



## **LDA/HCA Project Team**

### **Zoom Meeting - 22 January 2021**

**Those Present – For PNF:** Andy Grimshaw (AG), Geoff Geaves (GG), Joy Sachak (JS), Pauline de Marco (PdM), Ian Whittle (IW), Cliff Bolton (CB)  
**- For LDA:** Alister Kratt (AK), Ian Houlston (IH), Nicholas Atkinson (NA).

**Objective:** To discuss comments and questions concerning the draft LDA Landscape and Townscape Character Assessment (LTCA) with a view to finalising the report for the PNF Heritage Conservation Assessment.

#### **1. Introduction**

1.1. IH welcomed everyone and introductions all round were made.

#### **2. Revisions to the LTCA Map**

2.1. IH thanked the Forum for their input and explained that urban townscape classification needs to be consistent with existing Borough and National classifications and also that conservation areas are defined according to a different set of criteria that are not necessarily constrained by LTCA areas but the setting of the assets they seek to protect.

2.2. With this in mind, LDA have redrawn the LTCA map as attached at Appendix 1 to these minutes

#### **3. Review of Remaining Comments on the LTCA**

3.1. IH and NA took the team through the 19 questions embedded in the LTCA redline feedback indicating how the comments might be accommodated.

3.2. Appendix 2 attached shows the responses to the questions posed and some suggested corrections to the names of the urban areas defined on the new map in Appendix 1,

#### **4. Next Steps - ACTIONS**

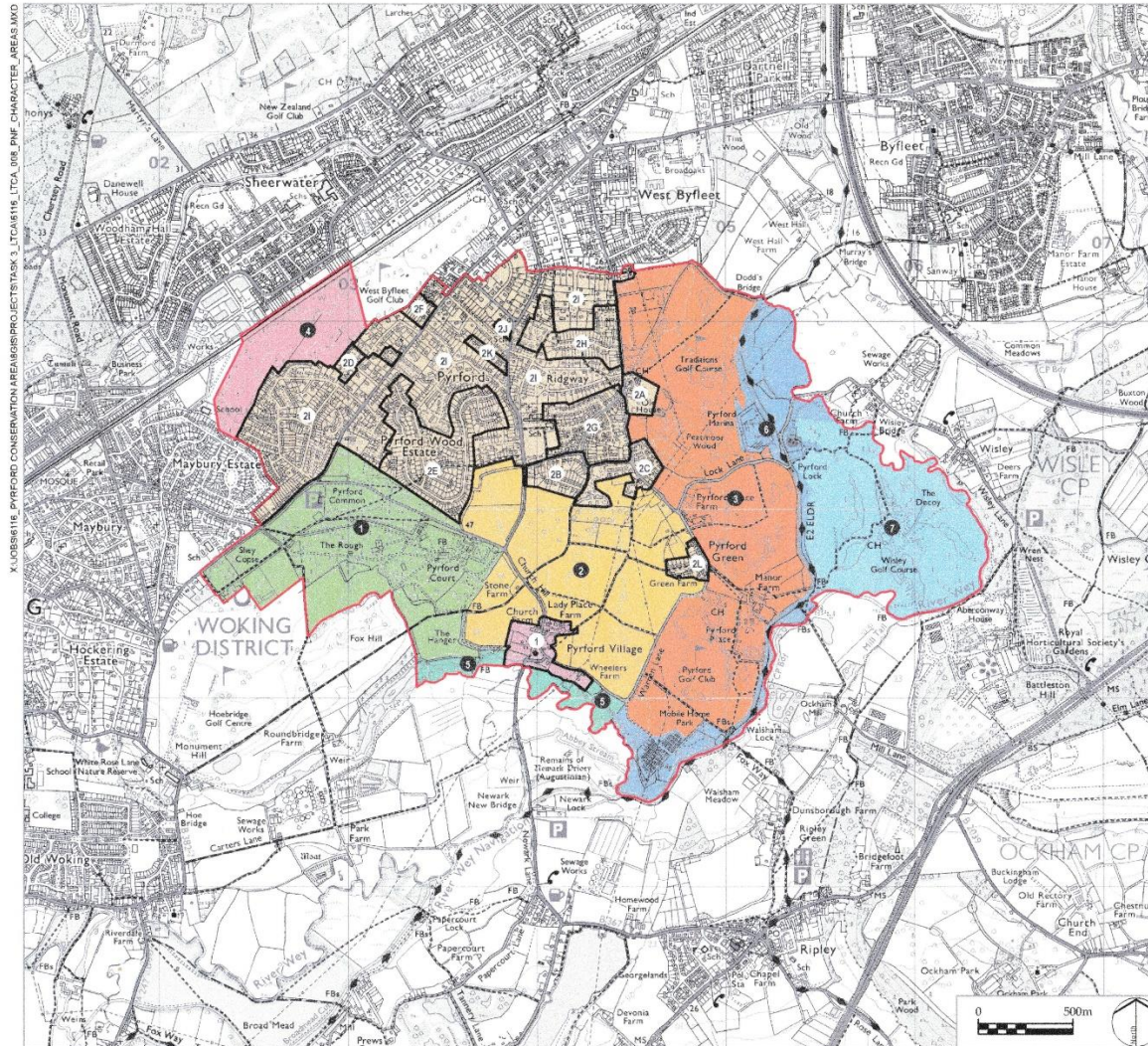
4.1. LDA to revise the LTCA.

