



# Abbotswood Conservation Area Appraisal and Management Plan





# Abbotswood Character Appraisal and Management Plan



**Guildford Borough Council**



## Status of Abbotswood Conservation Area Character Appraisal and Management Plan

### Status

Guildford Borough Council formally adopted this document on 20 October 2011.

This document is an important part of the evidence base which will support the policies within the new Local Plan. It will therefore be an initial information source for the 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 new Local Plan, 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 and planning controls

The adopted appraisal contains a number of recommendations. The boundary has been implemented following resolution at the Executive Committee on 20 October 2011 and the publication of statutory notices. Tighter planning controls have also been introduced with the imposition of an Article 4 direction. An Article 4 direction was served on certain properties on 11 December 2012 which withdrew permitted development rights from the land. An amended Article 4 direction was served on the 17 April 2013 withdrawing permitted development rights only from land fronting a highway or public open space. A public consultation ran from the 17 April to 8 May 2013. The responses have been considered and a report seeking to confirm the direction is to be presented to the Planning Committee.

### Statement of public consultation

In line with best practice the compilation of this document has been the subject of wide public consultation. The three Abbotswood residents' associations undertook initial consultations with their residents in January 2010 to assess the degree of support for becoming a conservation area and established that the majority of responses received were in favour of designation. A Steering Group was formed in February 2010 comprising representatives from the three Abbotswood Residents Associations (ARA) namely the ARA Central Crescent, the ARA Ltd, and the ARA North West Spur. The Steering Group then met with the Development Control manager of the Council, the Conservation Officer and the Ward Councillor on the 4 March to confirm the Council's support for establishing Abbotswood as a conservation area and to plan the way ahead.

This appraisal has been produced in partnership with the Council and the Abbotswood Conservation Area Steering Group. The appraisal was initially considered in a walkabout on the 13 May 2010 with the Steering Group and the Council's Conservation Officer. Draft maps and text were subsequently prepared by the Steering Group and discussed with the Conservation Officer on 4 August 2010, 4 November 2010 and the 19 January 2011. On the 30 September the Abbotswood Area Steering Group held a meeting for residents whose houses, it was proposed, would be included within the conservation area, in order to brief them on the timetable for completing the process of becoming a conservation area and on the implications and advantages of this change of status.

A four week public consultation period ran from 10 May 2011 until 7 June 2011 to allow residents and the general public to comment on the proposed boundary and the draft appraisal document. The text and a downloadable questionnaire were available on the Council's website during this time. A hard copy of the questionnaire was also provided to all households within the proposed Conservation Area Boundary through a leaflet drop by the residents steering group. An exhibition, including a drop-in surgery with the conservation officer and members of the Abbotswood Conservation Steering Group available to answer questions, was also held in the council offices between 27 May 2011 and 2 June 2011 which included day and evening opening.

After careful consideration of the representations made, the text of the appraisal document was amended to address valid points of concern. A summary of the comments received and the amended text was adopted formerly by the Executive Committee on 20 October 2011.

### Ordnance Survey statement

The Ordnance Survey map data included within this publication is provided by Guildford Borough Council under licence from the Ordnance Survey in order to fulfil its public function to act as a planning authority. Persons viewing the mapping should contact Ordnance Survey copyright for advice where they wish to licence Ordnance Survey map data for their own use.

## Contents

page

<b>Acknowledgements</b> .....	9
<b>Introduction</b> .....	11
Conservation areas.....	11
The role of the conservation area character appraisal and management plan.....	11
The planning policy background.....	12
The conservation area boundary.....	12
Community involvement.....	12
<b>Abbotswood Conservation Area Character Appraisal</b> .....	13
<b>Location and landscape</b> .....	15
The location of Abbotswood.....	15
Geology and landscape.....	15
<b>Historical development</b> .....	15
Early history.....	15
19th century development and the Edwardian dream.....	16
The development of Abbotswood.....	16
The wider influence of Burlingham.....	18
<b>Spatial analysis</b> .....	19
The character of Abbotswood.....	19
The entrance archways.....	20
The estate roads.....	20
The post box island.....	21
Open space.....	21
Key views and vistas.....	22
<b>Buildings in the conservation area</b> .....	23
The style and design of Burlingham's Houses.....	23
Roofs.....	24
Half timbering.....	25
Tile hanging.....	25
Roughcast rendering.....	26
Brickwork.....	26
Windows and fenestration.....	27
Doors and porches.....	27
Bungalows designed by Burlingham.....	28
The infill properties on Abbotswood.....	29
Listed buildings.....	30
Stoke Park Farm.....	30
No 46 Woodways.....	31
Locally listed buildings.....	31
Positive buildings.....	32

<b>Abbotswood Conservation Area Management Plan</b> .....	33
<b>Introduction</b> .....	35
The role of the conservation area management plan.....	35
Positive management of the conservation area.....	35
The Abbotswood conservation area boundary.....	35
The local list.....	36
The use of Article 4 directions.....	36
Tree preservation orders.....	38
Improvements to the public realm.....	38
Technical design guidance.....	38
Monitoring change and development.....	38
Raising awareness of the character of the conservation area and its protection.....	39
<b>Conservation Area Action Plan</b> .....	39
<b>Key pressures and challenges to the character and appearance</b> .....	39
Infill and redevelopment.....	39
Permitted development.....	39
Streetscape and landscape issues.....	40
<b>Opportunities for enhancement and improvement</b> .....	40
Guiding change and the use of Article 4 directions.....	40
Improvements to the public realm.....	41
Street audit.....	42
Tree and open space management.....	42
Locally listed buildings.....	42
Positive buildings.....	42
<b>Appendix 1</b> .....	43
<b>Bibliography and references</b> .....	43
<b>Appendix 2</b> .....	45
<b>Maps</b>	
a) Townscape appraisal map.....	45
b) Buildings in the conservation area.....	47
<b>Appendix 3</b> .....	49
<b>Listed buildings in Abbotswood Conservation Area</b> .....	49
Criteria for local listing.....	49
Buildings for inclusion on the local list.....	50
<b>Appendix 4</b> .....	50
<b>Planning controls on dwellings within all conservation areas (without Article 4 directions)</b> .....	50
<b>Appendix 5</b> .....	51
<b>Additional planning controls introduced where an Article 4 direction is served</b> .....	51
<b>Appendix 6</b> .....	52
<b>Frequently asked questions</b> .....	52





## Acknowledgements

This document has been produced with the support and co-operation of the following:

**The Abbotswood Area Steering Group**  
comprising representatives  
from the three Abbotswood Residents Associations:

ARA Central Crescent  
ARA Ltd  
ARA North West Spur

In particular the following:

Ian Chapman  
Andrew Corner  
Sue and Graham Hibbert  
Niels Laub  
David Pardo  
Amanda Regan  
Anthony Vineall

**Michael Drakeford**  
author of the book  
A History of Abbotswood

and the support of  
Councillor Matt Furniss



## 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 and the Planning (Listed buildings and Conservation Areas) Act 1990 provides the framework for the designation of conservation and review of these areas. The Act places a duty on councils to determine areas suitable for designation, to formulate and publish proposals for the preservation and enhancement of conservation areas and to keep these under review. Once designated, there is a requirement to protect the area from development that would adversely affect its character or appearance.

English Heritage advises that it is essential that councils 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.

This document is therefore in two parts:

- **Abbotswood Conservation Area Appraisal**, defining the boundary, character and appearance
- **Abbotswood Conservation Area Management Plan**, providing a framework in which change and development within a conservation area can be managed.

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

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 sets out the means by which that objective is to be pursued. It is hoped that a 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.

Included in the appendices are maps which identify key features of the area such as views, listed and locally listed buildings, positive buildings, trees and boundary treatments as well as the proposed boundary of the conservation area.

The aim of this conservation area character appraisal is to:

- generate awareness of exactly what it is about the conservation area that makes it of special interest
- improve the understanding of the history and the historical context of this area of Guildford
- 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 the 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 protection 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.

