be summarised as follows:-

Chestnut Avenue

- A wide road, framed at its entrance by two buildings of architectural distinction, numbers 48 & 50 Portsmouth Road.
- Beyond the entrance and annexe to the College of Law premises, the road has a more arcadian feel, reinforced by the landscaped grounds of The Piccards. Boundaries are demarked by low-level fencing and boundary hedges, for example beech.
- Views from the east are terminated as the road bends to the north by the village hall.



Chestnut Avenue



46 - 48 Portsmouth Road

Ferry Lane

- A narrow lane framed at its junction with the Portsmouth Road by the wall to St Catherine's Priory and the buildings and rising ground leading to St Catherine's Hill to the south.



Ferry Lane

- Beyond the immediate entrance the townscape is compromised by having to accommodate the bridge over the railway cutting and garaging for St Catherine's Cottages. The modern bank of garages cut partly into the hillside spoils the view at this point. The loose-knit infill development on the northern side does not adequately compensate.



garages in Ferry Lane



lower Ferry Lane

- The lane doubles as a vehicle access to the residential properties and public footpath (Pilgrim's Way) to the river towpath, footbridge to Shalford and beyond.
- After crossing the railway bridge the lane splits. Continuing straight ahead on its historic alignment in a narrow gorge terminated by the first glimpse of the River Wey. The cottages frame the lane and set against the backdrop of the river and water meadows create a particularly picturesque scene free of vehicles.
- Branching north the lane continues as a gravel road serving a sprinkling of 20th Century houses set within spacious open landscaped grounds.



River Wey

Guildown Road

- At the lower end of Guildown Road mature planting provides enclosure with the older properties set back and not always readily apparent in longer views. On the southern side there are the remains of what appears to be an early street-planting plan extending from Firbank to no. 11, which it is important to maintain. This may have once extended further east before the realignment of the road.⁵



Guildown Road

- The rising ground provides some natural enclosure to the northern side of the street, reinforced by walling and planting.
- The properties on the southern side are set down from the road to take account of the change of levels. As a result, in the absence of street trees, it is more open. The narrow vistas gained at the lower end of the road are replaced by a broader panorama of the Surrey Hills.

Portsmouth Road

- Trees and vegetation are an important factor, enclosing the street where the valley sides become steeper and as a backdrop to the buildings set against the hillside. This serves as a constant reminder of the link between the urban centre and the countryside beyond.
- The southern section of road before the hillside cutting is known as Old Portsmouth Road. It is rural in character with views out over the flood plain to the east. The land rises gently to the west to contain the road.
- The road cuts through St Catherine's Hill with dramatic cliff like ironstone walls on either side on which trees seem to perch precariously. The cutting frames the first views of the 'village' set down in the near distance.



'Village' approach from the North

- The village centre has a much tighter grain. Buildings and walls define spaces and vistas. Along the Portsmouth Road, buildings are set on or tight to the pavement.

Sandy Lane

- Sandy Lane joins Portsmouth Road at a 'pinch point' in the road framed by some of the oldest buildings to what was once no more than a hamlet.
- Initially contained by walls and buildings with occasional glimpses through to the open countryside, the character quickly changes to one of a rural lane. The road enters a steep cutting where the trees form a tunnel and views become very limited before emerging at The Drive; the access to the Police Headquarters. The public footpath strays slightly from the road where the cutting is at its most pronounced.



Beechwood House, Sandy Lane

⁵ It has been suggested the road was realigned to avoid the payment of tolls.



cutting in Sandy Lane

- The road continues as a rural lane with scattered groups of housing set back. The road is partially or totally screened by vegetation.

It is important for the preservation of the character of the conservation area that the most important views and vistas are maintained and enhanced. Proposals for new development on prominent sites or elevated land must contain enough information to enable the impact on longer distance views and the setting of the conservation area to be assessed, as well as the immediate impact in the street scene.

Summary:

Topography, views and vistas

- The topography is a key characteristic. It has been instrumental in shaping the settlement pattern and providing inward and outward short and long distance views.
- Far reaching views to the Surrey Hills Area of Outstanding Beauty need to be protected. When developing sites, particularly on higher ground, it is crucial to assess the impact from prominent locations outside the conservation area where it can be seen in its wider context, as well as more localised views.
- Vistas up, down and along sloping and linear streets help in terminating views, providing enclosure and a sense of place.
- When planning new development, devices like buildings, walls, native trees and hedgerow should be used to reinforce enclosure in a way that respects the overriding character of the area.

ii. Use and activity

- St Catherine's, today, is essentially a residential suburb of Guildford. There are no longer any local shops. The working men's club,⁶ reading room and post office have closed. Residents are dependent on facilities at Godalming and in the town centre. The village general store was located at the junction of Sandy Lane and Portsmouth Road.



Copyright: The Francis Frith Collection

The building still retains its shopfront, but the use has long ceased⁷. A photograph of 1903 captures the buildings, including no. 66 Portsmouth Road, then in use as a coffee house and The Ship Inn opposite.



former 'village' shop

- The area attracts a large number of visitors and students but a striking feature is the absence of people throughout most of the day. Traffic and the very narrow pavement outside the former shop make this an inhospitable route for pedestrians. The close presence of the road is also reflected in some of the buildings, which have turned their backs to the street.

⁶ The working men's club and reading room were located in what is now Valley Cottage.

⁷ The Post Office is recorded on the 1965 Ordnance Survey map. The shop use is thought to have ceased in the 1980's.

- The Ship continues as a public house and is well used, boosted by a lunchtime trade provided by local businesses. The car showrooms to the north were redeveloped for housing in the 1990's. This is now Turnham Close.



New Housing - Turnham Close development

- The most significant non-residential use in the area is the College of Law, occupying Braboeuf Manor and a series of other buildings. Scott Brownrigg occupy Nos 46 - 48 on the corner of Chestnut Avenue and Portsmouth Road. Langton Priory is in commercial office use and Surrey County Council occupies Artington House (Registry and Youth Office). A number of smaller businesses operate in the area including a design studio, kennels and affiliated pet shop. Just outside the area, another major employer is the police with its headquarters located at Mount Browne.
- Rebuilt in the late 1990's following fire damage, the village hall⁸ in Chestnut Avenue provides for local social gatherings and activities including a weekly church service held by the Guildford Christadelphians. The upkeep of the hall is assisted by the lease of part of the car park to a local employer during the week.
- Within the more spacious plots in Guildown Road, Sandy Lane, Ferry Lane and the area south of St Catherine's Hill there is generally ample provision for off- street parking. In the more densely developed village centre this is not always possible. Householders and businesses are therefore reliant on using shared facilities or on street parking. Parking controls apply to the majority of the streets close to the urban centre to discourage parking stemming from local businesses and town centre users. Street parking occurs in parts of Sandy Lane and on private land to the north of The Drive most probably connected to the Law College and police headquarters.⁹
- The area is connected to the town centre and wider area by local buses. It is also within reasonable walking distance of the town centre.
- Outside the peak arrival and departure times relatively few pedestrians are seen in the village centre.