4.2. AK to mention work being done to contact in English Heritage.

4.3. Once the next revision of the LTCA is received, the Forum will arrange to discuss Task 4 – Threats and Opportunities in more detail with LDA.



## APPENDIX 1



### LEGEND

- Pyrford Neighbourhood Area 1
- Landscape Character Types and Areas**
- Settled and Wooded Sandy Farmland Landscape Character Type
  - LCA 1. Pyrford Common
  - LCA 2. Pyrford Village Farmland
  - LCA 3. Pyrford Green
  - LCA 4. Pyrford North Woodland
- River Floodplain Landscape Character Type
  - LCA 5. Upper Bourne
  - LCA 6. River Wey Navigation and Lower Wey
  - LCA 7. Wisley Golf Course and Lower Wey
- Townscape Character Types and Areas**
- Historic Village Townscape Character Type
  - TCA 1. Old Pyrford Village
- Residential Suburb Townscape Character Type
  - TCA 2. Pyrford Residential Suburbs
- Townscape Character Sub-Areas**
- TCA 2A Old House / Lees Farmhouse
- TCA 2B Aviary Road and Engulf Lane
- TCA 2C Rowley Close & Wexfenne Close
- TCA 2D Blackdown Avenue
- TCA 2E Pyrford Wood Estate
- TCA 2F Golf Course
- TCA 2G Boltans Lane
- TCA 2H Hare Hill Close
- TCA 2I Pyrford
- TCA 2J Old Woking Road
- TCA 2K Cold Harbour Lane
- TCA 2L Pyrford Green

**NOTES**  
 Digitised by LDA Design (August 2019) from 'Pyrford Neighbourhood Forum Area' Map available at <https://pyrfordforum.org/plan-evidence-base/online/>

## LDĀDESIGN

PROJECT TITLE  
**PYRFORD NEIGHBOURHOOD FORUM:  
 LANDSCAPE AND TOWNSCAPE  
 CHARACTER ASSESSMENT**

DRAWING TITLE  
**Figure 8:  
 Pyrford Neighbourhood Landscape and Townscape  
 Character Types and Areas**

ISSUED BY	Oxford	T: 01865 887050
DATE	25 January 2021	DRAWN NA
SCALE @A3	1:20,000	CHECKED IH
STATUS	Draft	APPROVED DB

**DWG. NO. 6116\_LTCA\_008**

No dimensions are to be scaled from this drawing.  
 All dimensions are to be checked on site.  
 Area measurements for indicative purposes only.  
 © LDA Design Consulting Ltd. Quality Assured to BS EN ISO 9001 : 2008  
 Sources: Ordnance Survey, Pyrford Neighbourhood Forum

This drawing may contain Ordnance Survey material by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. All rights reserved. 2019 Reference number 0100031673.  
 OS Open data / © Natural England / © DEFRA / © DECC / © Historic England. Contains Ordnance Survey data © Crown copyright and database right 2019 | Aerial Photography - World Imagery.