The second part of the document forms the management plan for the conservation area. It describes the key positive features of the area as well as any negatives, and draws out opportunities for improvements and enhancements. The management plan provides the Council with a framework in which change and development within a conservation area can be managed in ways which maintain and reinforce the special character of the area defined.

## The planning policy background

This conservation area appraisal provides the foundation that the Council can use to assess applications for development within the Abbotswood Conservation area. It is not intended to prevent change but to manage change within it, in a way that protects and preserves 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 these matters are of no interest. This document will be subject to review and future amendment as appropriate.

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

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

The Abbotswood Estate falls within the Guildford Urban Area as designated in the Local Plan and is classified as residential to which Policy H4 and the Residential Design Guide 2004 apply. Abbotswood is listed as a Type 3 area in the Residential Design Guide. Within the Guildford Landscape Character Assessment 2007, it is identified as being within the landscape character area E2: Ockham and Clandon Wooded Rolling Claylands, and assessed as Townscape Type 7: Garden Suburbs.

The area known as The Paddock is designated a protected open space in the Local Plan to which Policy R5 applies, and a site of nature conservation importance, to which Policy NE3 applies.

## Conservation area boundary

The boundary for Abbotswood Conservation Area has been thoroughly considered as part of the appraisal process and is as shown on the maps in Appendix 2. A full description of

the boundary and the justification for this is described in detail in the management plan part of this document.

## Community involvement

In line with best practice the compilation of this document has been the subject of wide public consultation. The three Abbotswood Residents Associations undertook initial consultations with their residents in January 2010 to assess the degree of support for becoming a conservation area and found an overwhelmingly positive consensus. The Steering Group was formed in February 2010 comprising representatives from the three Abbotswood Residents Associations (ARA) namely the ARA Central Crescent, the ARA Ltd. and the ARA North West Spur. The Steering Group then met with the Council's Development Control Manager, the Conservation Officer and the Ward Councillor on the 4 March to confirm the Council's support for appraising Abbotswood as a conservation area and to plan the way ahead.

This appraisal has been produced in partnership with the Council and the Abbotswood Conservation Area Steering Group. The appraisal was initially considered in a walkabout on the 13 May 2010 with the Steering Group and the Council's Conservation Officer. Draft maps and text were subsequently prepared by the Steering Group and discussed with the Conservation Officer on 4 August, 4 November and 19 January. On 30 September the Abbotswood Area Steering Group held an informal meeting for residents whose houses, it was proposed, would be included within the conservation area, in order to brief them on the timetable for progressing the process of becoming a conservation area and on the implications and advantages of this change of status.

A four week public consultation was open from 10 May to 7 June 2011. An exhibition including a drop in surgery was also held in the council offices between 27 May and 2 June 2011.

After consideration of the representations made, the text was amended and reported to the Executive Committee on 20 October 2011 where it was formally approved.

# **Abbotswood Conservation Area Character Appraisal**



## Location and landscape

### The location of Abbotswood

The Abbotswood Estate is situated within the urban area of the borough of Guildford, lying just off the old London Road to the north of the town and approximately one mile from the town centre. It is bounded to the east by the London Road, to the north-east by the Weylea Farm Estate, to the north-west by more recent developments in Westwood Ho and Abbotswood Close, and to the south by Thorneycrofts.

It was built in the early part of the 20th century on approximately 50 acres of arable farmland forming part of the Stoke Park Farm (originally part of the Onslow estate) on land previously known as Ganghill Common, an area of high ground overlooking the water meadows of the River Wey. The original farmhouse and outbuildings still survive and are included within the Conservation Area boundary.

Within the borough of Guildford, the estate became an exemplar and between the wars several further developments in similar style followed in north east Guildford, including Ganghill and significant parts of Merrow.

Abbotswood stands out as significant due to the quality of its architecture, urban design and form, and its setting within a sylvan landscape and as an exemplar in the context of the pattern of development within the borough.

### Geology and landscape

Present day Abbotswood lies within an area identified within Guildford's Landscape Character Assessment 2007 as wooded rolling clays which includes two areas; Wanborough, and Ockham and East Clandon. These form a broad band running east and west across the centre of the borough with boundaries based on the underlying geological transition from London Clay to the rising chalk downs to the south and to the gravel terrace and sand heath to the north. The key characteristics of the area in which Abbotswood falls are gently sloping lowlands based on clay, silt and sand of the London Clay formation.

Abbotswood, identified as one of the garden suburbs within the Landscape Character Appraisal, typifies the garden suburb pattern of development with gently winding unmarked tree lined roads. It has a secluded wooded character with mature trees and tall hedges framing the views along roads. Mature trees, including chestnut beech and oak, relate to the underlying landscape character. A wide range of ornamental species are also supported. Abbotswood is typical of the identified townscape in that it is close to open countryside with footpaths to open semi rural space.

## Historical development

### Early history

There is evidence of an early stone-age settlement on the site of the old Weylea Farm. There is also evidence of a Roman burial ground nearby, approximately where Pimms Row stands today. In 1897 Romano-British pottery and other artefacts were discovered on the slopes overlooking the river to the west of Pimms Close. In writing the history of Burpham, Roger Marjoribanks comments that "it is likely that the remains of a small villa lies buried in the soil not far away". He further comments that Burpham "was probably defensible, for when the Saxons arrived in the 6th century, they called it Burh-ham which means either "fortified hamlet" or "fort in the water meadow".

The Wey Navigation, which made the River Wey navigable all the way to London, was constructed by Sir Richard Weston who lived at Sutton Place, one of the great Tudor houses in Surrey, situated not far from Abbotswood. Started in 1651, it took only three years to complete and enabled gunpowder from the Chilworth Powder Mills to be transported quickly and safely to the arsenals in London. It also enabled bales of wool to be ferried to London, an important source of wealth for the borough at that time. Indeed Guildford Blue, a dye made from the local whortleberries, was also much prized at that time. The railways extended to Guildford town in the mid 19th century, eventually replacing the Wey Navigation, but greatly increasing the prosperity of the borough.

By 1913, when the first residents moved to Abbotswood, Guildford was a significant and thriving market town, and the county town of Surrey. Local industries included Dennis Brothers who built the first motor car factory in the world at Onslow Street (Rodboro Building) in 1901 and who by 1908 were building the first buses and fire engines.

### 19th century development and the Edwardian dream

In the nineteenth century, the need for people to be able to walk to and from work, had largely kept the building of houses confined within the town boundaries. The coming of the railways in the mid nineteenth century and the arrival of the motor car in the early twentieth century introduced for the first time the concept of commuting, enabling people to live outside towns in the countryside, but still within reasonable travelling distance to work in the towns.

Following the industrialisation of the Victorian era and the chronic pollution of urban areas, the turn of the century saw a yearning for the simplicity and honesty of rural life, and it was the dream of many wealthy middleclass Edwardians to live out the rural idyll. The garden suburb movement became an important architectural phase within Britain from the Victorian age through the early part of the twentieth century.

Abbotswood was to emerge from the coincidence of the Earl of Onslow's need to sell off land surrounding Stoke Park Farm. This was to resist the combined financial pressures of the agricultural depression of the late nineteenth century and the introduction of death duties. This coupled with the opportunism of George Taylor, a local entrepreneur, and his architect Alfred Claude Burlingham saw the development of the area around Stoke Park Farm as a garden suburb for the wealthy middle class of Guildford in the emerging distinctive architectural style.

### The development of Abbotswood

Abbotswood was conceived as an early 20th century Garden Suburb and is a fine representative of its period. It consisted of 46 houses built mainly before and after the First World War, initially for the professional and more affluent residents of Guildford borough, providing easy access to the town.

The developer George Taylor employed the services of a young architect called Alfred Claude Burlingham, who was an enthusiastic disciple of Lutyens and Baillie Scott and had already designed houses in Sutton for Taylor in the Arts and Crafts style. He created several different designs for large and medium sized houses, in some cases with space for servants' quarters.

