

Appendix II

2. GREATER PYRFORD - East

2.1 Location and extents

This area covers the parts of Pyrford that are east of the B367 (Church Hill, Upshot Lane, Coldharbour Road and Oakcroft Road) but does not include Pyrford Village.

The dominant social and community facilities are situated in this area and consist of the **Church of the Good Shepard**, the **Primary School**, the **Village Hall** including the **Pyrford Social Club**, the **Cricket Club**, the **Pyrford** and **Traditions Golf Clubs**, the **Sports Centre** and the **Pyrford Marina**. There is but one retail outlet located on the site of the former Post Office opposite the small retail area on and adjacent to Coldharbour Road.

2.2 Description and History

This eastern area of Pyrford was largely developed during the second half of the twentieth century. There is a variation of density amongst the developments but with a higher proportion of semi-detached properties than in most of the other areas of Pyrford. 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. Wexfenne Gardens, to the east of Pyrford Road, is also a new development as is Dane Court on the site of the Dane Court Preparatory School. The dwellings in these latter four developments are more widely spaced than are most of those in the other parts of this described area.

Buildings of special historical significance or of visual interest include **Blue Gate Cottage** in Boltons Lane and **The Old House** on Pyrford Road. Both are Listed. There is also **Thorley Cottage** adjacent to Old Acre – not Listed and of indeterminate age but probably C16 or C17. Along the west side of Pyrford Road between Pyrford Green and Rowley Close there is a scattering 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 and live-stock. To the east of this stretch of Pyrford Road until the Wexfenne Gardens development, the only existing buildings are of an agricultural nature along the south side of Lock Lane and backing onto the Pyrford Golf Course. The scattered woodland of Peatmoor Wood lies between Lock Lane and Wexfenne Gardens with the Traditions Golf Course to the northeast.

To the southeast of Elveden Close on the east side of Lower Pyrford Road, there is a 200m driveway leading to **Pyrford Place** and **Manor Farm**. The former is a 1980s re-development into apartments of what was formerly a substantial C16 manor house. In the grounds of this modern development and fronting onto the Wey Navigation, there is a two-story red-brick Grade II late C16 Listed building known as **The Boat House**. Reputedly, this was where the poet John Donne, was writing during the latter part of his life.

Manor Farm occupies the land immediately adjacent to Pyrford Place.

North from Elveden Close along the west side of Pyrford Road, there are well-separated homes with grazing land behind. Located amongst these dwellings are **Henry VII Cottage** and **East Cottage**; both are C16 Grade II Listed buildings with some C20 modifications. The land to the east side of Pyrford Road from the access to Pyrford Place as far as the Wexfenne Gardens development is devoid of buildings and merges with Peatmoor Wood to the north of Lock Lane.

Pyrford Golf Course (south of Elveden Close, on the east side of Lower Pyrford Road) was created in the 80s. The course extends north and south of the drive leading to Pyrford Place and Manor Farm and is bounded by Warren Lane/Pyrford Road and the Wey Navigation towpath. The clubhouse is accessed from Warren Lane.

Lock Lane is a road leading from Pyrford Road (north of Elveden Close) towards Pyrford Lock and beyond to Wisley Village. Close to the point that Lock Lane joins Pyrford road, there are some agricultural buildings on the south side. At the lock stands a popular pub named **The Anchor**. There is a car park for pub customers on each side of the lane.

The Old House, to the north of Wexfenne Gardens on the east side of Pyrford Road, is a comparatively large C16 Grade II Listed building. Adjacent to and north of The Old House are **Lees Farm Cottages** formed from what were formerly agricultural buildings that now form a cluster of dwellings around a gravelled yard with some closed garages as well as open car-ports. **1 Lees Farm Barn** is a C18 Grade II Listed building.

Adjacent and to the north of the above properties is the modern clubhouse of the **Traditions** golf course. The course extends from Peatmoor Wood to Dodds Lane and is bounded by Pyrford Road and Wey Navigation.

The Wisley Golf Course was created in the 80s and lies to the east of Wey Navigation and is bounded by the river Wey. The clubhouse is situated near the centre of the course.

The Traditions Golf Course was constructed in the 90s and extends to the east of Pyrford Road as far as the Wey Navigation. The northern boundary is along Dodds Lane. To the south, the course is bounded by Coles' Brook, Peatmoor Wood and Pyrford Marina.

The Sports Centre is a substantial modern sports facility catering for indoors activities and with outdoor tennis courts. It is situated north of the Traditions Golf Course clubhouse on the east side of Pyrford Road. The complex is accessed by a 100m driveway.

