

Appendix IV

4. Greater Pyrford – Centre and West

- **THE PYRFORD WOODS ESTATE**
- **BLACKDOWN AVENUE**
- **SOUTH PYRFORD**
- **REDCOURT**
- **BELMORE AVENUE**
- **FOX CLOSE**

THE PYRFORD WOODS ESTATE

4.1 Location and extent

The Pyrford Woods Estate, consisting of the following roads:

Abbey Close
Bray Gardens
Donne Gardens
Hamilton Avenue
Lincoln Drive
Lovelace Drive
Manor Close
Nicholas Gardens
Onslow Way
Weston Way
Weston Gardens

4.2 Description and History

The Pyrford Woods Estate development started in 1957 under the management of E&L Berg Ltd. The landowners who sold the land for the Pyrford Woods Estate included Burhill Estates (Lord Iveagh), Baroness Wentworth, the Earl of Onslow, the Earl of Lovelace. No surprise then about the street name origins of Lovelace Drive and Onslow Way. Hamilton Avenue is named after the reverend Cuthbert Hamilton, vicar of Wisley cum Pyrford parish for a period of over 30 years spanning both World Wars.

4.3 Distinctive Features

No listed buildings.

4.4 Typologies present

All houses in this area are detached. Most houses were originally built as three-bedroomed detached homes, mostly of two storeys, however between 10% - 20% as bungalows. All houses were built with a garage, either integral or detached, and a concrete driveway with a minimum parking capacity for one car. The majority of houses have now been extended, such that now properties have anything up to six bedrooms. A significant number have converted the original garages into living space.

Most of the homes on the Pyrford Woods Estate were built by Crouch Homes and are quite uniform in design. However, the original Berg scheme covering all of Onslow Way and numbers 1-51 odd and 2-72 even of Lovelace Drive, consist of a randomised mix of Berg Homes designs.

4.5 Built Form Characteristics

Berg Homes: Almost all the houses within the area are constructed from red brick. Many two storey properties are rendered all over, with some 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, white-painted brickwork, or rendered walls. Roof tiles are generally made of red concrete. The original Berg scheme covered all of Onslow Way and numbers 1-51 odd and 2-72 even of Lovelace Drive. This development consisted of six standard, but widely varied Berg Homes designs, which repeat in randomised fashion with chiral variants. However, a few non-standard Berg Homes designs were chosen by the original buyers of plots. There are also a few individual architecturally bespoke designed homes. Two infill homes were added in the 1980's on plots made available by the sell-off of the ends of gardens. Apart from those properties which sold land for the in-fills, plot sizes in the Berg development scheme are generous ranging from 0.3 acres to over 0.5 acres each.

Most of the homes on the Pyrford Woods Estate were built by Crouch Homes and are quite uniform in design. Many of the roofs have a "beehive style apex". All are built in red brick with red or brown roof tiles. A significant number have red tile-hung fronts. Plot sizes are more typically under 0.25 acres, but some properties, especially on corner plots are considerably larger.

4.6 Streetscape and Spaces

Most of the roads on the Pyrford Woods Estate were set out with well-defined building lines. The provision of footpaths and verges is variable. All roads have a tarmac footpath along at both sides and most also have grass verges. Front gardens are generally large enough to include paved parking areas for more than one car. Most of the front gardens end with a low brick wall to the street frontage.

Through roads such as Lovelace Drive, Weston Way, Lincoln Drive and Hamilton Avenue are 5 metres wide. Cul-de-sacs tend to be narrower at about 4 metres wide. Despite the sinuous nature of these roads, traffic speeds are an issue. A 20 M.P.H. limit would be appropriate for the whole of the Pyrford Woods Estate.

Most of the roads have a grass verge of at least 1 metre wide, with a number of street trees.

4.7 Greenspace and Vegetation

Many properties have mature hedges to the sides. Most of the front gardens end with a low brick wall to the street frontage. Planting in the front gardens include mature trees, shrubs, lawns and herbaceous borders. Trees are present on many properties in this area, especially within the rear gardens.

