

3 Character Appraisal Zone 1: Charlotteville

For boundaries, please refer to Map 2 in the Appendices at the rear of this document.

Charlotteville has a strong identity distinct from other parts of Guildford. It is a fairly densely populated suburb and retains its sense of community. The character is formed by the consistent building scale, grain and pattern found within the area. The earliest houses are carefully executed examples of late-Victorian domestic architecture constructed between 1860 and 1870. Later phases of development occurred between approximately 1880 and 1890, 1900 and 1910 and between the two world wars.

The character of this part of the Conservation Area is the product of a combination of the following:-

i Topography, Views and Vistas



Addison Road, sloping topography

Charlotteville lies within a valley. The sloping topography of the land has had a strong effect on the pattern of development of the area. In many cases the design of each house has specifically taken advantage of the sloping topography of its site.



An outstanding and attractive example of this is demonstrated at numbers **128-140 Addison Road** where the houses are entered via 'sentry box' porches at upper ground floor level, over small bridges which also provide canopies to the lower ground floor entrances.



Cooper Road sloping topography

Rows of similarly sized houses arranged up and across the slopes of the valley contribute heavily to the distinct character and appearance of the area. The sloping topography also provides important views and vistas along the linear streets. There are many glimpses between buildings to the backs of buildings further down or on the opposite side of the valley.

It is important for the preservation of the character of this Conservation Area that these views and vistas are not obstructed by additions to the fronts of houses or inappropriate additions to the alleys and spaces between the houses. Furthermore building work to the rear of buildings will, as a result of the topography of the land, be visible from other parts of the Conservation Area. Design should take this into account.

Additions to the front elevations would detract the eye from the simple consistent vertical rhythm found in the longer view of the street frontages. Similarly, additions to the side alleys would block the visual permeability which contributes heavily to the character of the area.

The location of this Conservation Area adjacent to Pewley Down and the Surrey Hills Area of Outstanding Natural Beauty is also an essential part of its character, giving many varied glimpses of the adjacent green hills.



House designs accommodate the slope of the valley.



Backs of houses in Baille Road.



Backs of houses in Addison Road.



Backs of houses in Addison Road viewed from Cline Road.



Unobstructed glimpses of surrounding area through gaps between buildings

Addison Road

On Addison Road the scale, rhythmical vertical elements, materials and variety within the consistent pattern of the original Charlotteville can be fully appreciated. This street includes some of the best and earliest examples of characteristic houses in this part of the Conservation Area.

The raised pavement and the taller buildings, many with upper ground floor level entrances, on the south side of the road is a strong characteristic of the area, as is the presence of basements at lower ground floor level capitalising on the opportunities offered by a sloping site. Sadly, many of the basements have been converted to garages resulting in the loss of original garden walls and enclosure of the street.



Ground floor and lower ground floor entrances on the North side of Addison Road.



Addison Road: early Charlotteville cottages.



Addison Road: later Charlotteville cottages.



Earlier cottages



Upper floor main entrances

Cline Road (cul de sac)

Cline Road provides a snapshot of several of the key phases in the development of the area. Many of the characteristics of Charlotteville are illustrated at the western end and central section of the road. Good examples of early and mid 20th century social housing are found towards the eastern end.

The distinctive patterned brickwork found on the houses at 23-25 Cooper Road terminates the view west along the street. The trees and fields of Pewley Down seen across the school playground terminate the view east. Views along the street frontage are given additional character by the stepped arrangement of numbers 15-37.



Decorative brickwork and some original door and window openings survive

Four examples of early council houses 1906 - 1912



Alexandra Place & Cooper Road

Within the framework of the Charlottesville plan these houses are generally smaller, with no front garden and are mostly terraced rather than semi-detached. The distinctive sloping topography of this part of the Conservation Area and the resulting rows of well-proportioned houses stepping down to the valley bottom are clearly demonstrated in these two roads.

The changing levels of the similarly scaled elements on neighbouring houses such as eaves heights, chimneys, windows and doors give these streets their individual and valued characteristics.



Cooper Road looking towards Warren Road



Cooper Road looking towards Addison Road



23-25 Cooper Road: decorative flintwork

Looking down the hill along Cooper Road just below the junction with Warren Road, a wide view of Charlottesville can be enjoyed. This view itself gives an overview of the whole Conservation Area.