Summary:

Use and activity

- Predominantly residential but with two major institutions, the College of Law (within) and police headquarters (just outside).
- Some smaller scale commercial activity.
- Absence of local shops and the post office which once served the area, make it dependent on the town and Godalming for such facilities.
- Well connected by public transport. The town centre is also reasonably accessible on foot.
- The intensity, speed and size of vehicles using the Portsmouth Road can make it intimidating to pedestrians particularly where the footpaths are narrow and has a direct impact on adjacent buildings.
- Potential noise and intrusiveness of the Portsmouth Road to neighbouring residents.

iii. Overview of streets, buildings and architecture (including garden walls)

For the purposes of this part of the appraisal the area has been split into three character zones. (see map 3)

These are:

- a) the mainly Victorian housing area located on the sloping land to the west of the Portsmouth Road and extending east to include Langton Priory;
- b) the close grain of the 'village' centre including the riverside accessed from Ferry Lane;
- c) the relatively isolated groups of buildings south of the North Downs Way including Braboeuf Manor. The three interact and there is some inevitable blurring at the edges. Nevertheless it is considered beneficial to break the area down into these broad zones to better define the predominant character of each one.

a) Guildown Road housing area (including Langton (House) Priory, Weycliffe and The Moat House)

The area is characterised by:

- Substantial, individually designed Victorian and Edwardian villas set within spacious landscaped grounds with mature trees.
- **Langton House**¹⁰ and the properties in Guildown Road and Chestnut Avenue enjoy a relatively quiet secluded location away from the busy main road.

⁸ The Village Hall is situated just outside the conservation area. On the 1963 map it is referred to as the "Institute"

⁹ The parking on Sandy Lane does not appear to create any highway safety or related problems. No definitive survey has been undertaken to ascertain breakdown of users.

¹⁰ Langton House now in much reduced but still substantial grounds sits on land elevated above the river. This building and its two neighbours The Moat House and Weycliffe were probably once part of the same estate. Similarly, Braboeuf Cottage is believed to have been built in conjunction with the main house, partly in the manner of a folly.



New Cottage and Friar's Cottage, off Chestnut Avenue

- Rows of similarly sized houses arranged up and across the slopes of the valley in a series of well defined tiers.
- The houses in Guildown Road are mainly detached and set back from the road behind walls and hedges, commonly a combination of the two.



Guildown Road

- Walls are visually important, particularly at the lower and northern side of Guildown Road. There is a particularly long stretch of Bargate stone walling extending from 4 Guildown Road round into Beech Road, by no coincidence the extent of the first phase of development.



Bargate stone walls in Guildown Road

- Yew is a favoured hedging material reinforcing the screening provided by walls. Beech is also used.



Bargate stone wall in Portsmouth Road

- The buildings generally range in height between two and four storeys, and are taller in stature on the northern side of the road.
- Attic space is used for living accommodation in a number of the larger buildings but with a sparing use of dormers. Where used, dormers are generally well proportioned with little impact on the overall roofscape.
- Roofs are fully and generally steeply pitched with an absence of flat roofs. The predominant roofing material is a plain clay tile, although there is occasional use of natural slate on lower roof pitches.
- Chimneys are a notable and important architectural component of the design and are a highly prized townscape feature.



chimneys are visually significant

- The area contains a large number of buildings of high quality design often using simple but effective ornamentation, for example brick arches, quoins, decorative brickwork and tile hanging. Only three are protected through the statutory listing process.

Summary:

Streets and buildings, including garden walls

- Substantial buildings on sloping ground set back from the road within spacious plots.
- Individually designed buildings of high architectural quality.
- Careful attention to detailing, for example brick arches, window proportions and materials.
- Bargate stone walls reinforced by planting provide a strong visual component in the street scene.
- Retention of original windows, chimneys and similar features.

b) 'Village' Centre

The area is characterised by :-

- Smaller, mostly terraced houses leading to a more tight-knit form of built development.
- Set on or close to the pavement, buildings and walls define spaces and vistas. A 'pinch point' occurs close to the junction with Sandy Lane. The space widens by Chestnut Avenue where a bus lay-by has been incorporated.



'Village' centre and pub

- Buildings are generally two storeys in height with steeply pitched plain clay tiled roofs.
- The buildings have a strong vertical rhythm accentuated by their height, as in 46 Portsmouth Road, or more commonly by the use of strong robust gable features, for example 50 – 62 Portsmouth Road and at the entrance to The Valley.



46 Portsmouth Road



50 - 62 Portsmouth Road



121 - 127 Portsmouth Road

- Smaller but well-detailed gables are a feature of some of the more modest cottages 121 – 127 and 115, 117 Portsmouth Road. These details are picked out in the Turnham Close development (1993) but the design lacks the same boldness and conviction.
- The buildings have a narrow footprint with a strong three-dimensional quality.
- They read well in silhouette due to the varied roof form and striking chimneys, which are an invaluable feature of the townscape seen close to and from afar.



125 - 129 Portsmouth Road, including entrance to The Valley

- Quality of architectural detailing. This ranges from simple brick window dressings to more expressive features such as the oriel window marking the entrance to 'The Valley' or the decorative pargetting used on the gables of 50 Portsmouth Road.



gable of 50 Portsmouth Road



entrance to The Valley

- The Valley (accessed directly from the main road though an arched carriageway) is a private enclave of buildings. A distinct group in the local Surrey style and thought to be the work of Norman Shaw. The sight and sound of the busy main road is much reduced. Pressure for car parking has resulted in a number of the landscaped front gardens being reduced in size.



The Valley



encroachment for parking

- Ferry Lane has a mix of building types and styles. Architecturally the most significant are those at the foot of the hill and leading down to the river. Many enjoy views of the river and countryside beyond and seclusion from the busy main road. There is little sensory perception of the railway.



Ferry Lane looking towards the River Wey

Summary:

Streets and buildings, including Garden Walls

- Historic road pattern.
- Narrow frontage plots with a tight urban grain.
- Buildings sit close to the main road and ancient route way (Ferry Lane), framing views and providing enclosure.
- Importance of trees in providing a rural backdrop.
- Buildings of high architectural quality with good individual detailing.
- Strong vertical rhythm emphasised by the use of bold gables.
- Buildings have strong three-dimensional quality and read well in silhouette.
- Some visually important walls.
- Presence of important features such as original windows, chimneys for example, which contribute positively to the buildings and streetscape and are important to retain.

c) Rural area south of the North Downs Way (including Braboeuf Manor)

The area is characterised by :-

- Being predominantly rural in character with a sprinkling of buildings of architectural and historic distinction set within an otherwise well treed rolling landscape.
- Containing the oldest group of buildings, including the Chapel, now conserved as a ruin. The smaller 16th and 17th Century buildings probably originally linked to agriculture.
- Braboeuf Manor a stone encased timber-framed building. Retains its historic name in publicity material but not on the entrance signboard which merely refers to its present function, The College of Law. The main entrance is marked by white horizontal fencing uncharacteristic of its rural setting.