The development commenced in 1912 and took place over two main periods. The first phase up to and including the war provided larger houses for the gentry. The second phase immediately following the war offered smaller properties (including bungalows) in order to respond to the social upheaval brought about by the war. The result is a mix of properties, appealing to a varied community.

Work on the first Abbotswood house, Number 5, began in January 1913 and by July, it had been completed and sold to Mrs E D Falkus (with the architect A. C. Burlingham residing). This was followed shortly in 1914 by the houses at numbers 6 and 7; and in 1915 by the houses at numbers 1, 2, 4 and 39.

In 1921, the investment company Onyx was formed and funded several of the plots for development. Thereafter the partnership of Taylor and Burlingham continued until 1926 when the Estate was completed.

Since the Second World War, and especially during the 1960s, a certain amount of infilling has taken place. Most of these newer properties respect the concept of space, although not always following the Arts and Crafts tradition of design. Nevertheless they are predominantly of high quality design and material for their period. During this period the two private spur roads, Abbotswood Close and Westwood Ho, were added and subsequently developed.





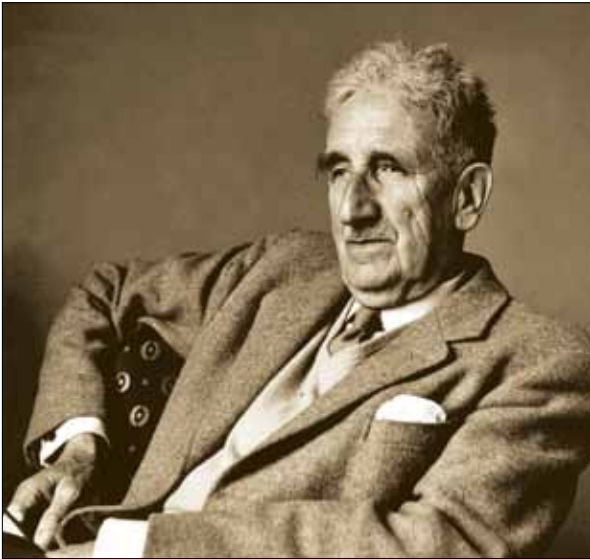
The Roque Map dated 1768



Ordnance Survey Map 1934



## The wider influence of Burlingham



Alfred Claude Burlingham  
(photo courtesy of Michael Drakeford)

Burlingham should not be viewed solely as an architect for domestic properties. He designed a series of shops in Cheam which became a hallmark for the area, a series of flint fronted houses and a church, also in Cheam and the impressive clubhouse at Cuddington Golf Club. He also designed a bottling plant and offices for Cow & Gate in Stoke Road, Guildford.

Later in his career he designed a very large office building for London & Manchester Insurance at Finsbury in the City of London, which was very similar in style to Lutyen's building for the Midland Bank at Poultry. The office block was demolished in 1972, despite many objections at the time.

Following the completion of Abbotswood, Burlingham and Taylor went on to develop other significant residential estates in Guildford at Fairway, Trodds Lane, Ganghill, Meads Road and Green Lane.

Number 46 Abbotswood was listed by English Heritage in 1998 and a further house by Burlingham, St Martha's Lodge on St Martha's Hill near Guildford, was listed in 2009.

### Summary

#### Key influences on the development of the area

- The coming of the railways in the mid nineteenth century and the arrival of the motor car in the early twentieth century introduced for the first time the concept of commuting, enabling people to live outside towns in the countryside.
- Earl of Onslow's need to sell farmland in lieu of death duties brought about the opportunity for a local entrepreneur G. Taylor, together with his architect A. C. Burlingham, to create a garden suburb for Guildford's growing wealthy middle class.
- The resultant estate formed a cohesive, harmonious mix of houses and bungalows in Arts and Crafts style following the principles of 20th century Garden Suburb Movement.
- The estate is characterised by the domestic scale of buildings, traditional detailing and high quality materials and construction set within an informal layout and sylvan landscape.



## Spatial analysis

### The character of Abbotswood

The character of Abbotswood can be summarised as being a mature residential estate comprising large detached dwellings set back from the road within mature gardens of typically 0.2 hectare. There is an abundance of mature trees including oak, chestnut, beech and pine, and with a predominance of mature hedges, comprising a mix of privet, beech and laurel, forming boundaries and screens between the properties.

The roads on the estate are gently curving, unmarked, tree lined avenues with wide grassed verges and distinctive limestone kerbs.

Houses sit in a variety of positions on their plots and in various aspects to the road so as not to form a regular building line, which is clearly demonstrated on the Ordnance Survey map 1934 on page 17.

There are also substantial gaps between the properties providing a feeling of spaciousness and variety.

Abbotswood today represents a fine example of an Edwardian garden suburb of distinctive quality and character due mostly to the harmonious and cohesive design of its architect Alfred Claude Burlingham who was responsible for its layout and the design of most of its buildings. The buildings are representative of the Arts and Craft style with use of traditional materials and detailing and careful attention to craftsmanship and execution. The siting of houses and the quality of the landscape setting are important features of the urban form of the estate and contribute to its overall significance.



Aerial view of the estate

Copyright GeoPerspectives aerial imagery 2009



### The entrance archways

The estate is entered via a pair of distinctive brick arches and wide curved screen walls set back from the London Road. The archways are a defining focal point for the estate which is clearly read as a distinct residential area on approach from London Road.



The entrance archways

The entrance archways are built mostly of brick with stone plinths and cornices. The construction features an asymmetric semi-circular ornamental brick screen wall bisected by the entrance road. Two brick arches straddle the pavements either side of the road.

The central brick columns each have a cornice of bath stone surmounted with stone finials in the form of acorns decorated with oak leaves. The word Abbotswood, surrounded by a wreath, is carved in stone plaques on each pillar.



The Abbotswood plaque

### The estate roads

The roads on Abbotswood can be typified as being gently curving, unmarked, tree lined avenues with wide grassed verges and tarmac pavements with limestone

kerbs. In some areas footpaths are set back from the road edge behind lightly raised grassed verges lined with low stone edges. The trees in the verges are generally mature oak trees, copper beeches and horse chestnuts. Significant groups of mature trees are highlighted on the townscape map. The sylvan landscape and open space within Abbotswood also supports rich and varied wildlife including stag beetles and grass snakes, as well as bird species that appreciate mature trees and the insects they contain such as green and greater spotted woodpeckers and nuthatch.



The central crescent



Typical tree scene

The boundaries bordering the roads are predominantly mature 2 metre high hedges in a mix of privet, laurel and beech.

The entrances onto each property are generally rural in character and either left open or gated, typically with five bar gates supported on oak posts or open wrought iron gates, providing glimpses of the property behind.

There is a low level of street lighting on medium steel columns with simple lanterns which gives a semi rural character to the estate. There is little street clutter by way of signage or street furniture.



A gated entrance

### The post box island



Post box island

A short distance in from the main entrance to the estate, where the road divides, there is a central island featuring a raised bed with stone retaining walls. The island includes a number of mature copper beech and chestnut trees, and the original post box enclosed in a brick surround which still retains a faint trace of the white paint used during the Second World War to identify the post box during blackouts.



The post box

### Open space

Within the estate there is little of the way of formal open space; although an overall sense of spaciousness is provided by the road layout and the siting of houses within their large plots.

The exception to this is The Paddock. This lies alongside the southern boundary of the conservation area and forms a natural area of open meadow of about 2.4 hectares. It slopes away gently from the original lane to Stoke Park Farm which borders the estate, down to the stream at the edge of Thorneycrofts.



The Paddock

It acts as an important buffer between the estate and the more urban area beyond and its semi rural quality is a remnant of the original landscape and setting surrounding Stoke Park Farm prior to Abbotswood's development.