APPENDIX 2

PNF ISSUES	Trckr	LDA/HEADLAND RESPONSE
<i>LDA QUESTION 1(Ref 1.1) – There is the potential for confusion when referring to Pyrford Village and we think this is reduced by distinguishing between “Old Pyrford” and the rest of the area in the way suggested above – is this acceptable? Part of the issue is that the area is known on maps as Pyrford Village.</i>	<b>IW</b>	LDA maps refer 'Pyrford Village' and 'Pyrford' to comply with AS publications. This is acceptable.
<i>LDA QUESTION 2 (Ref section 4.3.1) – Can we feature the ‘Escarpment and Rising Ground of Landscape Importance’ more prominently as many enjoy it and it is believed to be important to WBC who have a need for leisure spaces.</i>	<b>GG</b>	LDA agreed as the escarpment is a key characteristic of the area and is criss-crossed by footpaths and bridleways
<i>LDA QUESTION 3 (Ref section 4.3.1) - The ‘Escarpment and Rising Ground of Landscape Importance’ does not embrace Randalls Field. Can the HCA be a vehicle for recommending change to the officially defined area???????</i>	<b>GG</b>	LDA Agreed that yes it could.
<i>LDA QUESTION 4 (Ref preamble to section 5) - Is this 1 page of photos to illustrate all the LCAs and TCAs? Or should we be finding a page of photos for each LCA and TCA?</i>	<b>CB</b>	2 or 3 illustrations for each area defined was recommended by LDA.
<i>LDA QUESTION 5 (Ref section 5.1.6) – “sensitives” appears as a heading under each character assessment. Is there a typo? Should it be ‘sensitivities’ or ‘sensitives’.</i>	<b>CB</b>	LDA recognised the typographical error. Agreed we should
<i>LDA QUESTION 6 (Ref section 5.3.1) - Traditions Golf Club no longer operates. It became Twisted Stone Golf Club and since then 2/3 of the golf course has been sold for ‘wilding’. I can see the maps refer to Traditions but should we update the naming of this area to reflect recent changes in ownership???????</i>	<b>CB</b>	Agreed to recognise current ownership.
<i>LDA QUESTION 7 (Ref section 5.4)- NB Figure 8 defines LCA 04 as ‘Upper Bourne River Floodplain’ ?????</i>	<b>IW</b>	No comment made NB LTCA t  ext says Lower Bourne whilst map says Upper Bourne
<i>LDA QUESTION 8 (Ref section 5.4.4) - No mention of Wheelers Farm is an omission I believe</i>	<b>IW</b>	This has been addressed. Small increase in extent of proposed CA suggested and accepted
<i>LDA QUESTION 9 (Ref section 6.0) – You will see various questions posed in Section 6 because we are not comfortable about how the townscape areas have been defined and described. Can these be discussed please before we finalise the categorization? The classification we have been considering as more appropriate is as illustrated separately. In the main these are a reclassification of areas defined</i>	<b>PdM</b>	LDA have revised their map to include distributed village 1A, 1B and 1C. As Stone Farm considered isolated from main body of 1A and therefore not included. Agreed That Wheelers Farm should be extended Eastwards.