Most of the roads have a grass verge. Street trees are present in many of these verges. Originally these were planted at about 15m intervals. However, over the years many of the trees have been lost, with inconsistent replacement. There is a need for infill re-planting to balance the vistas.

In each of Lovelace Drive, Lincoln Drive and Hamilton Avenue there is an area where 50 - 100 metres of the grass verge widens to about 15 metres. These spaces have been used by local residents to host street parties.

4.8 Perceptual Factors

There are strong visual unity contrasts in the visual characteristics of properties, particularly amongst the Crouch Homes. The building lines are well-defined. Infill development and redevelopment of plots has had some impact on the integrity of the area.

4.9 Opportunities and Issues

There is very little scope for additional development on the Pyrford Woods Estate, apart from the odd infill. Phase 1 of the development scheme set up by E&L Berg Ltd was for up to 132 houses, covering all of Onslow Way and numbers 1-51 odd and 2- 72 even of Lovelace Drive. The entire original development scheme contains a number of covenants which are still considered binding today. These stipulate that:

“The land shall not be used otherwise than for development as an estate of private dwellinghouses not exceeding two storeys in height, with suitable outbuildings gardens and roads in connection therewith.

Not more than one dwellinghouse with the usual offices and outbuildings shall be erected on each property and the same shall not be used for any other purpose than a private dwellinghouse or the professional residence of a Solicitor, Medical Practitioner or Dentist.

No house or other erection for the sale of an intoxicant nor any building other than private dwellinghouses or professional residences shall be built on any portion of the premises.

No operative machinery shall be fixed or placed upon the premises except machinery to be used by the Purchasers in erecting dwellinghouses and other buildings upon the said premises.

No trade business or manufacture whatsoever shall be carried on upon the premises nor shall any portion of the premises be used for any purpose except as a private dwellinghouse or professional residence and usual private motor garage belonging thereto conservatories vineries summerhouses greenhouses potting house outbuildings and appurtenances.

No erection temporary or otherwise of the nature of a hut caravan house on wheels shed or other chattel adapted or intended for use as a dwelling or sleeping apartment nor any booths shows swings or roundabouts shall be erected made placed or used or be allowed to remain upon the premises except sheds or workshops to be used only for works incidental to the erection of the dwellinghouse or houses motor garage conservatories vineries summerhouses greenhouses pottinghouses outbuildings and appurtenances to be built on the premises.”

There is a need for infill re-planting of street trees.

Remarks added by the author of this section:

To consider extending Pyrford Urban Area of Special Residential Character to include the Berg Homes area covering all of Onslow Way and numbers 1-51 odd and 2- 72 even of Lovelace Drive. This would eliminate an anomalous loop in the special residential character area perimeter.

Despite the sinuous nature of these roads, traffic speeds are an issue, especially coming down the hills of Lovelace Drive and Lincoln Drive. A 20 M.P.H. limit would be appropriate for the whole of the Pyrford Woods Estate.

4.10 Some individual street observations follow:

Abbey Close

A cul-de sac of 20 houses, all of similar design, built by Crouch Homes, mainly with tile hung fronts. Tarmac pavements with 1 metre wide grass verges on both sides.

Bray Gardens

A cul-de sac of nine houses, all of similar design, built by Crouch Homes. Two have tile-hung fronts. No grass verge.

Donne Gardens

A cul-de sac of four houses, all of similar design, built by Crouch Homes. Grass verges in front of nos 3-4.

Hamilton Avenue

A through road of houses, all of similar design, built by Crouch Homes. Some of which have tile-hung fronts.

Tarmac pavements with 1 metre wide grass verges on both sides. Street trees are present in many of these verges. In front of numbers 19 to 25, the grass verge widens to about 15 metres. There is a particularly fine stand of 4 mature copper beeches. This space has been used by local residents to host street parties.