Piccard's Rough

- Piccard's Rough described by Pevsner as 'One of Shaw's happiest houses'. Built in 1878, it was converted in 1958 into two houses (Piccard's Rough and Piccard's Wood) by demolishing the two central bays.
- Piccard's Cottage and adjacent group of late Victorian buildings in the local Surrey style. A blue plaque denotes that George Bernard Shaw resided at Piccard's Cottage between 1900 and 1902.

Summary:

Streets and buildings, including garden walls

- Historic road pattern.
- Small groups of significant buildings set in a rural well-treed landscape.
- Buildings of high architectural quality with good individual detailing.
- Generally unspoilt by inappropriate changes.
- Some visually important walls.

iv. Materials, textures, colours and detailing

Much of the area's character is due to the careful choice of materials and attention to detail. It has enjoyed considerable affluence and patronage resulting in the construction of well designed buildings using quality materials to the designs of notable architects.

Walls

- The earliest buildings are timber framed, for example Old Friar's. The early origins of a number of other buildings are now disguised behind later wall finishes. Braboeuf Manor refaced in stone, 64 Portsmouth Road in pebbledash.
- Brick and stone is used extensively for buildings and walls. Both were available locally. Bargate stone was quarried from near Godalming and Wealden clay used for brickmaking at Cranleigh and elsewhere. Stone boundary walls are a particularly strong feature of the area, for example Guilddown Road, Portsmouth Road & Sandy Lane.



Guilddown Road



St Catherine's Manor gates



Sandy Lane

- Other materials such as slate and gault (buff yellow) bricks have been imported from further a field.
- Brick detailing is to a high standard. Bricks are also used primarily to decorative effect, for example 121 – 127 Portsmouth Road, The Grange, Guildown Road and as dressings on stone buildings. It is also used as a combined structural and architectural component, for example Firbank and at 10, 12, 22 & 24 Guildown Road, The Piccards, Chestnut Avenue.



Guildown Road

- Tile hanging, render and occasionally boarding are used on some buildings to differentiate the upper floors.
- Stone and brick bonds found in solid construction provide added texture, which enriches the appearance of the buildings.
- The warmth and character of the brickwork is diminished when painted, as may historically be the case with Guildown House.

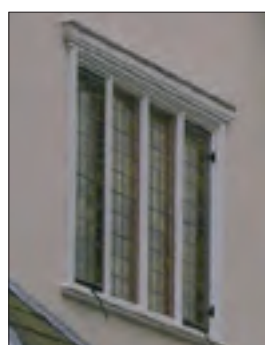
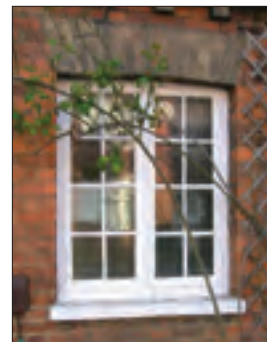
Windows

Windows are a critical part of a building's design and even subtle changes can significantly alter the character.

- Buildings throughout the area have a strong vertical rhythm, reinforced by the window design.
- The majority of the properties retain their original window joinery. The use of PVCu, aluminium and modern stained joinery sections is the exception.
- A mix of casements and vertically sliding timber sashes are used.
- Windows found in older properties are designed with attention to symmetry. In casement windows the sub-frame and opening or fixed light sit flush as opposed to the more basic designs found in later 'off the peg' designs. Sash windows are designed to operate

vertically. Top hung variants generally appear out of place.

- Windows are generally set in a 112mm (4½") reveal giving added depth and character with the play of light and shade.
- More contemporary windows can contribute to the character of the area when part of an overall well conceived design, as with the modern extension at 48 Portsmouth Road .



Roof materials and details

- Plain clay tiles are the most common roofing material. Replacements need to be carefully chosen to match the original colour, profile, texture and weathering characteristics.
- Natural slate is used on a few buildings where the pitch is shallower. Lead rolls are predominately used on the hips providing a cleaner detail.
- Concrete tiles are used on some 20th Century infill development on shallower roof pitches. The tile profile and poor weathering characteristics makes them stand out to the general detriment of the area.
- Dormer windows are used sparingly and in most cases are of appropriate proportions and size to minimise their impact.
- Roofs are generally boldly detailed with a generous eaves overhang and embellishments such as decorative bargeboards and cast iron rainwater goods.
- Chimneys are a significant feature on the majority of buildings and are a strong part of the townscape in both near and distant views.



Guildown Road



56 Portsmouth Road



Artington House



plaque Sandy Lane

Summary:

Materials, textures, colours and detailing

- Original features should be retained and carefully matched in new work, for example extensions.
- High quality materials are required with attention to detailing. Applications for new development need to contain sufficient information to adequately convey the materials and principle details clearly.
- Concrete tiles, PVCu and aluminium windows are not in keeping with the prevailing character and as a result are unlikely to prove acceptable.
- Chimneys are an important part of the townscape. It is important that such features are retained and included in new development where possible.

v. Open space, trees and footpaths

The area does not have a formally laid out open space but benefits from the following:-

- Ready access to open countryside and the river through a network of local (Littleton, Loseley, Shalford for example) and long distance (North Downs Way & Wey Navigation Towpath) public footpaths.
- Good links between the village centre and countryside, but the pavement is narrow in places and close to the busy main road.
- St Catherine's Hill providing informal public recreational space and panoramic views.
- An area with spacious house plots for private recreation.
- Trees and vegetation providing enclosure where the valley sides become steeper and a backdrop to the buildings set against the hillside. This serves as a constant reminder of the link between the village centre and countryside beyond.
- Significant banks of trees that contribute to the area's verdant character. For example, the wooded grounds of Braboeuf Manor, banks of trees in Sandy Lane and Portsmouth Road.
- The collective impact of trees in the more spacious gardens in Guildown Road, Ferry Lane and at Langton Priory.
- A section of the River Wey providing a tranquil rural retreat. The river forms part of the much larger Wey/Goldalming Navigations network owned and managed by the National Trust. Viewed from both the open countryside on the Shalford bank and the towpath, the adjacent housing has little visual impact due to the depth of the gardens, low scale of the development and backdrop of trees. It is important to retain this tranquil countryside character to preserve the setting of St Catherine's and the broader Navigations conservation areas.



looking across River Wey towards Ferry Lane



riverbank erosion

- The hillside facing the river has eroded and is vulnerable to further slippage due to exposed sandy soils. It is a natural and popular playground for children in the summer months. The deterioration is continuing and is a longstanding management problem, which is not easily resolved.

Summary:

Open spaces, trees and footpaths

- Ready access to St Catherine's Hill.
- Good connections to the footpath network including the North Downs Way a strategic national long distance footpath.
- The narrow footpath in the village centre next to the busy main road is a hostile environment for pedestrians and cyclists.
- Edge of countryside location.
- Significant banks and groups of trees.
- Tranquil riverside setting.