Warren Farm Mobile Home Park is situated adjacent to the southern border of the character area and accessed by a road off Warren Lane.

Walsham Lock is accessed from Warren Lane and is one of many locks along the C17 Wey Navigation canal.

Pyrford Marina is situated to the north side of Lock lane close to Pyrford Lock.

Peatmore Avenue and Peatmore Close – off Boltons Lane – have generous grass verges on both sides of the road with footpaths also on both sides. There are a number of trees lining the roads along the verges on both sides. The buildings are largely semi-detached bungalows but there are also a number of two-story dwellings. Drives into the properties are hard-

surfaced and generally used for parking despite the existence of garages. The gardens are generally well provided with shrubbery and whole area has a sense of openness.

Romans Way off Boltons Lane is a residential cul-de-sac.

Coldharbour Road running into Oakcroft Road at the point where the main retail outlets are located, there is, on the east side, one retail business named Aspen Flooring. This occupies the single-story part of what is an extension to a two-story semi-detached building and is the site of the former Village Post Office. The main part of the building is of similar architecture to the neighbouring four buildings along this part of Coldharbour Road. They are all semi-detached except for the last that is a detached home. All these five buildings are of variegated brick construction and are built close to the footpath along the road. There is a privet hedge along the side of the footpath. Between two sets of the dwellings, there are paved driveways leading to the rear of the properties that provide access to smaller out-buildings and facilitate parking.

After the last of the above dwellings, towards Ridgway, the houses are set well back from the road. The first two are single story but with gabled windows in the brown-tiled roof-spaces. The first has two small garage buildings and a gravel drive and has a privet hedge at the front. The second building is of similar style with a paved driveway and a substantial single garage. It has less obvious living space in the roof area. Following this, there is a more substantial two-story home behind a wooden slatted fence. It has a paved driveway and a large single garage. There is a mature Willow tree and two mature Oak trees within the property boundaries.

Ridgway is a private road with speed bumps and is lined with conifer trees. There is a footpath on the north side of the road with high Holly hedges on the property boundaries. On the south side of the road, there is a mixture of fencing and hedges. The Ridgway has a quiet and private aspect with a variety of housing architecture. The dwellings are set well back from the road and accessed by gravel or tarmac driveways.

Immediately after Ridgway, on the east side of Coldharbour Road, there are three properties behind a high Holly hedge. The first two of these properties are two-story homes of relatively new construction. However, the third property – Dane Court Cottage – is a Victorian or pre-Victorian building with a single main story and some fenestrations in the roof area indicating further accommodation in the roof space. The construction is white-painted brick. It has a single separate garage and a gravel access.

Dane Court leads off the northern end of Coldharbour Road. It is wide – with a generous grass verge populated with mature Holly and Laurel trees.

After Dane Court (further north on Coldharbour Road where it branches into Oakcroft Road, the main verge is wide with well-maintained grass on which there are some attractive Acer and Holly trees. This leads to Cold Arbor, an early Victorian home of two stories with decorative brick chimneys. It has a gravel access and a single detached garage. The property lies behind a 1.5m brick wall. There are two mature trees on the attractively grassed verge outside the property.

Adjacent to and north of the Cold Arbor property, there is a relatively new home named “Danesmere”. This has two stories with a grey-tiled roof. It is guarded by a high brick wall and accessed by a tar macadam drive to a double garage.

After Danesmere, there is a row of closely set conifer trees along and inside the boundaries of two further properties that are of similar architecture – being two-story and having an undulating (Spanish) form of roof-tile. Both have single garages and gravel/tarmac access. Following the above two buildings, there is a modern bungalow (“Cherry Lodge”) without fence or hedge, a single garage and gravel/tarmac access. The north boundary of this property consists of a high Leylandii hedge. The property frontage is colonnaded and has large single garage with a tarmac drive.

After Cherry Lodge, the pedestrian footpath is lined by a holly hedge fronting on a substantial two-story dwelling with hanging tiles and a gabled roof. This property has two garages incorporated in the building. There are some mature trees within the property boundaries. Further properties are obscured by the hedgerow as far as Hazel Road.

Hazel Road is a Close with a footpath on either side. There is a dense Laurel hedge on both sides along the first 50m of the road. The few properties toward the end are substantial and set well back. They have rendered or bare brick walls and have separate garages with paved access. At the end, there is a small well vegetated roundabout. At this point, on the south side, there is a substantial bungalow with a paved area that supplants any possibility of a garden at the front. The property has a large garage.