The ancient Teggs Lane footpath crosses through Hamilton Avenue from Lincoln Drive, between Nos 70 and 72 and then continues between Nos 67 and 69 into Pyrford Common.

Lincoln Drive

A through road of 67 houses (1-57, 2-74), With the exception of numbers 1-6, all the houses were built by Crouch Homes and are quite uniform in design.

Tarmac pavements with 1 metre wide grass verges on both sides. Street trees are present in many of these verges. In front of numbers 28 to 42, opposite the junction with Weston Way, the grass verge widens to about 15 metres. There is an impressive stand of 6 mature copper beeches.

Lovelace Drive

A through road of 143 houses. Numbers 1-51 odd and 2- 72 even of Lovelace Drive, consists of a randomised mix of Berg Homes designs. The remaining homes were built by Crouch Homes and are quite uniform in design.

Tarmac pavements with 1 metre wide grass verges on both sides. Street trees are present in many of these verges. In front of numbers 19 to 25 Lovelace Drive, just west of the junction with Onslow Way, the grass verge widens to about 15 metres. This space has been used by local residents to host street parties. Opposite numbers 1 & 3 is the green in front of the Marshall Parade shops.

Manor Close

A cul-de sac of six houses, all of similar design, built by Crouch Homes. No grass verge.

Nicholas Gardens

A cul-de sac of 17 houses, all of similar design, built by Crouch Homes. Two have tile-hung fronts. Tarmac pavements with 1 metre wide grass verges on both sides.

This road follows the line of the ancient Teggs Lane footpath. At the end of the cul-de sac turning circle, the footpath continues through to Lincoln Drive, at the Junction with Abbey Close.

Onslow Way

A cul-de sac of 24 houses, which turns a 90° bend halfway along its length. The road consists of a randomised mix of Berg Homes designs, plus one 1980's built chalet-style home. Four of the homes were built as bungalows, but No.16 has been hugely extended and is now a full two storey house. Virtually all the houses have been extended over time and some are now considerably larger than the original build. Two have tile hung-fronts. The houses on the bend and some on the turning circle are well set back from the road. Corner plot sizes are up to 0.5 of an acre, No grass verge.

Weston Way

A through road of 143 houses. Numbers 1-51 odd and 2- 72 even of Lovelace Drive, consists of a randomised mix of Berg Homes designs. The remainder were built by Crouch Homes and are quite uniform in design.

Tarmac pavements with 1 metre wide grass verges on both sides. Street trees are present in many of these verges. At the time this document was composed, the road surface was in a state neglect and was very uneven, with dips, bumps and cracks all too evident.

Weston Gardens

A cul-de sac of five houses, all of similar beehive roof design, built by Crouch Homes. Two have tile-hung fronts. No grass verge.

5. Blackdown Avenue

5.1 Location and extent

Blackdown Avenue is a private road situated to the north of Old Woking Road and backs onto West Byfleet Golf Course. The road is accessed via two separate junctions with Old Woking Road and affords access to Redcourt.

5.2 Description and History

Blackdown Avenue comprises 45 houses of different periods. The first houses were built in the early 1900s by the renowned local master builder W G Tarrant on land owned by Woodham Park Nurseries.

Until the Second World War, there were no more than 10 houses. Since then, subdivision of the large plots has allowed for further building (notably in the 1970s and 1980s). More recent developments have been rebuilds of existing houses.

The road was not fully made up until the early 1970s. Before then, the only surfaced part was the stretch that runs from the western entrance to Redcourt. That road was developed on the site of two houses (Landsbury and Redcourt) that were home to a school.

One notable name of interest to Pyrford is The Dowager Countess Lovelace who owned one of the original houses until the early 1920s.

5.3 Distinctive Features

Blackdown Avenue is recognised as an Urban Area of Special Residential Character and a Conservation Area by Woking Borough Council. No properties are believed to be Listed Buildings.

