

Appendix VIII

13. PINE TREE HILL

13.1. Location and extents

Pine Tree Hill lies to the North side of Old Woking Road running between Norfolk Farm Road to the South West and Forest Road to the North East.

13.2 Description and History

Starting at the Norfolk Farm Road end, Pine Tree Hill is initially level and then rises up a short steep hill to just beyond a junction with Belmore Avenue and then is level until Forest Road. The lower part of the road only has properties on the North West side with the back gardens of Hayes Barton opposite whereas from about the start of the hill there are properties on both sides. The gardens to the Northwest contain a number of large trees. Pine Tree Hill was developed in the mid 1960's and was originally part of Blackdown Hill Estate owned by Blackdown Properties Ltd.

13.3 Distinctive Features

The main feature of Pine Tree Hill is the number of large mature trees

13.4 Typologies present

The majority of properties are detached houses or chalet bungalows. There is one pair of semi detached houses and one recent build. Most houses have been extended.

13.5 Built Form Characteristics

Pine Tree Hill is entirely residential. Most properties are of red brick.

13.6 Streetscape and Spaces

Pine Tree Hill is level at both ends with a steep hill in the middle. The lower level has a footpath with grass verge on one side and a grass verge on the other. The grass verge has a wooden fence separating it from the back gardens of Hayes Barton. The rest of the road has footpaths with grass verges on both sides until almost the end at which point there is a footpath and grass verge on one side and a narrow grass verge on the other side. Front gardens are either open plan or have hedges except for one property at the bottom end which has a surrounding fence and those on either side at the top which have enclosing wooden fences. These properties are actually in Norfolk Farm Road and Forest Road respectively but have long sides along Pine Tree Hill.

13.7 Greenspace and Vegetation

There are no green spaces in Pine Tree Hill. There is a variety of trees in front gardens along the road. At the Norfolk Farm Road end the road is overlooked by large pine trees in the back gardens of Hayes Barton. There are some mature trees on the verge opposite the houses near the bottom of the hill.

13.8 Perceptual Factors

Pine Tree Hill 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 Pine Tree Hill and nearby roads.

13.9 Opportunities and Issues

No outstanding issues have been identified.