

Surrey Heath Borough Council

Bagshot Village Conservation Area Appraisal and Management Proposals



September 2015



Great Place • Great Community • Great Future

Bagshot Village Conservation Area Character Appraisal and Management Proposals

September 2015

The original draft of this document was produced in 2008 by:

The Conservation Studio
Barackendene House
Carron Lane
Midhurst
West Sussex
GU29 9LD

Telephone: 01730 816710

Email: info@theconservationstudio.co.uk

Website: www.theconservationstudio.co.uk

Page 2 Updated by Surrey Heath Borough Council in 2012 and 2015. For further information, please contact:

The Planning Policy and Conservation Team
Surrey Heath Borough Council
Surrey Heath House
Knoll Road
Camberley
Surrey
GU15 3HD

Telephone: 01276 707100

Email: planning.policy@surreyheath.gov.uk

Website: www.surreyheath.gov.uk

1	INTRODUCTION.....	1		
	The Bagshot Village Conservation Area	1		
	The appraisal	2		
2	THE PLANNING POLICY CONTEXT	2		
	What is a conservation area?	2		
	The national planning policy framework.....	2		
	The local planning policy framework.....	3		
	Community engagement	3		
	Summary of special interest	3		
	Townscape Appraisal Map	5		
3	LOCATION AND LANDSCAPE SETTING	6		
	Location and activities	6		
	Topography and geology	6		
	Relationship of the conservation area to its surroundings.....	6		
4	HISTORIC DEVELOPMENT AND ARCHAEOLOGY.....	7		
	Historic Development	7		
	Archaeology	10		
	Negative Attributes – Satellite Dishes.....	10		
5	THE BUILDINGS OF THE CONSERVATION AREA	10		
	Introduction	10		
	Listed buildings	12		
	Locally listed buildings and structures	13		
	Positive buildings	13		
	Negative Attributes – Loss of Architectural Detail	15		
	Negative Attributes – Negative Sites	15		
	Boundaries	16		
	Negative Attributes - Boundary treatments	16		
	Building styles, materials and colours.....	18		
	Retail Premises and Shop Fronts	19		
	Negative Attributes – Poor Quality Shop Fronts and.....	20		
	Advertising	20		
6	SPATIAL ANALYSIS.....	21		
	Layout and street pattern.....	21		
	Negative Attributes – Economic Issues	22		
	Negative Attributes – No Sense of Arrival in the Village	22		
	Focal points	23		
	Views and vistas	23		
	Negative Attributes - Historic townscape.....	23		
	The Public Realm	25		
	Negative Attributes - Poor quality public realm	26		
	Open spaces, trees and landscape.....	27		
	Conservation Area Boundary Review	27		
7	MANAGEMENT PROPOSALS.....	30		
	Introduction.....	30		
	Issue: Satellite Dishes.....	30		
	Issues: Loss of Architectural Detail and Erosion of the Historic Townscape (Historic Features)	30		
	Issues: Negative Sites and Erosion of the Historic Townscape (Modern Buildings).....	31		
	Issue: Poor Quality Boundary Treatments.....	31		
	Issue: Shop fronts and Advertising.....	32		
	Issue: Economic Concerns	32		
	Issues: No Sense of Arrival and Poor Quality Public Realm .	32		
	Issue: Conservation Area Boundary Review	34		
	Appendix 1: List of Listed and Locally Listed Buildings and Structures in Bagshot Village Conservation Area....	35		
	Appendix 2: Bibliography.....	35		

1 INTRODUCTION

1.1 Designated by local authorities, conservation areas are those places of special architectural or historic interest that it is desirable to preserve and enhance; their designation reflects the value attached to cherished places by their communities.

1.2 Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 of the Act also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

1.3 In response to these statutory requirements, this document provides a comprehensive appraisal of the Bagshot Village Conservation Area. It seeks to define and record the special architectural and historic interest of the Bagshot Village Conservation Area and identifies opportunities for enhancement.

1.4 Although the appraisal seeks to cover the main aspects of the designated area, it cannot be completely comprehensive; the omission of any feature in either the appraisal or the management proposals does not imply that it is of no interest.

The Bagshot Village Conservation Area

1.5 Bagshot lies in north Surrey on the line of the A30, the historic route between London and the West Country, although a bypass has provided relief from through traffic since 1925. There is now a 7.5T weight limit for traffic (other than for access and buses) passing on the historic route through the village centre. To the north and west lies the Bagshot Park Estate. Suburban development and a railway line mark the other boundaries.