The Paddock

In addition to the mature trees set around the perimeter of this meadow, there are a number of mature oak trees in open land which help to define the special character of this important visual amenity. This area is an important open space for the estate which is historically connected to Abbotswood and contributes to its setting.



### Key views and vistas

The passer-by can view into the estate at three points from the London Road. One view is across the Paddock where occasional glimpses of the original Stoke Park Farmhouse and its outbuildings can be seen. The view across the Paddock onto Thorneycrofts is distinctly rural and invites the walker to enter.



Entrance to the Paddock

On London Road the large mature oaks dominate and frame the busy main thoroughfare while the entrance archways into the estate presents a strong architectural focal point. The second entrance to the estate further north is less imposing and restrained but the unmarked road and lack of street signage and clutter indicates its quiet suburban character in contrast to the busy main road from which it is accessed.



The central crescent



Typical stop end view

Inside the conservation area, views of tree lined roads and their wooded backdrops prevail. Views are also dominated by mature gardens to the fronts of, and between houses. This and the presence of bungalows of lower height and scale means that the built environment does not significantly intrude into the arcadian scene.

The curved nature of Abbotswood and the way in which buildings are sited at varying angles and set back from the road, means that there are few strong focal points rather the eye is lead gently towards key elements of the built form; a gable end, a catslide roof or entrance porch.

From the westerly edges of Abbotswood there are glimpses and distant views over the Wey Valley and the Riverside Nature Reserve. Looking outwards from Abbotswood onto London Road there are glimpses of the Victorian Villas lining the opposite side of London Road framed by mature trees.



View looking out of the estate toward London Road



View over nature reserve



Typical beech hedges

## Summary

### Key features of layout, open spaces and views

- Gently curving, unmarked, tree lined avenues with wide grassed verges and tarmac pavements with limestone kerbs
- The entrance archway and post box island provide focal points and a strong sense of place within the street scene
- There is a sense of privacy with detached houses irregularly set behind mature hedges in large spacious plots with mature gardens
- A lack of formal open space is amply compensated by the sense of openness derived from the road layout with views between houses
- The Paddock is a remnant of the original historic landscape and setting to the listed Stoke Park Farm and provides sole open space to the estate
- Sylvan character with dense, mature planting includes oaks, chestnuts, copper beech and pine together with mixed hedging of local species including privet, laurel and beech to boundaries
- landscape supports rich and varied wildlife.

## Buildings in the Conservation Area

### The style and design of the Burlingham Houses

Most, if not all, of the original houses on Abbotswood were designed in the Arts and Crafts Style at the beginning of the twentieth century by the architect Alfred Claude Burlingham.



Number 39, Greystones

The Arts and Crafts movement derived from a reaction against the fussiness and mass production of the Victorian era by a group of artist and designers led by William Morris who valued quality over quantity. They believed in honest materials, traditional craftsmanship, good design and a return to the functional simplicity of a much earlier period.

The Arts and Crafts Style tends to hark back to the medieval and Tudor periods, with an emphasis on the honesty of domestic vernacular architecture and materials. Locally the movement was strongly influenced by the Surrey vernacular characterised by tall brick chimneys and sweeping steeply pitched barn-like roofs with dormer windows.

Elevations are typically informal and asymmetric with the use of clay tile hanging, half timbering and, to a certain extent, roughcast rendering with local multi-coloured stock bricks. Fenestration tends to be horizontal in nature with leaded light casement windows set in stained oak or deal mullions and surrounds.





Number 6, Abbots Lodge



Number 3, Abbotswood

Almost all the original houses are found to have sister houses of the same design, and in some cases, a number of variants. In some cases the designs are simply mirrored or handed, such as at numbers 21, 14, 44 and 37, to allow the principal rooms to face south on different plots with different orientations. There is one instance where five dwellings were all built to the same design and one example where there are three. But generally most designs were simply duplicated. Only five houses on the estate are unique. Examples of houses that fit this unique category include numbers 1, 6, 13, 24 and 46 Woodways, which is a listed building.

Where house designs were mirrored or duplicated, Burlingham often used a pallet of materials to ensure that no two houses were alike. One of the earlier types had a tile hung version (Number 40) and a half timbered version (Number 39).



Number 22, Langton House

In Abbotswood, Burlingham was responsible for 36 houses and 7 bungalows for which there are 21 individual designs. The specific detail of these buildings is expanded upon in Michael Drakeford's book, A History of Abbotswood.

### Roofs

The roofs are a very important element of the Arts and Crafts Style. Roofs in Abbotswood are typically asymmetric, steeply pitched and barn-like in character, with long sweeping sides often extending down to eaves at ground floor level (known as catslip or cat slide roofs).

All the roofs are of hand-made clay tiles. It is the irregular shape and colour of hand-made clay tiles which give these roofs their charm and character. Attractive and important features of these roofs include:

- the use of gables and hips to break down the mass of the roofs
- the use of collared rafters to lower the height of the eaves at first floor level, thereby breaking up the line of the roof with dormer windows
- the use of gablets, or small gables, at the end of the ridges (a typical Surrey feature)
- the use of splash-backs at the gables to provide an attractive up-swept appearance
- the use of sprockets at the eaves, again to provide a gentle splayed appearance, with the feet of the rafters exposed with cast iron gutters
- tall brick chimneys which further help to break down the mass of the roof
- another attractive feature is the use of small pitched clay tile roofs to weather the top of external screen walls linking the house to the garage.





Coppice Mead with catslide roof



Quatrefoil half timbering showing pegs



A Gablet, a typical Surrey feature

### Half timbering

One of the most attractive features in Abbotswood is the use of half timbering at first floor level and at gable ends to mimic timber framing; an attempt to recreate the Tudor element of the Surrey style. The use of half timbering stems particularly from the Early English Style popularised by Ernest George and Norman Shaw, but later adopted into the Arts and Crafts Style by architects such as Lutyens and Baillie Scott, and indeed Burlingham himself.



Half Timbering

The success of half timbering depends on the extent to which it accurately mimics the use of timber framing as a structural element in both its proportion and in the inclusion of bracing.

On Abbotswood the half timbering is usually stained dark oak and combined with white painted rendering or decorative brickwork. The extent to which Burlingham went to accurately reflect timber framing can be seen in his use of an adzed finish to the timber members and the inclusion of timber pegs and dowels.

### Tile hanging

Tile hanging is one of the most predominant characteristics of vernacular domestic architecture in Surrey, and indeed a very common material throughout the south east of England. In medieval times, tile hanging was introduced as an economic way of providing an effective rain-screen to timber framed buildings particularly in the south east where the clay used for bricks and tiles were plentiful. Tile hanging could easily absorb the movement inherent in timber framed buildings while providing an effective rain-screen to the wattle and daub.

The tile hanging on Abbotswood is used as an effective alternative decorative material to half timbering, particularly in upper storeys and at gable ends, always using hand-made clay tiles interspersed occasionally with decorative string courses in club and fishtail tiles. The use of hand-made clay tiles is important in that it is their irregular shape

and colour that gives the tile hanging its charm and character. The lowest course of tiles is always jettied out from the building to shed rainwater away from the brickwork and windows underneath.



Tile hanging with string courses in club tiles

### Roughcast rendering

Roughcast rendering was a simple rustic finish traditionally applied to provide extra weather resistance to poor quality rubble, stone or porous brick walls and was commonly used in Scotland and the West Country. It also formed the most dominant element in the pallet of materials employed by architects such as Voysey who built a number of important and influential buildings in Surrey at the turn of the century. The material was also used by the Arts and Crafts architects Lutyens, Baillie Scott and Mackintosh.



Roughcast render

Roughcast rendering is a mixture of lime mortar and gravel or shingle that is applied by hand to give a rough textured surface. On Abbotswood where Burlingham used roughcast rendering it is normally painted white.