The three other properties to the left of the above mentioned bungalow are of modern construction and similar architecture with a communal driveway and built-in garages. There is a mature Cedar tree near the entrance into this latter set of properties and a Cypress hedge. Amongst several of these properties there are mature trees.

On the south side at the entrance into Hazel Road, there is a property named “Lee Place”. This is considerably older than most in this part of the character study. It is wood framed with brick infill and lattice windows. It is two-storied and has hanging tiles. Opposite Lee Place, there is a rendered red-roofed bungalow with a small detached garage and gravel/tarmac access.

The visible distribution of rubbish-collection bins along Hazel Road detracts considerably from the otherwise pleasant aspect of this character area.

The first two properties further along Oakcroft Road before Hollybank Road are combined under the name “Mulberry House” and are two-story modern buildings with a substantial gravel and paved driveway.

After Mulberry House, there is a large bungalow judged to be pre-war. It has a red tiled roof and hanging tiles that match. There is a separate garage – also with red tiles and access is by a tarmac drive.

Along this section of Oakcroft Road there numerous mature conifer trees within the property boundaries.

The final dwelling before Hollybank Road is a substantial two-story building with a colonnaded entrance and paved drive.

Hollybank Road is made up of two sections. The western end is fully accessible to public vehicles but the eastern end (leading into Pyrford Road) is marked as Private and is gated. The western end has a footpath on either side with narrow grass verges between the paths and the road. There is a high Holly hedge on the right and various forms of hedge on the left. The first building on the right is relatively large and is two-story with recent modifications. It has a concrete drive to a double garage. Next to this, there is a bungalow with a gabled roof and a gravel drive leading to a double garage.

Immediately beyond the above mentioned bungalow there is a public footpath that leads ultimately to Hare Hill Close but with a branch leading to Ridgway. Initially, this long narrow path has high fencing and hedges on either side – much of it topped with barbed wire. Beyond the entrance to the above mentioned public footpath (on the same side) there is a timber-framed dwelling with brick infill and lattice windows. It is two-storied and has an attractive brick-shrouded front entrance. The roof is hipped. There are mature Beach trees within the property.

Further along Hollybank Road there are some mature Oak trees and holly hedges behind which there are two-story buildings with flat-roofed garages and gravel driveways. The eastern (private) section of this road has speed bumps. The properties here are relatively large and set well back from the edge of the road. There is a wide grass verge but no footpath.

2.3 Distinctive Features

There is a sharp contrast between the urbanised part of this character study and the open (Green Belt) areas to the east and south.

2.4 Typologies present

The majority of the urbanised parts of this area are inter-war/immediate post war and post war development. There has been some modern redevelopment, particularly in the southern part.

2.5 Built Form Characteristics

This built area of Pyrford is now predominantly residential. Most Inter-war/immediate post war and Post War housing within the area are 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 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 are 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.

2.6 Streetscape and Spaces

Within the Inter-war and immediate post war housing of this part of Pyrford 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 and Engliff Lane, which are distributor roads. 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 urban area is relatively limited, although the grounds of the former Rowley Bristow Hospital site appear to provide some 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.

2.7 Greenspace and Vegetation

The cricket ground is the largest open space in this character area. It is supplemented by an adjacent recreational area for the Primary School which is in addition to the hard-surface playground in front of the school building.

South of Aviary Road – east of Upshot 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 across agricultural and wooded land towards the southeast from this area. The western prospect is uncluttered towards a distant line of mainly conifer trees that are aligned with Church Hill beyond the boarder of a large agricultural field.

Further to the east – to the south of Rowley Close and Wexfenne Gardens and to the 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 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.

2.8 Perceptual Factors

Open countryside delineates the eastern and southern edges of this segment of the Pyrford Character Area. The northern and western edges are less obvious but the change in grain and vegetation 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.

2.9 Opportunities and Issues

At the time this study was being compiled there were proposals to enlarge the Village School. Should this come about, it will further exacerbate an existing problem with cars parked along Coldharbour Road during certain times of the day depending on school activities. This will become of major concern and will have to be tackled by the implementation of measures yet to be decided.

Proposals for unsympathetic developments within the area of Lees Farm will be resisted. The special ambiance of that area will be maintained to preserve the existent historic legacy. Similarly, any attempts to spoil the special rural ambiance of Wheelers Farm and the associated barn by unsympathetic development will not be tolerated.

The Village Hall and associated Village Social Club is a valuable community asset. However, refurbishment and architectural changes were pressing at the time this study was created. Similarly, The Arbor Centre will be under scrutiny in case means can be found for refurbishment and/or improvements to be undertaken.