4 PRESSURES, ISSUES AND THREATS

Pressures:

The main pressures on the conservation area relate to:-

- 1 The speed, volume and size of vehicles using Portsmouth Road.
- 2 Sub-division of larger plots for infill development and flat conversions.
- 3 Incremental changes leading to the gradual loss of features such as walls, trees and windows which combine to give the area its strong identity.

Issues and threats:

The main issues and threats relating to the conservation area are as follows:-

1 Traffic:

The Portsmouth Road is one of the main traffic arteries serving Guildford and the wider area. There is little prospect of being able to reduce the volume of traffic through the village. Vehicles, however, travel at excessive speed and regular accidents occur resulting mainly in damage to property.



speeding traffic

Measures are required to reduce the speed of vehicles on the approaches to the village and to provide a safer environment for pedestrians and cyclists. Such works must not only be effective, but also sensitive to the character of the area, avoiding an unnecessary proliferation of street signs and markings, which would be visually damaging.

By calming traffic, the street becomes a more inviting place for pedestrians. It may not be possible to reverse the negative changes that have taken place, such as buildings turning their back to the street, but it should be possible to prevent further erosion of character.

2 Infill development and conversion of buildings to flats:

In common with other parts of Guildford and the South-East generally the area is under pressure for development. Some of the infill development carried out, mainly in the mid 20th Century, has failed to respect the character of the conservation area, due to:

- Poor design
- Tight plot boundaries allowing little scope for establishing a mature landscaped setting
- Use of inferior materials

A number of the larger villas have been converted to flats. When carefully carried out, new life is breathed into the building and its future is secured, for example The Grange. Apart from the conversion work itself; sub-division creates the need for more parking spaces. This can be successfully incorporated within a landscaped setting. The provision of additional parking can result in the loss of planting and screening to prominent boundaries. This, and the accumulation of paraphernalia such as satellite dishes, meter boxes detracts from the area's strong visual qualities.

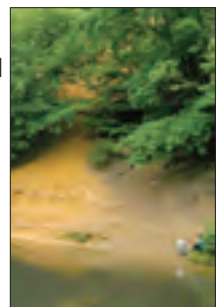
3 Incremental changes:

The area retains a rich architectural and historic heritage that remains largely unspoilt, 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.
- Replacement of original roof coverings with concrete tiles.
- Inappropriate choice of and/or positioning of roof-lights and dormer windows in loft conversions.
- Painting original brick elevations.
- Demolition of important boundary walls.
- The loss of small front gardens to parking.

4 Bank destabilisation:

Two sections of the hillside are continuing to erode with potential for a more substantial collapse in the future. The sandy bank next to the River Wey and land adjacent to the railway cutting. The latter is likely to be the more problematic.



riverbank erosion

5 OPPORTUNITIES, ENHANCEMENTS AND IMPROVEMENTS

The area's character is derived from:-

- the mix of uses, residential, business and education.
- the diverse mix of housing in type, size and social mix coupled with the strong sense of a local community spirit.
- the physical qualities manifest in the topography, buildings and landscape.

These need to be preserved and/or enhanced.

Opportunities:

There are a number of sites and practical measures that could be viewed as opportunities for the future enhancement of the conservation area.

1 Traffic management

Measures to control the speed of traffic through the village. The County Council consulted interested parties earlier this year (2005) on a draft scheme. A modified more environmentally sensitive scheme is being developed with a view to implementation when funding allows. The project will be reviewed when compiling the 2006/07 programme.

2 Footpath enhancement

The pavement from St Catherine's Priory to The Ship Inn is in a poor state of repair. In places the kerb is now almost level with the road. The pavement surface is uneven and becomes very narrow next to the public house.

Within the traffic calming measures discussed there is provision to reassess the road width with a view to widening the pavement outside The Ship Inn.

The footpath and road use the same black tarmac finish. Visually this makes the carriageway appear wider. If the pavement in the village centre had a different finish it may reinforce the traffic calming measures being promoted by the County Council and serve to give a clearer identity to the village centre. A bound fine gravel or similar light finish would differentiate the road and pavement and be more sympathetic to the adjacent rural area by integrating readily with the path leading to St Catherine's Hill. The finish needs to be comfortable to pedestrians and acceptable to the County Council, which is the Highway Authority.



example of gravel surfaced paving elsewhere, at Grayswood

3 Tree management

St Catherine's Chapel is an important feature of the locality. Tree cover is important to the area but it is necessary to strike a balance to allow glimpses through to the monument. An assessment with a view to some limited tree management would be beneficial. This is best undertaken in the summer months when tree cover is at its most dense, with the work itself timed to avoid the bird nesting season.



St Catherine's Chapel

4 Boundary improvements

The replacement of the white fencing at the entrance to the College of Law with a more sympathetic treatment conducive to its semi-rural location would do much to enhance the conservation area at this point. The use of metal 'estate-type' railings or post and rail backed by a native hedgerow would be more suited to its location.



entrance to The College of Law, Portsmouth Road

5 Information

St Catherine's, Ferry Lane, the Pilgrims Way, the old river ferry and the river itself all provide glimpses into Guildford's past and represent an important part of the town's heritage. There is little in the way of on-site information to communicate this heritage. The provision of improved public information would be beneficial and the National Trust has expressed interest in such a project.

6 Identity

The area has a strong sense of community but it is not readily identifiable as a distinct part of Guildford. The possibility of providing a simple sign at the 'gateway(s)' to the area should be investigated, although unnecessary street clutter needs to be avoided.

Recommendations for enhancement and improvement:

1 Traffic management

Implementation of suitably environmentally sensitive and effective traffic calming measures. Financed if possible from the County Council's 2006/07 Budget.

2 Footpath enhancement

Subject to Highway approval, improvements to the footpath width at the pinch point as part of more general traffic calming measures (2006/07). Further longer-term improvements to the surface dressing of pavements within the village centre in co-operation with Surrey County Council.

3 Tree management

An assessment should be made on the benefit of carrying out the selective thinning of trees and some clear felling to improve views of, and from the chapel monument.

4 Boundary improvements

Seek improvements to the front boundary treatment at the College of Law.

5 Information/Interpretation

Liaise with the National Trust with a view to providing a simple, informative interpretation board.

6 Identity

Investigate provision of low-key sign(s) to reinforce the area's identity.

7 Guiding change

The conservation area appraisal identifies key features, which contribute to the special character of the area. Under current planning controls many of these can be altered or removed without the need for permission. For the wider public benefit and to safeguard the present character of the area it is proposed that such critical changes are brought within planning control through the service of an Article 4(2) Direction. This would have the effect of removing "permitted development" rights for the following works where they front the street or an open space:-

- 1 Alterations to windows and doors.
- 2 Alterations to, and the removal of garden walls.
- 3 Hard surfacing a front garden primarily for the parking of vehicles.
- 4 The alteration, addition and removal of chimneys and porches.
- 5 Painting previously unpainted surfaces or a material change in paint colour.

The objective being to guide changes so that they are undertaken in a manner sympathetic to the character of the area. Appendix 5 contains more information about Article 4(2) Directions together with a list of Frequently Asked Questions (FAQ).