### Brickwork

All the original properties in Abbotswood employ brickwork using mostly locally available handmade multicoloured stock bricks. The vast majority are mottled, notably Rudgewick multi-coloured stocks which are still available today. These are interspersed with the lighter Warnham Reds, both coming from clay beds not far to the north of Horsham. Most of the external brick walls are constructed in eleven inch cavity brickwork with facing bricks in stretcher or English bond. In all cases lime mortar was used in brickwork.



Rudgewick multicoloured stocks with Warnham Reds

In several properties special cant and bullnose bricks are used as a feature in window surrounds and mullions similar to those to be found at Goddards and Tigbourne Court, both designed by Lutyens.

Brick chimneys are often tall, decorative and articulated with brick rebates, steps and mouldings typical of the Early English and Arts and Crafts styles.



Typical chimney



## Windows and fenestration

Most houses prior to 1918 had leaded lights in metal casements which were set in rebates into oak or steel frames to conceal the metal casements and give the appearance of the leaded lights being set directly into the oak surrounds, a very sophisticated detail. Metal casements were often painted black and the oak frames stained in dark oak.

The leaded lights varied in shape between diamond and square, there being no particular rule. Indeed in some houses, both diamond and square shapes are used on the same property but on different elevations.



Leaded lights in oak surrounds

Windows on Abbotswood tend to be horizontal in character with leaded lights set in metal casements in timber frames, all typical of Tudor buildings and widely adopted by the Arts and Crafts movement. In some houses the leaded lights are set directly into brick surrounds similar to Lutyen's details at Goddards and Tigbourne Court (see Number 6). There are also examples of the use of early Georgian wooded casement windows (number 40) and early Georgian sash windows (numbers 38b and 47).

Window furniture (stays and latches) are very distinctive and give the appearance of being individually hand wrought by a local blacksmith.



Window furniture



Brick mullions using special cant bricks

## Doors and porches

The porches on Burlingham's houses are usually recessed into the building footprint and are quite generously proportioned with terracotta tiled floors. On occasions, and particularly on his larger houses, the porches extend in front of the building with hipped or gabled clay tile roofs supported on stained oak posts, beams, braces and trusses, all held together with oak pegs and dowels. The Gatehouse has a particularly fine example.



Typical recessed porch

Some porches include interesting details such as boot scrapers in the form of metal bars recessed into the wall to scrape mud from the underside of boots before entering the dwelling. Examples are to be found at Lorraine and Friars Oak.

The majority of the original entrance doors are made from vertical solid oak planks which are tongued and grooved and framed, ledged and braced. Front doors are typically finished in wood stain or varnish. External door handles and latches are invariably in wrought iron



Porch to Number 1, The Gatehouse



Typical oak front door

with a cottage style latches so typical of the buildings by Lutyens and Baillie Scott. Hinges, latches and plates often have a floral or heart shaped motif again typical of the Arts and Crafts style.

## Summary

### Arts and Crafts styles and materials:

- high quality palette of materials includes handmade clay tiles, multi-coloured stock bricks from local clays, roughcast renders and tile hanging
- half timbering replicating timber framing with heavy sections and adzed finish
- bands of club and fishtail tile hanging to replicate Surrey vernacular
- Arts and Craft and Surrey Style form of construction and detailing with gables, hips, gablets, splash backs, sprockets and exposed rafter feet and cast iron guttering
- single glazed, leaded light windows in diamond and square pattern in metal casements set in oak surrounds
- tall decorative and articulated chimney stacks
- heavy oak entrance doors often set under porches or open logias.

## Bungalows designed by Burlingham

The bungalows were the first properties to be designed by Burlingham and built on the estate after the Great War. The decline in house building during the war had led to an acute housing shortage immediately after the war. The Government aimed to encourage house building by providing a grant based on floor area through The Housing (Additional Powers) Act 1919. These bungalows were a method of providing affordable housing with maximum floor area at minimum cost.



Number 23 Baile on Aba

There were three basic designs, including a simple design employed at numbers 23, 25, 27, 28 and 43, and a more elaborate design at number 38 which featured two projecting bays on the front elevation, one hipped and one gabled. They all featured simple hipped clay tiled roofs with hipped dormer windows.



Number 27 Greenmantle

In most cases the external walls were roughcast rendered, but in two cases they were in brickwork using multicoloured stocks. The front entrance porches were typically recessed under the eaves.





Number 25 - typical Burlingham bungalow

All the houses used Crittall standard steel casement windows rather than leaded lights in oak surrounds, which reflects both the financial constraints and the shortage of building materials following the war. Unusually, many of the bungalows feature decorative shutters either side of the windows, perhaps a throw-back to their Imperial origins.



Number 38 The Orchard

### The infill properties on Abbotswood

Most of the infill development on the estate took place after the second world war predominantly in the 1950s and 1960s. Five new dwellings were built in the 1950s followed by a further nine in the 1960s, all created from the subdivision of the larger plots on the estate.

This surge in infill development was caused in part by relatively relaxed planning laws which encouraged new development and were fairly uncritical of new architectural styles.

The post war years were characterised by a new found confidence in modernity as typified by the Festival of Britain and the fashion for Scandinavian furniture and fabrics in the 1950s and 1960s.

There was also a marked change in building materials away from handmade to cheaper factory-made components. In place of local handmade bricks, machine made calcium silicate bricks became fashionable with their pale uniform colour. Cheaper concrete tiles were preferred to traditional clay tiles, and factory made windows were selected from catalogues with a preference for large picture windows.



Typical 60s infill development

Most of the infill development occurred in the 1950s and 1960s. The 1960s houses tended to be simple and rectangular in plan with shallow pitched roofs with gables at each end. There was a preference for pale yellow bricks with large picture windows connected by tile hung spandrel panels. Roofs were typically clad in heavy concrete pantiles.

Further infill development occurred to a much lesser extent in the 1970s and 1980s and was generally more sympathetic in the use of materials reflecting a resurgent interest in vernacular styles. The most successful later developments are those where houses respect the siting, scale and height of Burlingham's original designs and where space around the building is maintained.

### Listed buildings

There are two statutory listed buildings within the Abbotswood Conservation Area which are included in Appendix 3. They are also shown on the townscape appraisal map. The official lists give a description of the building and their dates. This can be viewed on line on the English Heritage website: [www.english-heritage.org.uk](http://www.english-heritage.org.uk) but these descriptions give only details of interest of the building and not its broader interest to the local area and its surroundings which is illuminated by the conservation area appraisal.

### Stoke Park Farm

Stoke Park Farm is the original farmhouse and the oldest building on the estate, dating back to medieval times. Maps at the end of the 19th century show that most of the original farm buildings are still in place. The buildings are listed Grade II.

Stoke Park Farm is a medieval timber framed hall house with early 17th century and late 18th century additions. It is the oldest building within the estate of which it is now a part. It would originally have been approached via the track alongside the area known as The Paddocks and surrounded by open farmland.

It has brick infill panels between its timber framing with plain and fishtail patterned tile hanging at first floor level, typical of the Surrey vernacular.

It has a plain clay tiled roof and there is a large imposing triple chimney stack just off centre within its main roof range, with further stacks to the rear and ends. It now stands within a large garden together with some of the original outbuildings, but its original setting has been changed.



Stoke Park Farm House



Stoke Park Farm House



Stoke Park Farm barn



### Number 46, Woodways

Woodways is the largest house on the Abbotswood estate. Designed in 1913 by Alfred Claude Burlingham in the Arts and Crafts Style, the building is rendered on a brick plinth with decorative half timbering at first floor level. It has a clay tiled roof with dormer windows with tall brick chimneys, some set diagonally. Fenestration is in the form of leaded lights set in steel casement windows painted black set in stained black oak frames.



Number 46, Woodways

The servant's accommodation has a hipped roof with hipped dormer windows. The first floor is half timbered in quatrefoil pattern and jettied throughout. Fenestration again is in the form of leaded lights in steel casements set in oak surrounds.