5.4 Typologies present

The majority of houses in this road are substantial detached buildings. Some of the older houses have been divided in two or sub-divided into apartments.

5.5 Built Form Characteristics

Blackdown Avenue is populated with well-spaced mostly detached housing. Most are substantial detached two-storey properties with exterior walls of either exposed red brickwork or rendered all over. Occasionally, properties are rendered on the upper floor only with some properties having hung-tiles to the upper storey or part of it. Roof tiles are generally grey slate or red concrete.

5.6 Streetscape and Spaces

There are no paved footpaths but there are verges on both sides of the road. There are mature trees in the verges outside many of the houses with many more situated inside the front boundaries.

5.7 Greenspace and Vegetation

The road's Residents Association has a policy to maintain the sylvan appearance of the area and encourages residents to avoid 'hard' front boundaries (i.e. walls and fences). Most houses maintain hedges or shrubs at their frontage.

5.8 Perceptual Factors

All houses have garages and drives; so on-street parking is rare.

The road has an average width of only 5 meters but with the verges and the houses being well set back, the appearance is different.

A recent trend to install remote-controlled gates has detracted from the 'country lane' appearance of the road

5.9 Opportunities and Issues

Developers are always looking for opportunities to re-develop the older houses but a strong community has seen off most attempts to date.

6. Character Study – South Pyrford

The Pyrford Stone stands east of Pyrford Court entrance gates, opposite Upshot Lane, and is thought to be a pre-historic standing stone. Originally in the centre of the road, it was moved to the verge in 1976 when the road was widened.

Stone Lodge is a single-storey Grade II red brick lodge standing 250m east of Pyrford Court, to the west of the entrance gates, of similar age and style to the main house.

Pyrford Court is Grade II, lies on the south side of Pyrford Common Road and is situated at the highest point of the site, with steeply falling woodland to the south and a 4m red brick wall along the north-eastern boundary, which is set back from Pyrford Common Road giving a wide verge. Built by Lord Iveagh in 1907 and extended in 1920 it is a three-storey red brick country house in the Neo-Carolean style. The entrance gates are at the north-east corner opposite Upshot Lane and the drive, which follows the boundary with The Bothy to the west, runs south-west through a belt of woodland then swings north-west to the house. At the time of this character study, the house and gardens were undergoing major alteration and restoration.

The Bothy is Grade II and stands 150 yards north-east of Pyrford Court. It was built in 1913 in red brick Neo-Carolean style by Lord Iveagh as servants' accommodation, squash court and garages. It was separated from the main estate and converted and extended into 12 houses in 1994, retaining several acres of the original gardens and woodland. The entrance gates and two-storey brick lodge are set within a 4m red brick wall which runs west along Pyrford Common Road and also forms the north-eastern boundary of Pyrford Court. The drive runs through a central arch, topped by a clock tower added in 1930, and continues through the gardens terminating at the boundary with Pyrford Court. The drive is no longer in use but was originally the back entrance to the main house before the properties were divided. A derelict summerhouse stands within the woodland west of Stone Lodge.

Chick's Cottage stands at the west end of Pyrford Court's wall on Pyrford Common Road, north-east of the main house at the beginning of a track which runs south-west along the edge of the Common. It was built as the Head Gardener's house for the estate and there are also extensive derelict glasshouses and sheds nearby, which back onto the west boundary wall of Pyrford Court.

The Rough is a Victorian red brick house with various outbuildings built in 1885 where Sir Charles Wentworth Dilke lived with his family. It lies in a woodland area of the same name, down a track running south-west from Chick's Cottage off Pyrford Common Road. At the approach to the house, there is a derelict brick building to the south which was built as stables to the house. Further down the same westerly track stands *The Rough Bungalow* which was built as a red brick gatehouse to the main house and beyond are two semi-detached properties, *1&2 The Rough Cottages*, situated at the convergence of three footpaths. The track continues west for a short distance and terminates at The Old Woking Road.