Chesham Road

This short straight road originally gave access to the mews buildings serving the large Harvey Road villas and the back gardens of the houses in Baillie Road. It is a flat road along the valley bottom enclosed by good examples of the original brick and flint walls. There are few buildings on this road, but includes some that are of special value to the Conservation Area as a whole.



1-3 The Grove terminates the vista



Chesham Road looking towards Warren Road

Baillie Road

This elegant street is strictly speaking neither part of the original Charlotteville, nor the Sydney Road and Austen Road triangle. It is however a street that includes many examples of good, well-proportioned and carefully considered late Victorian houses. Many are well preserved and demonstrate their original form.



Summary Charlotteville - Topography, Views and Vistas

- Attractive valley, with sloping sides, steep in places.
- Rows of similar houses up and across slopes, make use of the sloping sites in their design, especially at points of entry.
- Far-reaching views to Surrey Hills Area of Outstanding Natural Beauty to be retained.
- Vistas up, down and along sloping and linear streets.
- Many vistas between buildings to the backs of houses beyond.

ii Use and Activity

Charlotteville is now essentially residential in use though this, as previously stated, was not the intention of its designer, Mr Henry Peak. Small-scale buildings in the form of detached cottages, terraces and semi-detached houses, are predominant.

A small number of workshops and offices are still found integrated into the fabric of the area, but it is now largely the case that people travel to work elsewhere which has in turn led to the area being overrun by parked cars. All the local shops have now closed. The Foresters Arms public house alone, constructed in the 1860's, remains as an amenity for local residents.

The idea that Charlotteville was to be a self-supporting suburb was the fundamental concept in its design. A mixture of uses within the area should be a defining element in its character and in the past it was this diversity that gave Charlotteville much of its identity and vitality.

It is important therefore, that in trying to conserve the characteristics of Charlotteville, that a diversity of appropriate small scale uses and activities are encouraged and supported. The re-emergence of places where people can work as well as live is also a fundamental approach to sustainability and would resurrect vitality as a defining characteristic of Charlotteville.

Currently, as a result of facilities as well as workplaces being out of the immediate area, the Conservation Area suffers from the effects of parked cars on every street and through traffic, especially on Addison Road. Cars are generally detrimental to the character and appearance of the Conservation Area.



Addison Glassworks, Alexandra Place



Eldonway House , Alexandra Place



Brethren's Meeting House, Addison Road



Commercial uses: Cooper Road

Summary

Charlotteville - Use and Activity

- Currently predominantly residential.
- A small number of workshops and offices are still found integrated into the fabric of the Conservation Area.
- A diversity of small scale uses and activities should be encouraged to support the vitality of the area.
- The Conservation Area suffers from the effects of car parking and through traffic.

iii Streets and Buildings, including Garden Walls

Charlotteville's character and value in conservation terms, relies less on the presence of exceptional individual buildings and more on the overall visual effect given by the built form of the area as a whole. The priority for reinforcing the character of this Conservation Area therefore lies in caring for all the houses and their environs, that each contribute modestly, but importantly, to the overall character.

This overall effect is characterised by a consistent, rhythmical and similarly scaled layout of two storey buildings, each generally having tall chimneys, vertical rectangular windows that together form a streetscape that has a strong sense of enclosure and place. Generally there are no projections on the front elevations as front porches tend to be recessed into the buildings. On occasion bay windows are found but where they do exist they are at ground floor level only.



Architectural detail



Addison Road



Addison Road



Cline Road



Cline Road

The medium height garden walls and gateposts, with the timber and iron gates that line the wider streets are also definitive to the character of the area. Many of these are original and whether they are original or not, they should be retained.

'Run-ins', where the front gardens have been made into hard-standings for car parking, result in the loss of original garden walls as well as the enclosure of the street as a part of the public domain. In the context of the particularly tight grain of Charlotteville the construction of 'run-ins' for car parking in the front gardens of these houses has seriously compromised the quality of the streetscape, and therefore the character and appearance of the Conservation Area.

The high brick walls that enclose the old Workhouse site (the former St Luke's Hospital site) are connected to the grade 2 listed Vagrants' Ward building, and the tall retaining walls to the north side of Warren Road are of great value to the Conservation Area. This is the only street of its type in Guildford and is highly valued. The walls, though in need of repair and maintenance, are largely in their original form.