Number 46, Woodways

The primary accommodation includes a particularly fine double storey entrance hall with a crown post roof and ogee bracing. The hall is lined with plank and muntin panelling and has a fine carved stone fireplace.

### Locally listed buildings

There are many buildings within the borough which do not meet the criteria for inclusion in the statutory list but which have strong local interest and make a positive contribution to the distinctive character of their area.

The Council has compiled the local list to recognise the importance of these buildings. These are selected against the criteria used by English Heritage for statutory listed buildings. Appendix 3 sets out the criteria used to assess whether buildings are suitable for inclusion, which is based on their local importance and their contribution to local distinctiveness.

Prior to the conservation area appraisal there were no buildings on the local list for Abbotswood. As part of the appraisal of the conservation area, and through the consultation process and local support. A number of buildings are now included on the local list. Some of these are described in the management plan and all are marked up on the townscape appraisal map in Appendix 2a. 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.



Number 38b Abbotswood

## Positive buildings

It is also important to recognise unlisted buildings in the conservation area that make a positive contribution to the character or appearance of the area. Planning Policy Statement 5: Planning for the Historic Environment 2010 (PPS5) provides the policy background to the recognition of such buildings and they are considered heritage assets within the designated conservation area. PPS5 describes a heritage asset as a building, monument, site, place or landscape 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 policies with regard to designated and un-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 this conservation area appraisal positive buildings have been identified. Within Abbotswood this includes all of Burlingham's original buildings forming his original cohesive design, together with the three contemporary Holford buildings. Many of these retain a high degree of their original architectural features and character. These are shown on the buildings in the conservation area map in Appendix 2b.

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. This is similar to the justification required for a listed building. The owner must also have made positive efforts to market the building before an application to demolish can be determined.



Entrance archway detail



# **Abbotswood Conservation Area Management Plan**



## Introduction

### The role of the conservation area management plan

In Part 1 of this document it is explained that the purpose of a conservation area appraisal is to clearly identify what it is about the character and appearance of the area that should be preserved or enhanced, and set out the means by which that objective should be pursued. 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 character of the conservation area is not static and is often susceptible to incremental change. Positive management is essential if the pressure for change, which would harm the area, is to be resisted. The conservation area management plan is intended to manage change within the area in a way that maintains and reinforces the areas special qualities.

### Positive management of the conservation area

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

- **Conservation area boundary**  
The designation of the Conservation Area boundary as indicated on the attached maps and as identified through the character appraisal.
- **The local list**  
The identification of suitable buildings for local listing to afford them some extra protection.
- **The use of Article 4 directions**  
This enables the Council to withdraw certain permitted development rights where appropriate in order to retain architectural features that could otherwise be lost.
- **Tree Preservation Orders and management improvements to the public realm**  
Protect important trees, reduce clutter, co-ordinate work undertaken by public utilities and reinforce local character.

- **Technical design guidance to householders and building owners**
- **Monitoring change and development**  
To ensure the effectiveness of these measures.
- **Raising awareness of the character of the conservation area**  
To seeks its protection through information and partnership working.

### The Abbotswood conservation area boundary

The boundary of the Abbotswood Conservation Area is defined by the area which includes all of the 43 original dwellings, and their garden settings, designed by Alfred Claude Burlingham in the Arts and Crafts Style, which provides the area with its distinctive character.

To protect existing views and its amenity value to the estate, the conservation area includes the area of meadowland, referred to as The Paddock, that lies between the southern perimeter of the estate and Thorneycrofts. This area of land was originally included in the parcel of land sold by the 4th Earl of Onslow to George Taylor in 1909 and still contains the original track which leads to Stoke Park Farm, the original buildings prior to the estates development.

The conservation area boundary is shown on the accompanying maps and runs from the southern corner of The Paddock in a northwards direction along London Road where it passes the entrance archway to the Abbotswood Estate. It then turns northwest along the rear gardens of the properties on the northern edge of the original estate, turning south around the rear garden of number 34 Abbotswood, following the rear garden boundaries of the original properties to Abbotswood. (Due to the siting of original Burlingham houses, and their pattern of development and surviving garden layouts, the boundary is circuitous on its western edge). The boundary then turns south eastwards and runs along the edge of the woodland known as Thorneycrofts until it rejoins the London Road.

The later modern developments of Westward Ho and Abbotswood Close, which back onto the open land behind the A3 trunk road, are not included in the conservation area.

### The local list

As part of the appraisal of the conservation area and through the consultation process, a number of buildings were identified and approved for inclusion on this list.

Policy HE6 of the Guildford Local Plan states in considering applications for the 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.

The following buildings are included on the local list:

### Abbotswood entrance arches

The curved archways with screen walls are built of brick with stone plinth and cornice and are a defining and distinctive feature to the estate from London Road.

The central brick columns each have a cornice of bath stone surmounted with stone finials in the form of acorns and decorated with oak leaves. The word, Abbotswood, surrounded by a wreath is carved in stone plaques on each pillar.

### Number 6, Abbotswood



Number 6, Abbots Lodge

Abbots Lodge comprises three bedrooms and two reception rooms. Externally the elevations are in roughcast render on brick

plinths. An attractive feature of the property is the use of brick mullions to the windows with leaded lights set directly into the brickwork, details reminiscent of Goddards by Lutyens. The roof is steeply pitched in clay tiles with attractive dormers and tall ornate brick chimneys typical of the Arts & Crafts Style. The house retains its original motor car garage.

### No 38b Abbotswood



Number 38B, Abbotsmead

Designed in the Queen Anne style, Upmeads has five bedrooms and three reception rooms, with attic space in the loft for three other rooms. The brick elevations are largely symmetrical and combine local multi-coloured stocks with the attractive use of Warnham red quoins to window and door openings. Unique to Abbotswood, early Georgian sash windows were used at ground and first floor level.

The following buildings due to their architectural design, historic associations and local importance to the estate are also included in the local list:

- 39 and 40 Abbotswood
- 47 London Road
- 1 Gate House, Abbotswood
- 13 Abotswood
- 26 and 31 Abbotswood

### The use of Article 4 directions

Conservation area status in itself does not protect an area, individual or group of buildings from minor changes and alterations which can be undertaken under permitted development rights. These changes can seem comparatively modest in isolation but the cumulative effect of the loss of historic features and details can be significant and can have a dramatic effect on the appearance of an area.

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 rights granted to householders.

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, or individual buildings where original architectural features remain unaltered.

The following works that could affect the character and appearance of the conservation area are of concern:

- modern mass produced timber and PVCu replacement windows and doors
- removal of single glazed leaded lights
- changes to the size and appearance of original openings
- alterations and additions to front elevations, removal of original porches, or construction of modern porches
- replacement of original roof coverings with concrete or modern machine made tiles of unsympathetic texture or colour
- inappropriate choice of and positioning of roof-lights and dormer windows in loft conversions
- satellite dishes and large aerials
- the loss of original or historic boundary treatments.

As part of the appraisal a high degree of existing original architectural features have been identified on the following buildings and where the use of Article 4 directions would assist in protecting architectural character:

Numbers 1, 2, 3, 4, 5, 6, 7, 13, 14, 15, and 16 Abbotswood

Numbers 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 30 and 31 Abbotswood

Number 1 Abbotswood Close

Numbers 33, 34, 35, 38, 38b Abbotswood

Numbers 39, 40, 44 and 45 Abbotswood

Number 47 London Road

An article 4 Direction for the buildings detailed above and as shown as the appraisal map 2b was approved following formal legal notifications.

Furthermore, it was considered that all the original Burlingham houses and bungalows provide a significant level of architectural character and quality, cohesion of design and original features that should be protected in order to retain the harmonious appearance and character of the original estate. Through the consultation process and with broad local support, it was considered that all original Burlingham houses and bungalows are subject to Article 4 Directions to cover the works detailed above. These are shown on the appraisal map 2b.