1.6 The conservation area is centred on the junctions of High Street, Bridge Road and Guildford Road, creating a village centre marked by a notable late 19th century signpost in the middle of The Square. A collection of listed buildings, some of them dating to the 16th century, are interspersed with mainly late 19th or early 20th century buildings, many of them judged to be 'positive' in their contribution to the special interest of the conservation area. Overall, Bagshot still retains some of the character of an historic Surrey village, assisted by the domestic scale of the buildings and the vernacular details.

1.7 The Bagshot Village Conservation Area was designated in October 1988 by Surrey Heath Borough Council and was last reviewed in June 1997 when a 'Conservation Area Statement' was produced.



Above: The northern end of Bagshot High Street.

The appraisal

- 1.8 This appraisal offers an opportunity to re-assess the Bagshot Village Conservation Area and to evaluate and record its special interest. It is important to note that designation as a conservation area will not in itself protect the area from incremental changes that can erode character over time. Undertaking this appraisal offers the opportunity to draw out the key elements of the Conservation Areas character and quality as it is now, define what is positive and negative and identify opportunities for beneficial change. The information contained within the appraisal can be used to guide the form of new development within the conservation area and will be not only helpful to those considering investment in the area but also informative for the local community, planners and developers alike. This document is divided into two parts:

Part I: The character appraisal highlights what is architecturally and historically important about the Bagshot Village Conservation Area, identifies any problems within it and assesses whether its boundary is still appropriate. The character appraisal is supported by photographs to illustrate the general character of the conservation area and highlight both its good and bad features. Where a bad feature has been identified a cross is shown to indicate that the feature should not be replicated in future development. Features of the conservation area considered to make a negative contribution to the area have been highlighted in green boxes.

Part II: The management proposals identify opportunities for preserving and/or enhancing the character of the conservation area based on the negative features identified in Part 1.

- 1.9 The appraisal is based on site visits undertaken between February 2008 and July 2014, primary sources including historical maps and aerial photographs from the local authority's Geographic Information System as well as secondary sources.

2 THE PLANNING POLICY CONTEXT

What is a conservation area?

- 2.1 Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.
- 2.2 It is the duty of the local authority to designate and review such areas, preferably with input from the local community. In designating and reviewing conservation areas, the quality and interest of the overall built historic environment, rather than of individual buildings is the prime consideration. Although conservation area designation may result in resource implications for owners, developers and residents, because of the increased statutory controls, designation also offers the opportunity to enhance economic well-being and quality of life, as well as offer a certain amount of continuity and stability in a rapidly changing world.
- 2.3 The Bagshot Village Conservation Area was designated prior to 1990 when there was no statutory requirement for an in-depth character appraisal. The opportunity has consequently been taken to review and appraise the area in accordance with current guidance from English Heritage¹. This has the additional advantage of producing a robust and consistent document that can be of greater influence in the planning process.

The national planning policy framework

- 2.4 Paragraph 127 of the National Planning Policy Framework advises that “when considering the designation of conservation

¹ English Heritage (2011) Understanding Place: Conservation Area Designation, Appraisal and Management, available at: <https://www.english-heritage.org.uk/publications/understanding-place-conservation-area/>

areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest”.

The local planning policy framework

2.5 The Council’s policies for conservation areas, together with other site-specific policies relating to Bagshot Village are contained within the Surrey Heath Core Strategy and Development Management Policies 2011-2028 and Local Plan 2000 (as saved). These include:

Policy DM17 (Heritage). This relates to designated and undesignated heritage assets, including statutory and locally listed buildings and structures, conservation areas and areas of high archaeological potential, all of which can be found within the Bagshot Village Conservation Area;

Policy DM12 (District and Local Centres and Neighbourhood Parades). A number of properties within the High Street and The Square fall within a primary shopping area or a Secondary Shopping Frontage;

Policy E8 (Land at Half Moon St, Bagshot). This seeks to encourage redevelopment for mixed uses (industrial, offices, residential and retail) on land to the north west of, and partly within the Bagshot Village Conservation Area.

Community engagement

2.6 This document was initially drafted following a walkabout and discussion session on 26th February 2008 with Councillors representing Windlesham Parish Council, Councillors and Officers representing Surrey Heath Borough Council and local historians. Following this meeting, a first draft was prepared but was not consulted on at the time. The Planning Policy and Conservation team have subsequently revisited the document and a revised version has been drafted following a further walkabout in July 2014. This draft document is now available

for public consultation and will be reviewed in the light of comments received.