8 Design guidance and advisory leaflets

Advice for owners and residents on how the conservation area designation affects them. To include:-

- A map showing the conservation area and the important features within it
- Advice on measures such as Article 4(2) directions put in place to protect original architectural features
- Advice on appropriate maintenance, repairs and alterations to buildings to ensure the continued preservation and enhancement of the appearance and character of the conservation area

Guildford Borough Council historic building grants:

Guildford Borough Council can offer historic building grants for the repair and restoration of buildings within conservation areas. Owners applying to reinstate windows, doors, roofing materials, garden walls, for example, to match appropriate original examples may be eligible for these grants. Grants are currently offered at 20% of the cost, up to a maximum value of £500 for appropriate buildings in conservation areas. Slightly higher figures apply to listed buildings. This initiative is designed to encourage reinstatement of the many lost original architectural features within conservation areas.

Progress in implementing recommendations (June 2008)

Since the adoption of the appraisal document progress has been made on a number of the recommendations contained within it. A short update on the position at June 2008 is set out below:

1 Traffic management

Surrey County Council, the Highway Authority, following consultation with interested parties, has implemented a limited traffic management scheme. The project is mainly designed to slow the speed of traffic through the 'village' to improve safety.



new speed control sign

2 Footpath enhancement

No improvements have been secured for the public footpaths which in areas are in a very poor condition. The Borough Council remains committed to seeking improvements to the footways but is dependant on the support of the County Council which is responsible for their upkeep and maintenance. The character appraisal identifies the opportunity to enhance the area through the use of better quality surfaces. Subject to securing appropriate finance this is an area where 'top up' partnership funding has the potential for securing the desired improvements. This has been successfully applied in other parts of the borough. The County Council has indicated that no significant highway works are programmed for the area beyond the limited traffic management scheme recently implemented. Realistically more widespread improvements are unlikely to be implemented in the short term.

3 Tree management

Consideration has been given to the appropriate management of the trees on St Catherine's Hill. Tree management needs to balance the desire to maintain/achieve important viewpoints to and from the hillside while ensuring its context within the broader landscape framework is appropriately maintained. Following a consultation led by the Council's Parks and Countryside Manager involving local residents through the St Catherine's Village Association, the vast majority favoured the removal of most of the trees, especially those affecting the view of the chapel. Formal notification of the intention to carry out the work will be given and subject to the outcome of this process the trees will be removed in 2008.

In September 2005 the Highway Authority for safety reasons felled a large mature lime tree in Guildown Road. Significant rot had developed in the base of the tree. The line of trees in this part of Guildown Road is a significant feature of the conservation area and is specifically identified as such in the character appraisal. In 2007, The Borough Council, with the support of local residents, instigated and funded the planting of two replacements close to the original position.



Guildown Road tree planting

4 Boundary improvements

Contact was made with the College of Law in late 2006. The college feel the historic name is adequately represented. The fencing makes the entrance readily identifiable and is in good condition. Given other more pressing demands for expenditure and the adequacy of the present arrangement altering the existing boundary fence is not considered a priority.

5 Information/interpretation boards

A small interpretation panel has been installed by the National Trust at the bottom of Ferry Lane. It describes the likely origins of the lane, the local chalk industry and the long established river crossing point.



6 Identity

No progress has been made in pursuing a road sign to identify St Catherine's at the present time. It is not considered a priority.

7 Guiding change

Controls applying:

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 has been served. This has been the subject of public participation and was confirmed unchanged at the Executive on 29 November 2007.

Conservation area boundary:

Two necessary minor changes to the conservation area boundary have been made to reflect more accurately the present pattern of ownership and physical boundaries. This affects Piccards Manor and The Wakes, 36 Guildown Road and arises directly from comments made during the public Exhibition.

8 Guidance and advisory leaflets

- a) The publication of the conservation area character appraisal in its adopted form in hard copy and on the Council's website will serve to better identify the key characteristics of the area. A map of the area showing the conservation area boundary and salient features - important walls, listed buildings, viewpoints, for example, forms part of the publication (Map 4).
- b) Guidance on Article 4(2) Directions is already available on the Borough Council's website. This has been reviewed and updated to coincide with the introduction of the Direction covering St Catherine's.
- c) As a matter of good practice the Borough Council is developing and expanding guidance on conservation areas and historic buildings. More general planning guidance already exists on house extensions. Ten guidance leaflets on a range of different issues relating to the care and repair of historic buildings has been produced as a joint initiative with other Surrey districts and Surrey County Council. The information is published on the Borough Council's website.

9 Bank erosion

This problem was noted in the appraisal but not included specifically among the recommendations. Since the preparation of the appraisal discussions have taken place involving a number of interested parties with a view to developing proposals to bid for Heritage Lottery Funding.

APPENDIX 1

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1934: Ordnance Survey

1872: Ordnance Survey

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1896: Ordnance Survey

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1916: Ordnance Survey

APPENDIX 2

SOURCES OF FURTHER INFORMATION

The Guildford Borough Council Local Plan contains relevant information and policies on development in the Borough.

For further advice on conservation issues, contact:-

The Design and Conservation Team,
Planning Services,
Guildford Borough Council, Millmead House,
Millmead, Guildford, Surrey GU1 4BB

Telephone 01483 444676/444667/444665
Website www.guildford.gov.uk

For Planning Enquiries contact:-

Planning Development Services
(address as above)

Telephone 01483 444609
Website www.guildford.gov.uk

Other useful contacts:

St Catherine's Village Association

Website
www.st_catherines_guildford.idbuilder.co.uk

The Victorian Society,
1 Priory Gardens, Bedford Park, London W4 1TT

Telephone 020 8994 1019
Website www.victorian-society.org.uk

The Society for the Protection of Ancient Buildings
37 Spital Square, London E1 6DY

Telephone 020 7377 1644
Website www.spab.org.uk

English Heritage, Customer Services Department
PO Box 569, Swindon SN2 2YP

Telephone 0870 333 1181
Website www.english-heritage.org.uk

Royal Institute of British Architects
Telephone 0207 580 5533
Website www.architecture.co.uk

The Building Conservation Directory
Telephone 01747 871717
Website www.buildingconservation.co.uk

APPENDIX 3

LISTED BUILDINGS

(Grade II unless otherwise indicated)