Another part of Charlottesville in its original form is number **3 Chesham Road**. This is a modest buff and red brick house that, because of its original condition, makes a significant contribution to the character of the street and to the Conservation Area as a whole. It is probably the only Charlottesville house that survives in its original condition. Though it might be considered to be in need of some careful maintenance at the time of writing, it illustrates how Charlottesville houses had natural clay tile / slate roofs, timber vertical sliding sash windows and timber doors. It demonstrates original masonry elevations undamaged by incorrect re-pointing. It is fair to say that it is now generally accepted that houses in their original condition or that are intelligently updated retain a higher market value than those that have been insensitively modernised.



3 Chesham Road

Summary Charlottesville - Streets and Buildings, including Garden Walls

- Character relies on the visual effect of the whole rather than the presence of a number of exceptional buildings, therefore each individual house contributes modestly to the whole.
- Continuous building lines.
- Consistent grain to plot and house sizes.
- Two storey dwellings with pitched roofs generally built in pairs (no dormers).
- Imaginative use of a number of local building materials on each house.
- Consistently and similarly scaled elevations with strong vertical elements in the chimneys and vertical sliding sash windows.
- Recessed porches and flat front elevations, generally no protrusions on front elevations (sentry box porches are the exception).
- Front gardens with medium height traditional garden walls and hedges (except Alexandra Place and Cooper Road).
- Garden Walls are important to the character of the Conservation Area and give the public domain of the street enclosure.
- Run-ins for parking are detrimental to quality of the Conservation Area.
- Linear roads with slight offsets.
- Stepped pavement to south side of Addison Road to accommodate slope.

iv Open Spaces and Footpaths

Charlotteville is a modest, compact and mainly residential area. It currently has no significant public green space and there is no longer a childrens' recreation ground within the Conservation Area. There is however, relatively easy access to the footpaths of Pewley Down. The area has a history of having an abundance of allotments that have now all disappeared in favour of post war housing.

There are no mature trees of special significance along the streets of Charlotteville but the area is 'green' in character. It has narrow garden lined streets with small vistas between the houses into the private gardens beyond. Each back garden is accessed via a side alley. These gardens combined with a number of small storehouses and workshops contribute heavily to the character of the open space within this area.



There are a small number of public footpaths within Charlotteville linking it into the surrounding area. It is believed that a number of footpaths to and from what was the hospital have been lost in the process of the redevelopment of the St Luke's site. This will have isolated Charlotteville from its surroundings and will have reduced the permeability of the area to the pedestrian. New footpaths will be actively encouraged.



Footpath from Addison Road to Cline Road

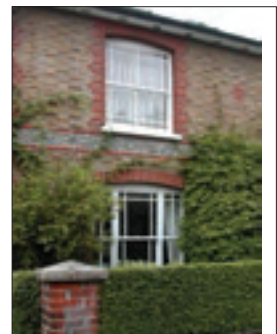
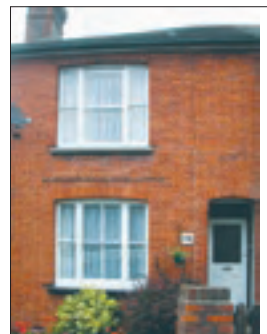
Summary Charlotteville - Open Spaces and Footpaths

- Pewley Down forms an important part of the context of Charlotteville.
- The streets are the only public domain and could benefit from some enhancements.
- Front gardens and garden walls are important to the character of the Conservation Area.
- Existing footpaths form good linkage to south, linkage to the St Luke's site has been lost and reinstatement of footpaths should be encouraged.
- More footpaths could reduce effects of traffic associated with the Holy Trinity school run on residents and the character of the Conservation Area.
- A childrens' play area in Charlotteville would be encouraged.

v Architecture and Materials

Charlotteville's buildings have individuality in their separate appearance and yet retain a unity in their consistency of form and scale. The character of this late-Victorian development can therefore be described as having a pleasing unity that is complemented by a diversity of materials found on and between the individual buildings.