Summary of special interest

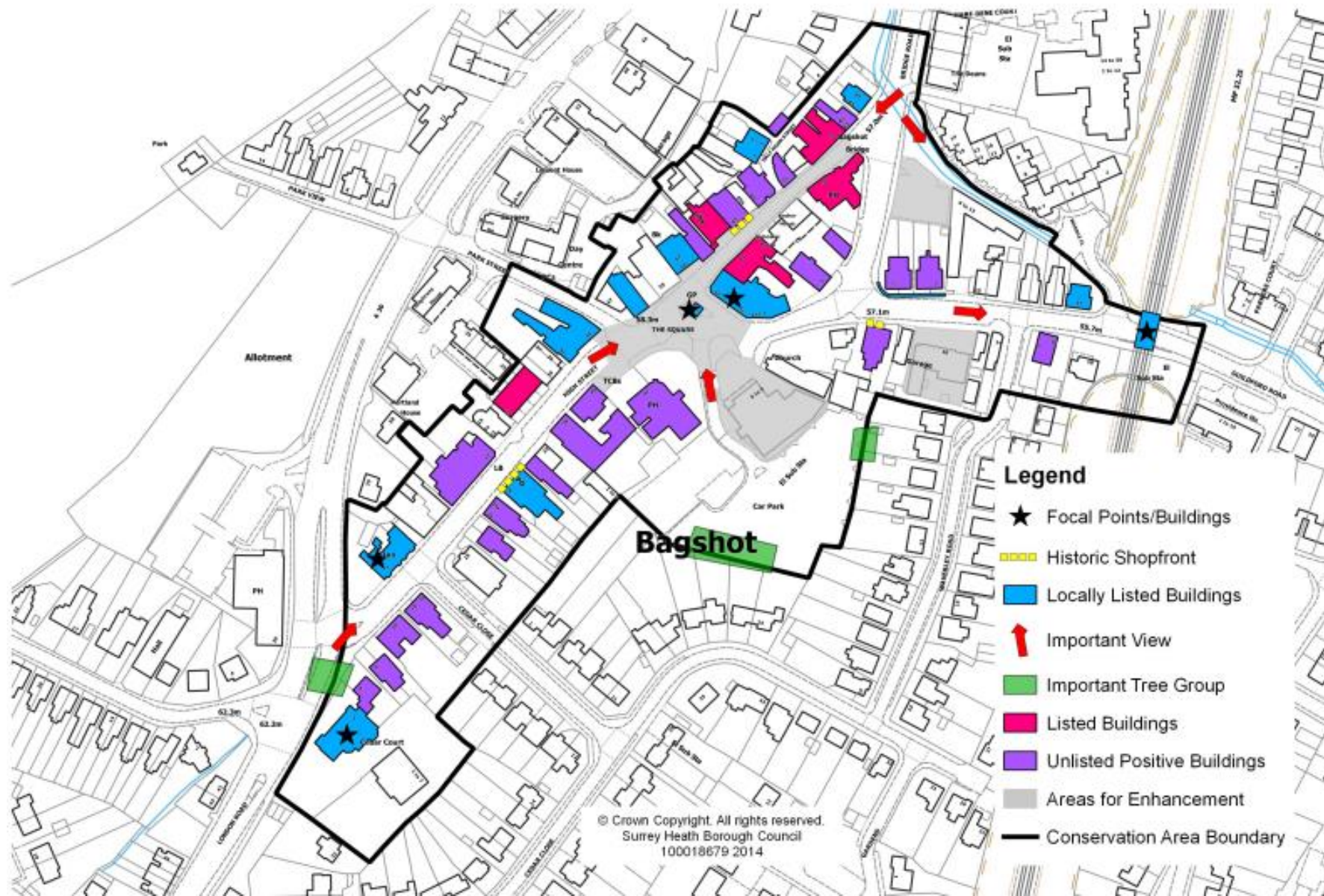
2.7 The purpose of this character appraisal is to define the special interest of the Bagshot Village Conservation Area that warrants its designation. The key positive characteristics of the Bagshot Village Conservation Area are identified in detail in Part 1 (Appraisal) but can also be summarised as follows:

- Historic Surrey village located on the former main road between London and the West Country that traditionally supported a broad range of services and craft based industries necessary to support the practicalities of travel;
- A number of historic buildings, including some former inns, dating to the 16th century and later;
- Use of timber-framing for these earlier buildings, although now largely concealed behind later brick facades;
- Use of natural slate and brick for the 18th and 19th century buildings;
- Listed and Locally Listed buildings cluster around the junction of Guildford Road and High Street;
- Survival of Queen Victoria Signpost and Lamp dated 1897 and historic wall clocks on no. 41 High Street;
- Mainly vernacular buildings with steeply pitched roofs and informal layouts;
- Some more prestigious 19th century villas e.g. Cedar Court;
- Some good quality historic shop fronts which should be protected.