- **The Grange, 15, Guildown Road.**
House, now divided into flats. 1902 by J. Belcher.
- **Littlecroft, 21, Guildown Road.**
House, 1899 by Sir Edwin Lutyens for Mrs Bowes Watson.
- **St Catherines Cottage, 44, Portsmouth Road**
Cottage. C17 with C19 alterations.
- **Abbots & Priory Cottage.**
House, now 2 dwellings.
Early C19. Whitewashed brick.
- **Braboeuf Cottage, 119, Portsmouth Road.**
House. Circa 1850. Bargate stone blocks with gault brick quoins patterned tile hanging.
- **1 - 8 The Valley.**
Cottage row. Circa 1880 possibly by R. Norman Shaw.
- **64 Portsmouth Road**
Cottage, now partly shop. C17. Timber framed, clad in colour washed roughcast.
- **The Ship Public House**
House, now public house. C17 with C19 front. Timber framed.
- **St Catherine's Priory & Cottages**
House with cottages to north. C18 to south, late C16/early C17 to north.
- **1 – 6 St Catherine's Hill (Listed as 1 – 5 St Catherine's Cottages, Ferry Lane)**
Cottage row. C17, extended and altered in C19 and C20. Part timber framed,
- **5a & 6 St Catherine's Cottages, Ferry Lane**
Cottage pair. Late C17/early C18. Part timber framed.
- **Old Friars, 37 Old Portsmouth Rd**
Former hall house. Early C16 and C17 alterations.
- **Nos. 39 and 40 (Artington Cottage) Old Portsmouth Road**
Cottage. Late C16 with C19 and C20 extensions to rear. Part timber framed.
- **Braboeuf Manor (College of Law)**
Manor house, now administration block for College of Law. Late C16, circa 1590, with C19 front and C20 extensions to left and rear. Timber framed core with Bargate stone front.
- **Piccard's Manor (Sandy Lane)**
House. Mid-late C16 with C18 extension to right and late C19 extensions to left. Timber framed, clad in galletted sandstone blocks.
- **Barn, appr. 20 m SSW of Piccard's Manor (Sandy Lane)**
Barn. Circa 1700. Timber framed on tall rubblestone plinth and gable ends. Brick and stone to front aisle with plain tiled roof extending down in catslide over. Seven framed bays.

- **Barn, appr. 15 m to SSE Piccard's Manor (Sandy Lane)**
Barn and stable, now part library. Late C18 and C19. Sandstone blocks with brick dressings; plain tiled half-hipped roof.
- **Treetops, 42, Old Portsmouth Road**
House. Circa 1700. Colour washed brick with plain tiled roof.

ANCIENT MONUMENTS

- St Catherine's Chapel (also listed Grade I)
An oblong building mainly of sandstone faced with chalk

APPENDIX 4

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 has started to compile a local list with the aim of establishing a comprehensive list for the whole Borough.

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

The local list will usually include:

- i) Buildings or structures dating before 1840 which survive in anything like their original condition;
- ii) Buildings dating between 1840 and 1914 that have definite quality and character. Careful selection will be necessary. The use of local styles will be particularly relevant when determining the value of such a building.
- iii) Buildings that date from between 1914 and 1939 only if they have a particular quality, character or significance.
- iv) After 1939, only outstanding buildings that represent a particular architectural style.

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

APPENDIX 5

ARTICLE 4(2) DIRECTIONS

Planning controls in conservation areas are established nationally. Whereas they control larger scale development, some more minor works are exempt. In an area such as St. Catherine's where features such as chimneys, boundary walls and windows are a critical part of the area's character, the absence of control over their alteration or loss can easily diminish the very elements that give the area its distinctiveness. In such circumstances, provision is made in the planning legislation for tighter restrictions to be applied to specific areas through what is known as an Article 4(2) Direction.

Where a Direction is made and subsequently confirmed (as is the case in the St Catherine's conservation area), the works specified are brought within planning control. An Article 4(2) Direction controls solely those works which are likely to have an impact on public views. Set out below is a summary of the general controls that apply in all conservation areas and the additional controls resulting from the Article 4(2) Direction.

PLANNING CONTROLS ON DWELLINGS WITHIN ALL CONSERVATION AREAS

(Without Article 4 (2) 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 certain types of satellite dish depending on size and location. The Government's planning portal contains further guidance/ web address:
www.planningportal.gov.uk/uploads/ant/antenna_guide.html.

Application forms for the above are available on the Council's website: www.guildford.gov.uk or can be obtained from Planning Development Services.

ADDITIONAL PLANNING CONTROLS RESULTING FROM THE ARTICLE 4(2) DIRECTION.

As a result of the Article 4(2) Direction the following additional controls apply:-

Where such works front 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.
- Building 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.
- Removing totally or partially 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 like finishes.

And the following whether or not it fronts a highway or open space.

- Removing or altering chimneys

FREQUENTLY ASKED QUESTIONS

The most commonly asked questions are listed below.

FAQ 1:
Does the Article 4(2) direction mean that we can never make any changes to our property again?

Answer:

No. But 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 detrimentally affect the character of the conservation area. The essence of planning in conservation areas is to manage change to ensure that development can happen but avoids harming the special qualities of the area. Consequently some changes will be allowed and some will be resisted.

FAQ 2:
How does the Article 4(2) 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. It is as a result of the appraisal that the need for firmer planning controls was identified to prevent the area's distinctive character being undermined.

FAQ 4:
I live in a flat, does the Article 4(2) direction affect me?

Answer:

Strictly speaking the answer is no because flats, unlike houses, do not benefit from 'permitted development' rights. Consequently, with or without the direction if you want to make changes that materially change the exterior appearance of your flat you need planning permission.

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

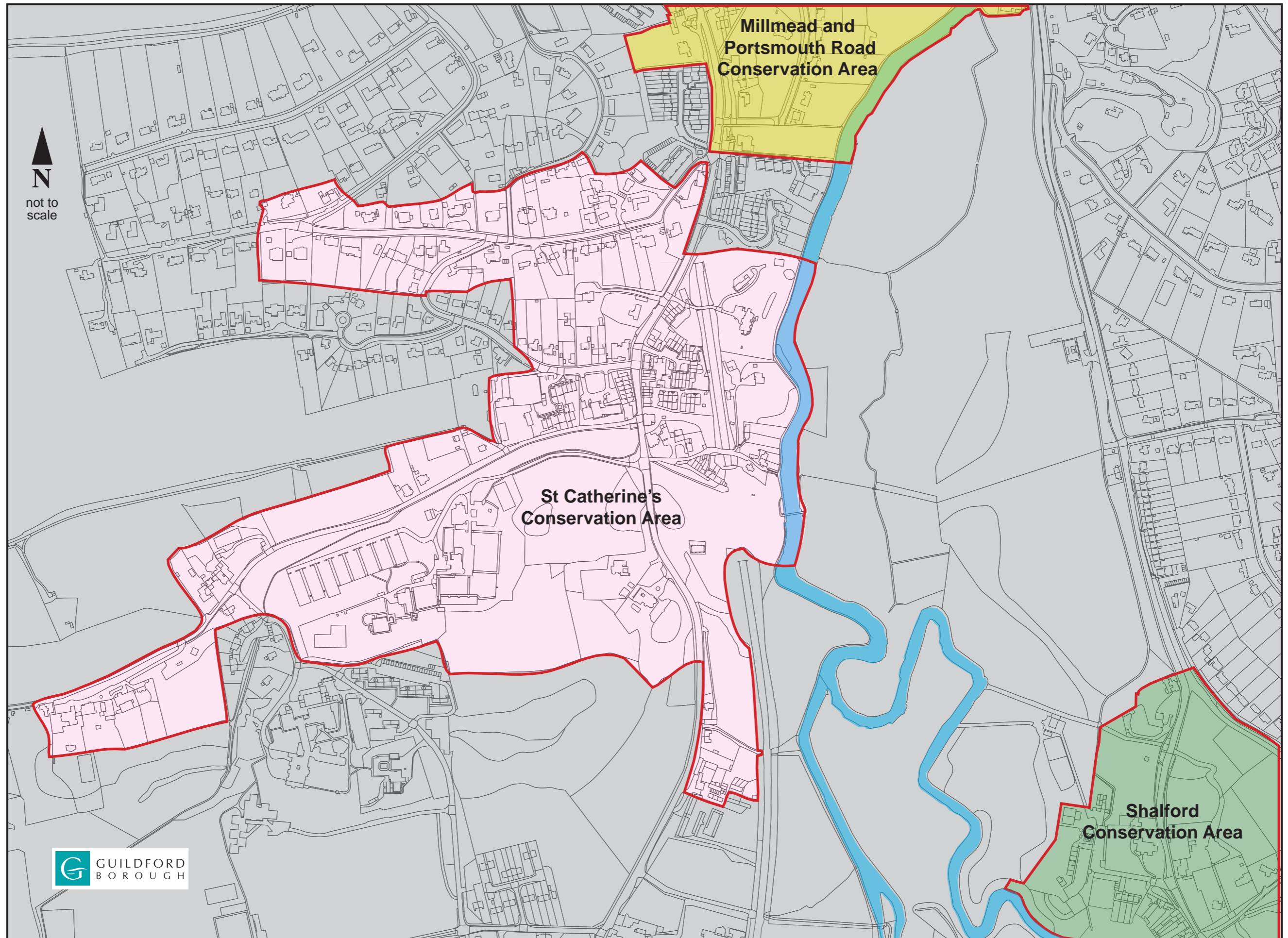
Answer:

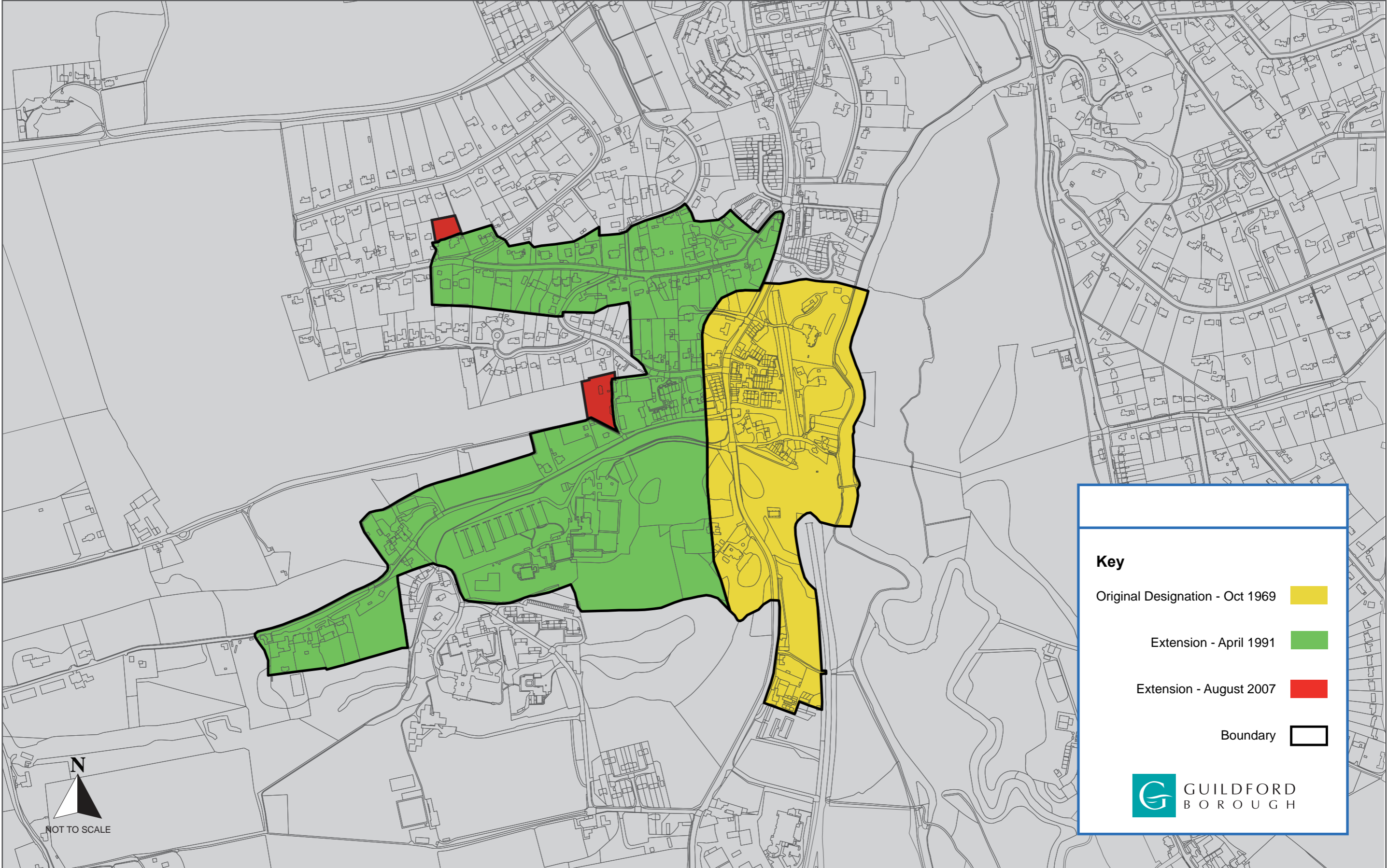
No, straightforward maintenance such as repainting a previously painted surface to the same colour scheme, replacing the bottom rail of a sash window in a matching form etc would not require permission as it would be deemed a repair. Indeed, regular maintenance is actively encouraged. More ambitious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