Playground and Car Park stands on the south side of Pyrford Common Road where it meets the Old Woking Road. To the south of the playground there is a concrete area beside a footpath. This was formerly used as a tennis court.

Shey Copse Cottages are 3 red brick terraced cottages built for Lord Iveagh's staff lying south-east of The Rough area accessed via a track/footpath from the Old Woking Road. The track swings sharp north-east and leads to the Shey Copse Riding Stables where there are several equestrian buildings.

7. INDIVIDUAL CHARACTER STUDY – REDCOURT

7.1 Location and extents

Redcourt is a residential development within Pyrford designated Conservation Area comprising 14 similar properties north of Old Woking Road, connecting Blackdown Avenue and Forest Road. Approximately 75m after its junction with the south-west corner of Blackdown Avenue, Redcourt branches into a Tee shape. The left hand branch runs approximately 100m south-west to its junction with Forest Road, almost opposite Pine Tree Hill. On the left of this branch, house numbers commence with five odd numbered houses Nos 1 to 9. The right hand branch runs approximately 75m north-east to a cul-de-sac with three houses on either side. House numbers on the right progress with even numbers 2 to 6, then continue anti-clockwise along the opposite side of Redcourt with Nos 8 to 18, all of which back onto West Byfleet Golf course. There are no odd numbered houses 11 to 17.

7.2 Description and History

Redcourt is a private road originally completed in 1978 comprising 14 detached Georgian-style, four-bedroom executive homes of similar design. It was built on the site of two substantial Edwardian properties, Langsmead and Redcourt – after which the development was named. For many years the house named Redcourt previously served as a private school, with the headmistress living in an adjacent Blackdown Road property which still exists. Redcourt Road was built to comply with then-current standards for council adoption, including pavements, drainage and street lighting, but with access available only through adjoining private roads, it remained private. Several mature trees planted at around the time of the previous development in the early 1900s have been retained, which together with the open frontages add to a green and spacious ambience. All of the properties have a generous frontage with a design that readily lends itself to unobtrusive extension. Since the original development, most

houses have been extended to provide additional or larger rooms while maintain garaging for two cars and without detriment to the character of the road.

7.3 Distinctive Features

Alternate houses are constructed from reclaimed old London stock bricks, complemented by intermediate houses constructed from traditional red bricks. All have a large front porch supported by two pairs of white pillars. Between the houses brick walls provide screening to the rear gardens, with arched gateways at the side to gain access. Most properties have had their original tarmac driveway replaced with block paving or other re-surfacing.

7.4 Typologies present

The properties are built in the Georgian style and normally described as 'Executive Houses' that were favoured in the Woking area in the 1970's. Although the original designs of all the houses were similar 8 of the 14 have integral garages and 6 garages are separate, with the layout of some houses being mirrored. Most properties are owner occupied, but three are used for long term executive rental.

7.5 Built Form Characteristics

The houses are brick with a cavity wall and corrugated tile roofs. Front windows are of Georgian style small panes with sash opening, but most have been replaced with double-glazed white UPVC of similar appearance.

7.6 Streetscape and Spaces

The garden land between the houses and the road is open plan, and is generally laid with well-maintained lawns, with no fences permitted. There are many mature trees, with the road curving around one large cedar tree that dominates the centre of Redcourt. The cul-de-sac end of Redcourt is densely planted – screening the adjoining property in Blackdown Avenue. Most of Redcourt has tarmac pavement with raised kerbing, except for the north-west side, at the Forest Road end, which has no pavement and is instead planted with trees and shrubs – screening the side boundary fence to a property in Forest Road. There are very many large Rhododendrons and other colourful trees screening adjacent properties, whilst six homes enjoy a rear outlook across West Byfleet golf course. Redcourt has seven energy efficient street lights of the traditional swan-neck design adopted by Surrey County Council for Conservation Areas. These were installed in 2013 as part of the county-wide replacement programme, but as a private road Redcourt Residents Association were able to fund the additional cost of more appropriate lights than the basic option. With ample garaging and driveways there is usually no need for on street parking.

