

Pressures, Issues and Threats

Pressures

The main pressures on the Conservation Area relate to:-

- 1 The development pressure exerted on the Guildford area as a whole.
- 2 The overbearing effect of cars and through traffic on the public domain of the street .
- 3 The absence of local amenities such as shops and places of work furthering dependency on cars.

Issues and Threats

The main issues and threats relating to the Conservation Area are as follows:-

1 Recent Development

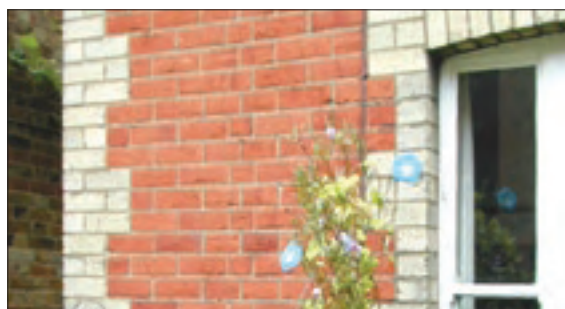
- There are a number of examples of infill development that have failed to respect the character of the Conservation Area.
- The redevelopment of the adjacent St. Luke's Hospital site has had an impact on the Conservation Area as it has significantly increased the local population and as a result, the amount of through traffic.

2 Repairs and Alterations to Buildings

- Well intentioned repairs, updating and alterations to a significant proportion of buildings in the Conservation Area have eroded and continue to erode the historic and architectural character of the area.

The following common building works are of particular concern as they have eroded and continue to erode the character of the Conservation Area:

- Modern mass produced timber and PVCu replacement windows and doors.
- Changes to the size, proportioning and appearance of original openings.
- Alterations or additions to front elevations or the removal of original porches.
- Replacement of original slate roofs with concrete tiles.
- Inappropriate choice of and/or positioning of roof-lights in loft conversions.
- Re-pointing of walls with inappropriate choices of cement-based mortar, sand type and joint finishes.
- Painting original brick elevations.
- Demolition of original garden walls, the loss of green front gardens and the formation of run-ins to provide off-street parking.
- Conversion of original basements to garages.



good repointing



erosion of character



impact of cars



loss of basement to parking



loss of front gardens to parking

3 Traffic and Footpaths

Added to the already heavy pressure of residents' car parking on the Conservation Area, the development of the adjacent St. Luke's Hospital site has increased through traffic in the area. The poor pedestrian linkage between St Luke's and the school increases this pressure. There are safety issues relating to the amount of through traffic for the local residents, and the weight of traffic prohibits people from using the streets for anything but essential journeys.



4 The Street Scene

The streetscape is not enhanced by much of the existing street furniture and finishes that are currently present in the Conservation Area. These include:

- Some uncomplimentary street lighting.
- Cluttered placing of utilities boxes.
- Excessive highway signage.
- High density of on-street and off-street parking.



5 Local Amenities

Charlotteville was designed as a self-contained suburb and as such was always intended to have its own local amenities. Sadly the shops have all closed, the community centre at Coyle Hall was sold to the St Luke's developers with no replacement identified and the original children's play area was adopted as part of the school playground. The result is an area currently lacking in locally available community facilities.



Opportunities, Enhancements And Improvements

The residential nature and strong sense of community in this area are undoubtedly a characteristic of the Conservation Area and should be protected and enhanced along with the visual appearance in the process of future developments.

Opportunities:

There are a number of sites that could be viewed as opportunities for the future enhancement of the Conservation Area.

1 No 4 Addison Road

(the Cooperative Funeral Service)

This site offers an opportunity for development.

2 The Terminus of Cline Road

This site has potential for a children's play area combined with a number of environmental improvements.

3 Footpath connecting St Luke's and the School

The alley between numbers 57 and 59 Lancaster Avenue in the St Luke's development, with steps down to the playground below, would offer a logical short cut footpath between the neighbouring areas.

4 Community Centre

The grade 2 listed 'Spike' or Former Vagrants Ward offers potential for a modest community centre building, as does the site of the caretaker's bungalow at Holy Trinity School.



Recommendations for Enhancement and Improvement:

1 Recent Development

The preparation of this Conservation Area Appraisal will put in place a policy document that will enable stronger control against inappropriate development within the Conservation Area. This document is also intended to help any future development to be appropriately designed for its context.

2 Repairs and Alterations to Buildings:

The Council seeks to protect and enhance the historic value of the Borough's Conservation Areas and seek to put the following in place to do so:-

(i) Article 4(2) directions:

The purpose of an Article 4 direction is to protect original features that contribute to the character of a Conservation Area. Such directions could include the removal of permitted development rights on the following elements:-

- Original windows and doors
- Front gardens and boundary walls
- Chimneys and porches

The imposition of Article 4 directions would enable the identified special characteristics of the Conservation Area to be protected, and ensure that any changes that are undertaken are sensitive and sympathetic to that character.

(ii) Design Guidance and Advisory leaflets:

These will provide advice for owners and residents on how the Conservation Area designation affects them. They will:

- Include a map showing the Conservation Area and the important features within it.
- Provide advice on measures such as Article 4(2) directions that are in place to protect original architectural features.
- Advise on appropriate maintenance, repairs and alterations to buildings to ensure the continued preservation and enhancement of the appearance and character of the Conservation Area.

(iii) Guildford Borough Council Historic Building Grants:

Guildford Borough Council can offer Historic Building Grants for the repair and restoration of buildings within Conservation Areas. Owners applying to reinstate windows, doors, roofing materials, garden walls etc to match

appropriate original examples may be eligible for these grants. Grants are currently offered at 20% of the cost, up to a maximum value of £500. This initiative is designed to encourage reinstatement of the many lost original architectural features within Conservation Areas.

3 Traffic and Footpaths:

The overbearing effect of cars and traffic is harmful to the character and vitality of the Conservation Area. The following recommendations are made with the long term limitation of the number of cars in the Conservation Area in mind:

- Commission traffic management study for the Charlottesville zone. The recommendations from this might include traffic calming measures, some pedestrianisation, limited parking bays for residents and a review of traffic and parking provision associated with Holy Trinity School.
- Introduce more footpaths to improve the pedestrian linkage between Charlottesville and the neighbouring St Luke's. This is with a view to encourage people to choose to leave their cars at home for local journeys to the school, surgery or future community hall.
- Improve public transport to and from the area to the town centre and supermarket.
- Encourage provision of local places to work and shop etc.

4 The Street Scene:

The Streetscape of the Charlottesville zone of the Conservation Area would benefit enormously from basic enhancement such as the provision of appropriate street furniture, signage, lighting and landscaping. The streets in the Conservation Area that would benefit from such enhancements include Addison Road, Cline Road, Alexandra Place, Cooper Road, Chesham Road and Baillie Road.

Recommendations to initiate the enhancement process include:

- An audit of the public realm covering street furniture and finishes with a view to future well considered positioning and choice of highway signage and public utilities boxes etc.
- A lighting appraisal to encourage appropriate solutions for the style of illumination of the streets and footpaths.

5 Local Amenities:

A play area at the terminus of Cline Road and a community hall facility together with new footpaths would be highly justifiable in this Conservation Area.