

Appendix III

3. GREATER PYRFORD – Southeast

3.1 Location and extents

This character area covers the south side of Boltons Lane and Engliff Lane and forms the south eastern part of the main Pyrford area (Greater Pyrford) but is separate from Pyrford village. It is surrounded by green belt to the east, south and southwest. The B367 forms the western boundary of the area. The areas immediately north and further east are described in the third section of the character study.

3.2 Description and History

With the exception of Lees Farm Cottages and The Old House, this area of Pyrford was one of the later parts to be developed during the second half of the twentieth century. Houses were developed much more densely than in other parts of Pyrford, with a higher proportion of semi-detached properties. There has been little infill development within the area, largely due to lack of available space, but there has been redevelopment of the Rowley Bristow Hospital site to form **St Nicholas Crescent** and **St Martin's Mews**. There is also a new development to the east of Pyrford Road named **Wexfenne Gardens**. In comparison, the dwellings in these last three developments are more widely spaced than are most of the dwellings in the other parts of this character area.

Aviary Road, south of Engliff Lane is a designated Conservation Area. The houses along the south side back onto open agricultural (Green Belt) land. To the East of this and to the south of the developments by St Nicholas' Crescent, there is an area of sparse woodland as far south as a public footpath running east/west from Sandy Lane Path (known as The Sheep Walk).

Along the west side of Pyrford Road, north of Elveden Close and as far as Rowley Close, there is an irregular line of dwellings that are mostly individual and stand in gardens of varying size. Behind these properties are mostly private open spaces – some of which are used for grazing live-stock. On the east side of this stretch of Pyrford Road as far as the built up area of Wexfenne Gardens, the only existing buildings are of an agricultural nature along the south side of Lock Lane and backing onto the Pyrford Golf Course. Peatmoor Wood (scattered woodland) lies between Lock Lane and Wexfenne Gardens with the Traditions Golf Course to the northeast.

Elveden Close, at the southern end of Pyrford Road is situated on what is known as Pyrford Green and is an isolated largely 1960s development with mostly semi-detached or terraced homes. The Close extends for about 150m with access to a public footpath at the western end. There is a broad grass border between the road and the houses on the south side of the close, whereas the houses on the north side have small front garden areas behind various hedges and fences that abut the footpath.

3.3 Distinctive Features

The buildings to the south of Floyds Lane and Sandy Lane are associated with the former Rowley Bristow Hospital site.

Rosebrier and Elm Cottage off Pyrford Road are Locally Listed.

3.4 Typologies present

The majority of this area is Inter-war/immediate post war and Post War development. There has been some modern redevelopment, particularly in the southern part.

3.5 Built Form Characteristics

The Boltons Lane area of Pyrford is now predominantly residential. Most Inter-war/immediate post war and Post War housing within the area is constructed from red or buff brick. Many two storey properties are rendered all over, with occasional properties rendered on the upper floor only and occasional properties having hung tiles to the upper storey or part of it. There are also a large number of bungalows within this area that have either exposed brickwork or exposed brickwork with rendered panels. Roof tiles are generally red, grey or brown concrete tiles.

On modern developments, including the developments on the former Rowley Bristow Hospital site, the properties are more usually detached, although there are some blocks of flats, some properties linked by garages and some short terraces. These properties are generally two storeys, with occasional three storey flats, and constructed of brick. They often replicate features of older housing such as exposed timbers and render or porches with classical columns as supports. Roofs on a large number of properties throughout this Character Area are hipped.

3.6 Streetscape and Spaces

Within the Inter-war and immediate post war housing areas of the Boltons Lane Area, properties are generally aligned to the road layout and front onto the street, creating defined building lines. In the Modern developments and redevelopments, the buildings are more randomly positioned. Most roads within the area are relatively minor, with the exception of Boltons Lane, which is a distributor road, and the provision of footpaths and verges is variable. Most roads have a footpath along at least one side and are of a sinuous nature. Front gardens are generally small and the definition of garden boundaries is also varied. Many properties have open boundaries.

Open space within the Boltons Lane area is relatively limited, although the grounds of the former Rowley Bristow Hospital site appear to provide open space for residents.. Street trees are rarely present in this Character Area, with trees more often occurring within the rear gardens of properties. There are occasional trees located within the Modern developments, although these are more often in the front gardens of properties. Within the former Rowley Bristow Hospital site mature tree species include pine, birch and horse chestnut. Front gardens are generally small to medium in size, with frequent conversion to parking spaces. However, in some instances the front gardens are actually larger than rear gardens due to the positioning of later developments or road alignments.

3.7 Greenspace and Vegetation

(The following text may be reviewed and amended as necessary by the 'Open Spaces Group' of the PNF.)

South of Aviary Road and west of Upshott Lane the land is agricultural with a few lone-standing mature oak trees. To the south of the (gated) St Nicholas Crescent development there is a section of woodland some of which is fenced off and within the boundary of the above property. The majority of this wooded section lies between Sandy Lane public footpath and another path to the east. There is a particularly attractive view obtained towards the southeast from this area. The western prospect is uncluttered towards a line of mainly conifer trees aligned with Church Hill beyond the boarder of a large agricultural field.

Further to the east – south of Rowley Close and Wexfenne Gardens – west of Pyrford Road – there is a combination of grazing and agricultural land some of which is associated with the scattered dwellings along the west side of the road and as far as Pyrford Green and the properties along Elvedon Close.

East of Wexfenne Gardens is a wooded area known as Peatmoor Wood. This is well provided with a variety trees and forms an attractive backdrop to the properties. This woodland extends down to Lock Lane.

Additional text ...

3.8 Perceptual Factors

Open countryside delineates the eastern and southern edges of this Character Area. The northern and western edges are less obvious but the change in grain and vegetation cover between this area and Pyrford Village is distinct. The area is relatively open with limited noticeable views and vistas. The number of cul-de-sacs and the private nature of the St Nicholas Crescent and St Martin's Mews on the site of the former Rowley Bristow Hospital reduce both legibility and permeability within the area. There are also strong contrasts in the visual characteristics of properties, particularly between the Inter-war/immediate post war and Post War housing and the Modern housing. However, some individual streets have strong visual unity. Infill development and redevelopment of plots has had some impact on the integrity of the area.

3.9 Opportunities and Issues

The Rowley Bristow Hospital site – now St Nicholas Crescent and St Martins Mews – has been redeveloped well but is very private and does not allow access to the open space that exists to the south of the properties.