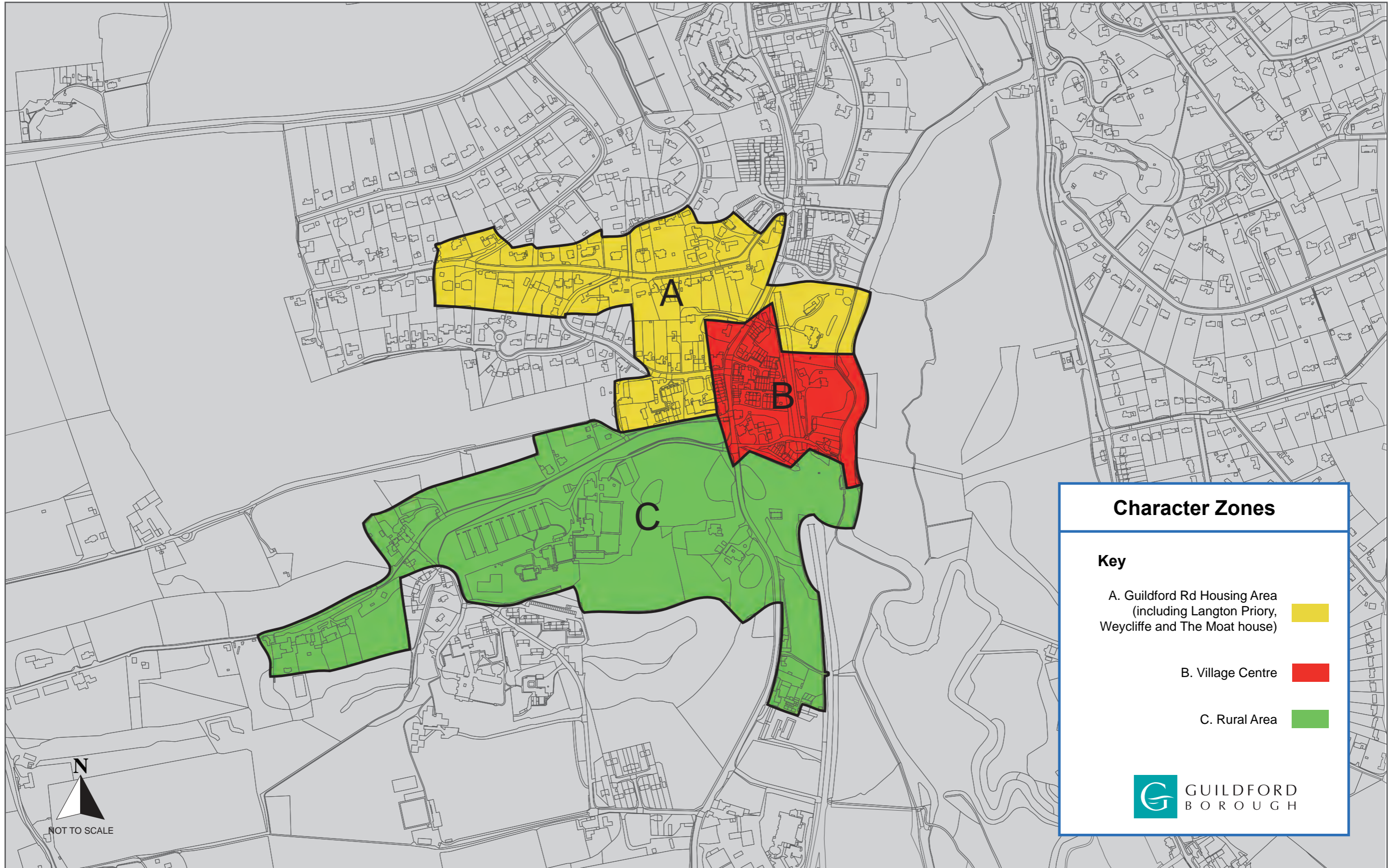
FAQ 6:
How are new owners made aware of the controls that apply?

Answer:

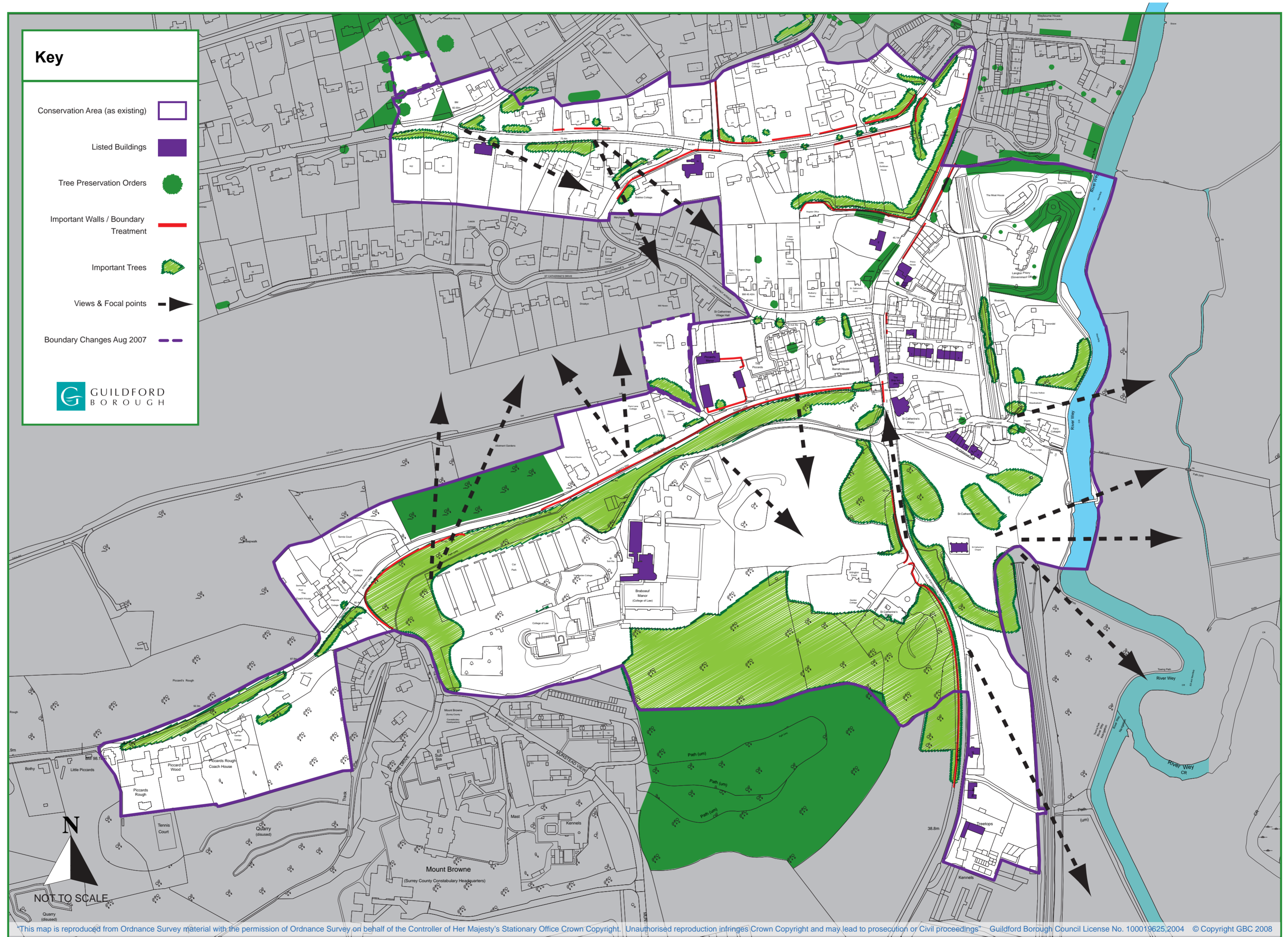
The conservation area designation and Article 4 Direction are local land charges. Both are identified in the local land search undertaken as part of the general legal process relating to house purchase. This is the most certain and enduring method. Such information is also conveyed when specific enquiries are made to the Planning Service and through the Council's website.







St Catherine's Conservation Area - Townscape Analysis



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