7.7 Greenspace and Vegetation

Redcourt has a spacious appearance, with several large open lawns and many mature trees. The road is winding and house frontages are staggered or set well back with significant screening by greenery. Many trees are over 100 years old, including copper beech, cedar and several sweet chestnuts. Other mature planting includes acer, magnolia, flame tree, pyracantha rhododendron, laurel and many varieties of conifer.

7.8 Perceptual Factors

Despite existing for over 30 years, Redcourt remains unknown to many other Pyrford residents. It is sufficiently far from any major road and is not on any significant through route so that it usually remains tranquil and traffic-free. It is more often used by local walkers and joggers who regard it as a pleasant route. There can be a nuisance from the noise of low flying helicopters using Fair Oaks heliport.

7.9 Opportunities and Issues

All Redcourt property owners are members of the Redcourt Residents Association, formed to manage the shared private road rights and obligations. This includes maintenance of the road and pavements which form part of each plot according to the property frontage. The Association has good relations with the neighbouring associations of Forest Road and Blackdown Avenue. The Tee-shape frequently causes an issue for strangers attempting a fast cut-through from Forest Road, as the cul-de-sac is unexpected. Alternatively they may cut the corner towards Blackdown Avenue and fail to slow sufficiently where the junction is obscured by vegetation.

8. INDIVIDUAL CHARACTER STUDY – Belmore Avenue

8.1 Location and extents

Belmore Avenue is a short road between Pine Tree Hill to the South East and Norfolk Farm Road to the North West.

8.2 Description and History

Belmore Avenue slopes gently downwards from Pine Tree Hill to Norfolk Farm Road. The properties date from the 1960's.

8.3 Distinctive Features

None

8.4 Typologies present

The properties in Belmore Avenue are detached or semi-detached chalet bungalows. A number of houses have been extended,

8.5 Built Form Characteristics

Belmore Avenue is entirely residential. All properties are of red brick.

8.6 Streetscape and Spaces

Belmore Avenue has footpaths and grass verges on both sides. Front gardens are open plan. This gives the road a spacious feeling.

8.7 Greenspace and Vegetation

There are no green spaces in Belmore Avenue and few trees along the road.

8.8 Perceptual Factors

Belmore Avenue appears as a mature development. There are no adjacent open areas with the back gardens being in areas enclosed by Belmore Avenue and nearby roads. This area has a large number of mature trees.

8.9 Opportunities and Issues

No outstanding issues have been identified.

9. INDIVIDUAL CHARACTER STUDY – Fox Close

9.1 Location and extents

Fox Close is a cul-de-sac running from a junction with Norfolk Farm Road close to where it meets Forest Road.

9.2 Description and History

Fox Close is a road of 17 detached properties, a mixture of 4 –bedroomed houses and 3 bedroomed chalet bungalows. Some properties have been extended.

9.3 Distinctive Features

Fox Close is a very peaceful cul-de-sac. Front gardens are open plan and of good depth leading to a spacious feel in the road.

9.4 Typologies present

The properties in Fox Close were all built in the early 1970's.

9.5 Built Form Characteristics

Fox Close is entirely residential. Properties are a mixture of red brick, yellow brick, with some wood cladding and some painted rendering.

9.6 Streetscape and Spaces

Fox Close has footpaths along both sides and at the end. It has no green space other than in the front gardens. There is a small parking area on one side of the road.

9.7 Greenspace and Vegetation

There are no public green spaces in Fox Close. There is a variety of ornamental trees in the front gardens.

9.8 Perceptual Factors

Fox Close appears as a mature development in an area of woodland. There are no adjacent open areas with the back gardens being in areas enclosed by Fox Close and nearby roads.

9.9 Opportunities and Issues

No outstanding issues have been identified.