<p><i>by LDA but includes 2 new areas previously in a landscape area and to be considered in conjunction with the conservation area around St Nicholas Church – Distributed Village 1A, 1B, and 1C. These correspond to the ancient developments around The Old House, St Nicholas Church and Pyrford Green that represent the old distributed village.</i></p>		
<p><i>LDA QUESTION 10 (Ref section 6.1.5) - Can we tie in Stone and Wheeler's Farm to the conservation area in preparation for arguing an extension to the conservation area????</i></p>	<b>GG</b>	<p>LDA advised that Stone Farm was more a part of the rural area than the urban area around St Nicholas Church whereas Wheelers Farm was a more integrated part of the St Nicholas urban area and hence the proposed changes to it's area. The Forum accepted these proposals.</p>
<p><i>LDA QUESTION11 (Ref section 6.2.1) - NB There are no properties in Upshot Lane that are included in the conservation area. The address of the short stay school is Engliff Lane.</i></p>	<b>PdM</b>	<p>PNF will update LDA map to omit part of Upshot Lane from Conservation area.</p>
<p><i>LDA QUESTION 12 (Ref section 6.3.1) - Most properties were built post war but have many houses built inter war. Pyrford Woods, Coldharbour, Hollybank, Ridgway, Pyrford Heath, Hacketts Lane, Dean Close, Woodlands Avenue, Old Woking Road, and most properties north of Old Woking Road. Many of the older houses were built by WG Tarrant, and a large proportion of the later houses were built in a similar style. So, should be as LDA's TCA 03 in character. Or, should these all be called post war but with several inter war properties? The area defined around Traditions Golf Club and Lees Farm on Pyrford Road originated well before the inter-war years and should be omitted I think and included in a revised TCA named Distributed Village Elements 1A-1C.</i></p>	<b>PdM</b>	<p>On initial observation it appears that LDA have incorporated most suggestions shown on PNF Character Assessment Map. In particular different areas now defined by character and not specifically by construction date. Noted that Harehill Close to be corrected. LDA to submit their amended proposals to PNF for final observations to be noted.</p>
<p><i>LDA QUESTION 13 (Ref section 6.3.1) - The area around The Old House and Lees Farm should be defined separately (as TCA 07 ???) and set up to anticipate a recommendation that it be a conservation area in it's own right.</i></p>	<b>JS</b>	<p>Addressed by defining the Old House and Lees Farm as a unique townscape area – 2A NB – 2A Old House/Lees Farm (not Farmhouse)</p>
<p><i>LDA QUESTION 14 (Ref section 6.3.4) – This section is all about 16<sup>th</sup> and 18<sup>th</sup> century assets and is misplaced as influences on pre and inter-war development located on the other side of the PNA. The vast majority of the properties referred to in the rest of TCA03 date from 1860 to 1914. It is surely better to define the area around The Old House and Lees Farm separately anticipating a recommendation that it becomes a new conservation area.</i></p>	<b>JS</b>	<p>See Q13 above</p>
<p><i>LDA QUESTION 15 (Ref section 6.3.5.) - Sentences 1 and 2 of the following paragraph are largely misplaced and relate to the proposed new area TCA 07. The modern development in TC03 adjacent to The Old House dates from the late 20<sup>th</sup> century and comprises barn and farmyard conversions of much older structures.</i></p>	<b>JS</b>	<p>See Q13 above.</p>
<p><i>LDA QUESTION 16 (Ref section 6.5) – The vast majority of property described in this section was developed in 1950s and 60s. As such it should be classified as Post-War Development not as Late 20<sup>th</sup> Century Development the original draft classification.</i></p>	<b>AG</b>	<p>I think the revised map has addressed most of the points made in Q16, 17, 18 with the following notes: 2C Rowley Bristow Estate and Wexfenne Gardens</p>



<p><i>However, Pyrford Wood Estate could be identified separately as although built post war it is quite different from other post war estates in that it is very uniform in design and also extensive, so this area would be TCA 04. Romans Way, Peatmore Ave, Boltons Lane, Floyds Lane, and Golf Close should be given a separate category as they are similar in style, being approx. 1950's, and mostly bungalows.</i></p>		<p>2D Redcourt and Dorin Court                  2F Golf Close not Golf Course                  2G BoltOns not BoltAns                  2J Not Old Woking Road but Holmes Mead                  2K Coldharbour Lane not Cold Harbour Lane</p>
<p><i>LDA QUESTION 17 (Ref section 6.5.1) - This TCA should also include Old Acre, Thorley Gardens, Ash Close and Hare Hill Close, on Pyrford Road mis-classified as Pre and Inter-War Development as these should be included in TC04                  Harehill Close, Ash Close, Thorley Gardens and Old Acre were built around the 1970s and so be classified as late 20<sup>th</sup> C. with St Nicholas Crescent, Wexfenne Gardens, Dane Court and Hazel Road. Redcourt and Dorin Court are probably also 1970's but are all neo Georgian in character</i></p>	<p><b>AG</b></p>	<p>See Q16 above</p>
<p><i>LDA QUESTION 18 (Ref section 6.6) - This area was mis classified as early 21<sup>st</sup> century development when it was built in the late 20<sup>th</sup> century.</i></p>	<p><b>AG</b></p>	<p>Areas now based on character rather than date built.</p>
<p><i>LDA QUESTION 19 (Ref section 6) – NB There is no specific mention of Blackdown Avenue and Forest Road in any of the commentaries above. These two roads along with several houses along Old Woking Road date back to the inter-war years and may be earlier in some cases even though they are surrounded by much younger post war developments.</i></p>	<p><b>GG</b></p>	<p>In the revised map these areas are now part of area 2I that stretches across Pyrford Woods, Ridgeway and Thorley Close.</p>