Appendix X

PYRFORD HEATH

2.1 Location and extent

Pyrford Heath is an un-adopted (private) cul-de-sac running west for about five hundred metres from its junction with Coldharbour Road. This junction is to be found midway between "The Church of the Good Shepherd" and the Village Hall placing Pyrford Heath to the south of the modern village of Pyrford and adjacent to green belt land mostly owned by Burhill Estates.Pyrford Heathis designated by Woking Borough Council as being within an Urban Area of Special residential Character.

2.2 Description and History.

Pyrford Heath was developed in the early years of the twentieth century by thewell-knownSurrey buildersW G Tarrant Ltd. At that time, it consisted of seven "Tarrant" houses each centrally located in its own generous garden of approximately two acres.Many of the houses had the luxury of a tennis court and stabling.There are no listed buildings in the road although the remaining 'Tarrant' houses are good examples of their period and well worth preserving.

2.3 Distinctive Features.

Pyrford Heath enjoys a lightly wooded aspect and is pleasingly defined by the avenue of mature lime trees that run along each side of the road.All trees both in the gardens and along the road are subject to a blanket preservation order. There are no footpaths each property having its own green verge.

2.4 Typologies Present

Three of the original houses have been demolished and replaced with more modern properties. The first (and largest) was replaced in c. 1965 by five substantial two storey houses in a small close at the west end of the road. The second was replaced by three bungalows, located on the south side of the road, and built in c.1977.The remaining additions are 'in-fill' properties the latest being two bungalows built in the grounds of 'Elmstead' in c.1988.

There are now twenty-four detached dwellings in the road of which four are original 'Tarrant' houses, twelve are substantial two storey houses and the remaining eight dwellings are bungalows.Most of the two storey in-fill properties have received extensions, in some cases substantial extensions, in recent years.

2.5 Built Form Characteristics

The Tarrant houses are rendered brick under red tiled roofs. Other properties are generally brick built with some rendering and grey or brindle coloured concrete roof tiles.

2.6 Streetscape and Spaces

See below

2.7 Green Space and Vegetation

There is a triangle of land at the junction of Pyrford Heath with Coldharbour Road laid out to shrubs and hedging.   Traffic is directed to follow the one way signs around this triangle.

2.8 Perceptual Factors

The road is no more than six metres wide and, with trees both in the gardens and adjacent to the road (some, sadly lost in the storm of 1989) gives the pleasing effect of a rural avenueprobably not dissimilar to the character of the road in Edwardian times.On the north side the houses have front gardens that set the properties back from the road by some eighty feet. The houses on the south side also are well set back giving a spacious and much coveted feel to the road.

2.9 Opportunities and Issues

The field to the south of Teggs Lane (which forms the boundary to the houses on the south side of Pyrford Heath) is agricultural land and part of the Green Belt. It is, or has been considered for housing development as part of the Woking development plan. There is no doubt that this would seriously affect the character of the road and especially the houses on the southern side that effectively form thecurrent southern boundary of the developed village.

Development of properties or other buildings in the spacious front gardens would quickly spoil the present character of the road that the Pyrford Heath road association has done much to uphold over recent decades. A number of properties, mainly on the North Side have covenants preventing sub-division of plots below ⅓ acre size.

It is considered of great importance that the four remaining Tarrant houses should be added to Pyrford's list ofBuildings of Architectural Significance (AH).

Aerial View