### Tree preservation orders

Tree Preservation Orders (TPOs) are designed to protect trees that make a significant contribution to the landscape. Works to a protected tree must be approved by the Council and it is an offence to carry out any work to a preserved tree without permission. All types of trees can be covered by an order, including hedgerow trees, although hedges, bushes and shrubs cannot be protected by 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 that measure more than 75mm in diameter at a height over 1.5m in a conservation area are protected, and six weeks notice must be given to the Council of any proposal to carry out works to these trees. This gives the Council sufficient time to assess whether a TPO should be served on the tree in question. This does not apply to trees in or adjacent to the highway.

The light pruning of small branches and twigs of fruit trees is permitted where it is required to maintain the health and vigour of the tree whilst maintaining a natural shape. This would include the thinning of selected branches and twigs under 1cm diameter in order to open the tree to air and light, to remove crossing branches, encourage fruiting and remove diseased wood.

### Improvements to the public realm

The public streetscape can have a big impact on the character and appearance of a neighbourhood. The term public realm, refers to all the public spaces around the buildings and includes all the various components that make up those spaces, for instance, the roads, kerbs, pavements, walls, railings, benches, bollards, traffic signs, lampposts, trees and hedges.

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

### Technical design guidance

The Council has produced a number of guidance notes and leaflets which provide technical advice and further sources of information on a range of issues such as repairs to roofs, re-pointing stone and brickwork, and repairs to windows.

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: 01483 444664 or

email: [conservation@guildford.gov.uk](mailto:conservation@guildford.gov.uk)

The Council's website also contains advice about listed buildings, the local list and conservation areas [www.guildford.gov.uk](http://www.guildford.gov.uk)

Michael Drakeford's book, A History of Abbotswood, gives a very detailed and useful analysis of the history of the estate and its buildings and the people who have lived there. It has raised awareness of the significance of Abbotswood as an important Arts and Crafts development and is an important source document for the estate. It is referenced in Appendix 1.

### 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 emerging guidance and legislation from central government and set it against the policy within the Local Development Framework. A review should include the following:

- a survey of the conservation area including a full photographic survey to aid positive enforcement action
- an assessment of whether the various recommendations detailed in the appraisal have been acted upon and how successful these have been
- the identification of any new issues which need to be addressed, requiring further actions or enhancements
- a report to outline the findings of the survey and a review of any action deemed necessary
- publicity and advertising.

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

The conservation area appraisal is intended to involve the local community. It has been produced in partnership with the Council by the Abbotswood Steering Group and with the support of the local ward councillor.

The public consultation on the draft conservation area appraisal comprised of it being available on the Council's website over a four week period, and included a public exhibition. There was also a drop in surgery session where the exhibition was staffed by an officer and contributors from the Steering group. This provided an opportunity for residents to ask questions and contribute to the process.

The public consultation process was intended to raise awareness of the role of the conservation area designation as well as enthusiasm for the management plan in order to take the longer term aspirations for the area's protection forward.

Following consultation and in consideration of representations made, the document was amended prior to formal approval. A range of activities may be drawn up to progress following approval. This may include:

- information about the appraisal on the website
- leaflet drops to households
- project work including street and tree audits.

## Conservation Area Action Plan

### Key pressures and challenges to character and appearance

#### Infill and redevelopment

The concentration of economic development in the South East, the attractiveness of Guildford borough (and areas like Abbotswood in particular) as a place to live, and the shortage of available building land, all combine to create continuous pressure towards further development, particularly in the subdivision of the larger plots.

This pattern of pressure is a challenge to the architectural cohesion of Abbotswood and could undermine those qualities that have been identified in this appraisal that give Abbotswood its unique character.

The character of the estate is challenged by:

- demolition and loss of original Burlingham buildings through redevelopment
- proposed developments that are too large for the site or extend too close to the boundaries
- inappropriate positioning of properties on their plots and the creation of too regimented a layout
- unsympathetic use of materials
- the unnecessary loss of trees to create new development.

#### Permitted development

The original Arts and Crafts style houses, built in the Surrey vernacular, represent the majority of the early houses on Abbotswood and provide a gracious cohesion to the estate. Unlisted buildings within the conservation area boundary are not protected from inappropriate alterations which could harm the character and appearance that has been identified. Well intentioned alterations or repairs can easily erode those features that that make up the special qualities of the area.

Under The Town and Country Planning Act 2008 there are particular challenges to the character of the estate from minor alterations

which fall within the definition of permitted development. The following are of concern:

- replacing original clay tiles with modern machine made tiles.
- replacing leaded light windows with plain picture windows
- replacing the original windows with plastic windows.
- changes to the front elevations or the removal of traditional porches
- redecorating or painting the exterior of properties in an inappropriate colour.
- the introduction of satellite dishes, aerials and solar panels on part of the roof clearly visible from the road.

In order to protect the character of the estate, the use of Article 4 directions has been agreed to remove some permitted development rights to bring specific works under the control of the planning authority.

### Streetscape and landscape issues

Highway improvements undertaken by statutory authorities, including tree maintenance, street lighting and signage, can have an adverse effect on the ambience of the estate. It is important that these are carried out in full consultation with the Council and in accordance with best practice and guidance.

Particular works that may harm the streetscape and the landscape may involve:

- the removal of mature trees
- the over-zealous pollarding of trees on the public highways
- inappropriate levels of street lighting.

Conservation area designation offers an additional level of protection to trees within the conservation area. Six weeks notice must be given to the Council of any proposal to carry out works to trees in the area.

## Opportunities for enhancement and improvement

### Guiding change and the use of Article 4 directions

The conservation area appraisal identifies key features that 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.

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.

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.

Therefore to safeguard the present character of the area, certain critical changes are brought within planning control through the service of an Article 4 direction. This has the effect of removing permitted development rights for the following works where they are visible from the street:

- 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.

The objective is to guide changes so that they are undertaken in a manner sympathetic to the character of the area. Appendix 4 contains more information about Article 4 directions together with a list of frequently asked questions (FAQ).

Not all houses in the proposed conservation area are of the same vintage, and policies will need to be applied sensitively to different types of house styles.

### Improvements to the public realm

Trees are a very important feature of the estate roads. Currently, Abbotswood has amongst the highest number of trees in its street anywhere in the borough. Over time some trees have died or have become badly diseased while some trees have matured into dense groups which block out sunlight and obstruct views.

Verges have been neglected over time leading to the growth of shrubs that obstruct the pavements, overgrown and poorly maintained areas of raised beds and the removal of and damage to the original limestone kerbs.

Footpaths have also suffered over the years with the appearance of random areas of paving and extensive damage by tree roots which are causing a trip hazard.

To improve the streetscape and facilitate better maintenance it is recommended that, in conjunction with the Highways Authority, and in consideration of the tree management plan and a street audit, the following works should be considered:

- the removal of dead or badly diseased trees and overgrown shrubs from the verges
- the removal of unsightly and poorly maintained raised beds with a view to establishing a consistent and attractive appearance to the grass verges
- thinning out large overgrown groups of mature trees with new tree planting as necessary
- the replacement of missing or damaged kerbs and the reinstatement of damaged tarmac paving without detriment to tree roots.

### Street audit

A survey and record of the public realm in order to provide an understanding of the condition of the streetscape within Abbotswood would be a useful undertaking. This would assist in identifying areas where improvements and maintenance may be required. It is suggested that the residents association could undertake a street audit of the features of the public realm with assistance and supervision from the Council's Conservation Team.

This could consider items such as street clutter that could be reduced or redesigned. It would also include works by public utility companies, to ensure that original materials and details are restored on completion of works, and the type and level of public street lighting where this is changed.

### Tree and open space management

The Paddock has suffered in the past from lack of maintenance to the extent that brambles and undergrowth have established under trees, and wild sycamore and ash have established along the London Road boundary obstructing the views over the meadow and beyond to the old farm buildings.