There is careful use of a wide palette of building materials that were locally available at the time of construction. Original details to buildings such as doors, windows, roofs, chimneys, porches, arches and mouldings to openings are very important features that shape the distinctive architecture of Charlotteville.





Summary Charlotteville - Architecture and Materials

House Design:

- Consistency of scale, rhythm and grain.
- Strong vertical elements including tall chimneys at or near ridges, mostly in the party wall.
- Detached cottages, a variety of terraces and a large number of semi-detached houses.
- Generally two storeys, often with basements to take advantage of topography.
- Upper ground floor access where appropriate.
- Generally flat front elevations – no protrusions.
- A variety of local materials on each house used to subtle decorative effect.
- Simple pitched roof lines - no dormers.
- Window and door openings formed with a variety of head and jamb details.

Materials for Walls:

- Red brick – colour match important.
- Yellow bricks used decoratively – colour match important.
- Flemish and stretcher bond brickwork found. Bargate stone with red brick quoins and window surrounds.
- Original roofs generally natural grey slate.
- Lead ridge rolls or clay ridge tiles to hips and ridges.
- Contrasting brick quoins, window and door surrounds.
- Some decorative flint panels and string courses.
- Some patterned brickwork.
- Some painted render, especially Cline Road.
- Occasional flint side elevation.
- Front elevations decorative, side elevations often plain.

Windows and Doorways:

- Painted timber vertical sliding sash windows – single glazed.
- Solid painted timber front doors, some half glazed.
- Recessed front doors – generally no porches or bay windows.
- Cambered, pointed or half round brick arches or flat rubbed brick arches over openings.
- Some stone lintels especially at first floor level.
- Decorative brick sides to window and door openings to match quoins.

Zone 2: The Sydney Road and Austen Road Triangle

The boundary of this part of the Conservation Area, that has now been reallocated to be part of the Waterden Road Conservation Area, is indicated on Map 2 at the rear of this document.

The Sydney Road and Austen Road Triangle relates mostly to the single triangular field that was sold and subdivided in the mid-nineteenth century for the development of larger houses and villas. The houses are predominantly detached, though there is a variety of house types in the area, all standing in fairly large plots of land. This part of the Conservation Area was first laid out in 1853, and is very different in character to neighbouring Charlotteville.

i Topography, Views and Vistas

The Triangle sits on top of the hill to the north of Charlotteville. It slopes gently down towards the north-west and provides spectacular westerly views over the northern side of Guildford and easterly views over Pewley Down. The proximity and visual connection to the surrounding countryside is an important element in the characterisation of the area and the feeling of being on the edge of Guildford, given by the views out of the area, should be protected where possible.

Warren Road

The inclusion of part of Warren Road in the Conservation Area boundary is important as it has special qualities given by the high walls to each side, the overhanging greenery and the fact that very few houses are accessed off the road. It also physically links two very contrasting areas in the town and has a distinctly rural feel in a suburban area.

The curve of the road climbs the fairly steep incline to the top of the hill where some of the earliest villas to be constructed in the Conservation Area are found. The high walls that enclose Warren Road on both sides are particularly fine examples of their type. The brick walls meeting the gateway of the grade 2 listed Spike form the southern side of Warren Road. The northern side is formed by the high retaining walls to the gardens of the houses on Sydney Road.



Austen Road & Sydney Road

The view from the top of Austen Road looking in the north-west direction is an important feature of this zone. The streets and pavements are characteristically wide. As the road forks the view takes in both Sydney and Austen Roads. The diversity of scale, massing and the variety of the architectural styles of the houses and villas can be appreciated. From the top of this road far-reaching views over the north of Guildford Town can be appreciated.



Summary

Sydney and Austen Road Triangle - Topography, Views and Vistas

- Wide streets and pavements offering visual connections to the countryside to the south and west.
- Hilltop location with larger buildings and generous plots.
- Area distinct in character from Charlotteville and more closely related to Waterden Road.

ii Use and Activity

The area is almost exclusively residential in use and is green, affluent and peaceful in character. There are a mixture of house types including a large terrace and semi detached houses, but the buildings are predominantly large detached villas.

Some of the larger properties have been subdivided into flats or have been converted to other uses such as a residential care home or an infant /nursery school. Whilst the presence of the infant and nursery schools add vitality to the area, further subdivision of existing bigger properties would be to the detriment of the Conservation Area. Converting large properties into flats in many instances leads to a lack of care and maintenance of the building as a whole and an increased number of cars being parked at or near the building.



Summary Sydney and Austen Road Triangle - Use and Activity

- Mainly in residential use.
- Green, affluent and peaceful in character.
- Subdivided properties have a negative impact on the Conservation Area.
- Car parking is detrimental to the character of the Conservation Area.

iii Streets and Buildings, including Garden Walls

The Sydney Road and Austen Road Triangle is characterised by its more generous plots. The streets and pavements in the Triangle are wide. The houses are spread out along a common building line mostly set well back from the road, good sized front, as well as back, gardens are therefore evident. The presence of these gardens with their mature trees and planting adds greatly to the peaceful and green character of the Conservation Area.

The urban grain formed by this pattern of large houses on large plots contrasts greatly with the dense building grain of Charlotteville.



The width of the plots enables the provision of drives up to the front of the larger houses as well as pedestrian gateways. The wide variety of gates and gateposts, as well as garden walls, are important and should be conserved as an integral and defining part of the public domain of the Conservation Area.



The Sydney Road and Austen Road Triangle integrates almost seamlessly with the neighbouring Waterden Road Conservation Area of Guildford.

Summary Sydney and Austen Road Triangle Streets and Buildings, including Garden Walls

- Wide streets and pavements.
- Generous plots with larger houses and villas.
- Variety of and many original garden walls, gates and gateposts and railings all of which are important.
- Mature trees and planting in front gardens.
- Warren Road important in its own right especially for its walls and the gateway into the Spike.

iv Open Spaces and Footpaths

Like Charlotteville, there is no area of public open space in the triangle, the streets are therefore the only public domain. The central triangular area of land, now a development of flats was intended in the original layout for the area to be a local park, garden or a site for a church. The mature trees and shrubs in the private gardens to the front and rear of the houses contribute greatly to the character and appearance of the streets.

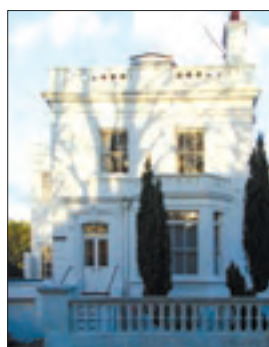
Summary

Sydney and Austen Road Triangle - Open Spaces and Footpaths

- The streets are the only public domain and have many qualities.
- There are no public footpaths

v Architecture and Materials

The houses of the triangle were built over an extended period of time, each by a different builder, on anything from one to six of the original housing plots laid out in 1853. As a result there is a refreshingly wide variety in the size, scale, detail, massing and palette of materials used in the design of each house. Each house is largely individual and there is a richness in the architectural detailing which extends to include the garden walls and gateposts.



Summary

Sydney and Austen Road Triangle - Architecture and Materials

Building Types and Storeys:

- Mainly residential: large attached or detached houses, one exceptional terrace.
- Two to two and a half storeys high – some basements.
- Common grander scale, larger massing, strong vertical elements.

Building Styles:

An eclectic mix of styles including:-

- Gothic Revival.
- Classical or Italianate.
- Arts and Crafts inspired.
- Late Georgian.
- Victorian.

Edwardian Building Materials:

- Red or common brick.
- Bargate stone and yellow brick.
- Decorative flint panels.
- Plain and decorative tile-hanging.
- Some painted render.

Details:

- Cornice detailing and string courses emphasising the horizontal.
- Quoins to corners and elegant decorative chimneys.
- Multi-coloured patterned brickwork.
- Bay windows and good quality joinery.
- Some porches as well as recessed entrances.

Roofs and Chimneys:

- Natural grey slate or plain clay tile.
- Lead rolls or clay ridge tiles to ridges and hips.
- Decorative bargeboards.
- Mixture of chimney forms and positions, many decorative.
- Gables, hips and parapets to roofs.
- Some dormer windows

Windows and Doors:

- Painted timber vertical sliding sash windows.
- Recessed or projecting porches approached up steps.
- Panelled single or double leaf painted timber doors.
- Fanlights
- Semi-circular, pointed or cambered flat arches over openings.
- Brick surrounds, some raised or moulded.
- Some projecting cills.
- Bay windows.