Areas outside of the conservation area but within its setting will also affect its character and appearance and this applies to trees and to buildings. Areas such as The Paddock and Thorneycrofts provide important amenity value to the conservation area and are visually important to its setting. The management of these areas is therefore important to the conservation area even if not entirely within its boundary.

The Paddock and Thorneycrofts are owned and managed by the Council and there is a management programme in place which includes mowing the meadow annually, the long term replacement of specimen trees and the removal of sycamore and ash trees along the London Road to ensure that over shading hedges can regenerate.

### Local listed buildings

Prior to the conservation area appraisal there were no locally listed buildings within the conservation area. The conservation area appraisal has identified a number of buildings which are now included within the local list. These are shown on the townscape appraisal map in Appendix 2a. The full list is given on the local list page.

Appendix 3 sets out the criteria used for assessing buildings for inclusion and further guidance can be obtained from the Conservation team. In considering applications for the 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.

### Positive buildings

As part of the conservation area appraisal process, positive buildings have been identified. Within Abbotswood this includes all of Burlingham's original buildings which formed his original cohesive design for the estate, together with the three contemporary Holford buildings, as shown on the buildings map in Appendix 2b.

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 before an application can be determined.

## Appendix 1

### Bibliography and References

A History of Abbotswood  
(Guildford's Most Unusual Estate)  
by Michael Drakeford  
published by Phillimore and Co. Ltd 2008

Guildford Local Plan 2003

Historic Landscape and Character  
Assessment 2007

Department of the Environment Transport  
and the Regions DETR London 1994 PPS15:  
Planning and the Historic Environment

English Heritage February 2006 Guidance on  
the Management of Conservation Areas

English Heritage February 2008 Guidance on  
Conservation Area Appraisals

Historic Maps:

- Roques Map 1768
- 1841 Tithe Map
- 1872 Ordnance Survey
- 1896 Ordnance Survey
- 1912 Ordnance Survey
- 1916 Ordnance Survey
- 1934 Ordnance Survey

## Appendix 2

### Maps

- a) Townscape appraisal map
- b) Buildings in the conservation area



## Appendix 3

### Listed Buildings in Abbotswood Conservation Area

#### Stoke Park Farm

Stoke Park Farm is the original farmhouse and the oldest building on the estate, dating back to medieval times. Maps from the end of the 19th century show that most of the original farm buildings were still in place. The buildings are listed Grade II. Stoke Park Farm is a medieval timber framed hall house with early 17th century and late 18th century additions. It is the oldest building within the estate of which it is now a part. It would originally have been approached via the track alongside the area known as The Paddocks and surrounded by open farmland. It has brick infill panels between its timber framing with plain and fishtail patterned tile hanging at first floor level, typical of the Surrey vernacular. It has a plain clay tiled roof and there is a large imposing triple chimney stack just off centre within its main roof range, with further stacks to the rear and ends. It now stands within a large garden together with some of the original outbuildings, but its original setting has been changed.

#### Number 46, Woodways

Woodways is the largest house on the Abbotswood estate and listed Grade II. Designed in 1913 by Alfred Claude Burlingham in the Arts and Crafts Style, the building is rendered on a brick plinth with decorative half timbering at first floor level. It has a clay tiled roof with dormer windows with tall brick chimneys, some set diagonally. Fenestration is in the form of leaded lights set in steel casement windows painted black set in oak frames stained black. The servant's accommodation has a hipped roof with hipped dormer windows. The first floor is half timbered in quatrefoil pattern and jettied throughout. Fenestration again is in the form of leaded lights in steel casements set in oak surrounds. The primary accommodation includes a particularly fine double storey entrance hall with a crown post roof and ogee bracing. The hall is lined with plank and muntin panelling and has a fine carved stone fireplace.

### 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 does not cover all of the borough at present 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 as part of the assessment of 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.

### **Buildings now included on the local list:**

#### **Abbotswood entrance arch**

The curved archway with screen walls is built of brick with stone plinth and cornice and is a defining and distinctive feature to the estate from London Road.

The central brick columns each have a cornice of bath stone surmounted with stone finials in the form of acorns and decorated with oak leaves. The word, Abbotswood, surrounded by a wreath is carved in stone plaques on each pillar.

#### **Number 6, Abbotswood**

Abbots Lodge comprises three bedrooms and two reception rooms. Externally the elevations are in roughcast render on brick plinths. An attractive feature of the property is the use of brick mullions to the windows with leaded lights set directly into the brickwork, details reminiscent of Goddards by Lutyens. The roof is steeply pitched in clay tiles with attractive dormers and tall ornate brick chimneys typical of the Arts and Crafts Style. The house retains its original motor car garage.

#### **No 38b Abbotswood**

Designed in the Queen Anne style, Upmeads has five bedrooms and three reception rooms, with attic space in the loft for three other rooms. The brick elevations are largely symmetrical and combine local multi-coloured stocks with the attractive use of Warnham red quoins to window and door openings. Unique to Abbotswood, early Georgian sash windows were used at ground and first floor level.

The following buildings were also considered worthy and are included in the local list:

39 and 40 Abbotswood  
47 London Road  
1 The Gate House, Abbotswood  
13 Abbotswood  
26 and 31 Abbotswood

## **Appendix 4**

### **Planning controls on dwellings within all conservation areas (without Article 4 directions) <sup>1</sup>**

#### **Demolition**

Conservation area consent is required for the total or substantial demolition of buildings or structures with a total volume of more than 115 cubic metres or the demolition of walls over 1 m in height, if fencing a highway (2 metres elsewhere).

#### **Trees**

All trees that measure more than 75 mm in diameter at a height of 1.5 m are protected and six weeks written notice must be given to the Council of any proposal to carry out works to these trees (e.g. lop, top, prune or fell). Trees within or adjacent to the highway may not be protected in the same way.

#### **Extensions and alterations to dwellinghouses**

The question of whether planning permission is required for alterations or extensions to dwellinghouses can be complex and depends on a number of different considerations.

These include;

- the size of the proposed extension
- the exact location of any extension or free standing building
- how much of the garden would be covered by extensions or buildings if a veranda, balcony or raised platform is proposed
- the existence of permitted development rights.

#### **Cladding**

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.

<sup>1</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.

### Walls and fences

Planning permission may be required depending on the location of the wall or fence and its height.

### Roofs

Planning permission is required for alterations to the roof of a dwelling house which would result in a material alteration to its shape, for example dormer windows. Rooflights which are less than 150 mm deep do not usually need planning permission.

### Satellite dishes

There are a number of factors involved in the determination of whether planning permission is required to install a satellite dish.

These include;

- any existing dishes
- the height of the building
- size of the dish
- if it is visible from the road
- if located on a chimney or flue, the height of that chimney or flue.

It is recommended that in order to determine if planning permission is required for any of the alterations or extensions described above, an application for a lawful development certificate is submitted.

The Government planning portal contains further guidance and details on its website:

[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)
- from Planning Services at the council offices

## Appendix 5

### Additional planning controls introduced where an Article 4 direction is served

#### An Article 4 direction introduces 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 such as chimneys or any decorative elements such as a porching area
- 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 removal of or alteration to chimneys would be controlled whether or not the elevation fronts onto a highway or open space.



## Appendix 6

### Frequently asked questions

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

**Answer:** No. 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 Abbotswood, the buildings identified within the conservation area management plan would be affected and any others that were considered or supported through the consultation process. The direction applies to only those buildings listed on page 37. 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 direction 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, do the Article 4 directions 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 a 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, for example replacing the bottom rail of a sash window in a matching form 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 Council officers when specific enquiries are made to the Planning Service and through the Council's website:

[www.guildford.gov.co.uk/article/884/article-4-2-directions](http://www.guildford.gov.co.uk/article/884/article-4-2-directions)





Planning Services  
Guildford Borough Council,  
Millmead, Guildford, Surrey, GU2 4BB

telephone (01483) 505050

[www.guildford.gov.uk](http://www.guildford.gov.uk)