Part 1: Appraisal

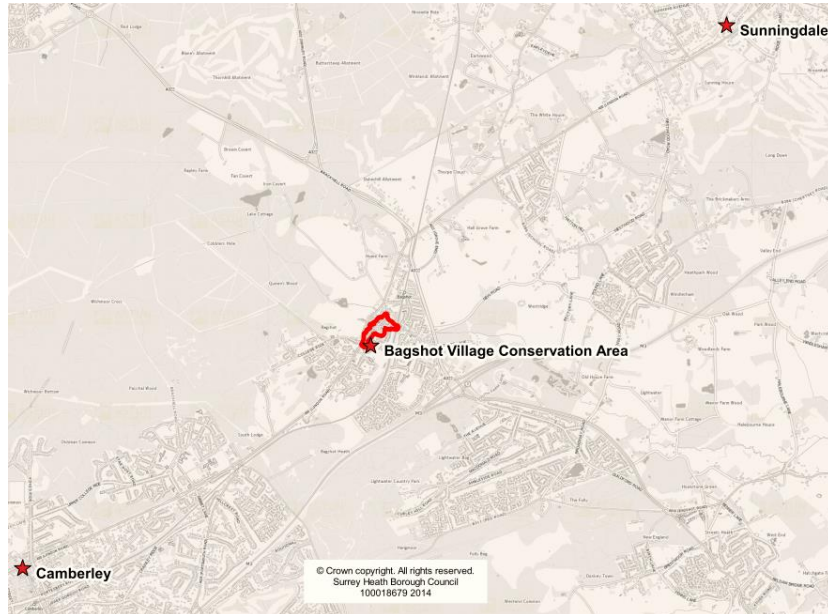
Townscape Appraisal Map



3 LOCATION AND LANDSCAPE SETTING

Location and activities

3.1 Bagshot is located in north Surrey close to Junction 3 of the M3 motorway. The village lies on the A30, which was diverted to the north-west of the historic core of the settlement during the 1920's to create a by-pass. The larger settlement of Camberley lies further to the west along the A30, and to the east, the main road connects Bagshot to Sunningdale. The historic village of Windlesham is about two miles to the east.



Above: Map showing location of the Bagshot Village Conservation Area

3.2 Bagshot Village Conservation Area provides a traditional village centre with mixed uses including a wide variety of local shops, offices and other community facilities, such as the public library at 63 High Street. A Health Centre and Community Hall lie off Park Street, just outside the conservation area boundary. There is one supermarket (a Co-Operative) in The Square,

accommodated within a regrettable, albeit well-used, modern building. Residential uses are concentrated along the north side of Guildford Road, although there is evidence that some of the upper floors of the retail units may be used as flats. There are three public houses within Bagshot Village Conservation Area. These are the Cedar Tree (no. 1 High Street and formerly known as 'The Fighting Cocks'), The Kings Arms (facing The Square) and the Three Mariners (56 High Street). There are also a number of restaurant, cafe and take-away units.

3.3 Bagshot originally fell within the ecclesiastical parish of Windlesham, served by the 17th century church of St John the Baptist in Church Road, Windlesham. Bagshot Village gained its own parish church, St Anne's (which lies outside of the Bagshot Village Conservation Area to the west of the A30 London Road) in 1884, after Bagshot became its own ecclesiastical parish. Within the conservation area a more modern religious building, the Brook Church (part of the Newfrontiers family of churches), overlooks The Square.

Topography and geology

3.4 Bagshot Village Conservation Area lies on relatively flat land that follows the line of the Windle Brook, which rises from a lake in Bagshot Park. The stream then passes through the conservation area below Bridge Road and around the back of the houses on the north side of Guildford Road. To the west, the landscape is far more undulating, providing attractive views across to trees in Bagshot Park.

3.5 The soil of Bagshot is the barren Bagshot sand, with extensive peat beds. Digging in the peat reveals the former existence of a forest of small oaks. This peat provided the raw material for a local industry raising rhododendrons and azaleas.

Relationship of the conservation area to its surroundings

3.6 Bagshot sits in a mainly rural setting of natural heathland which has been improved in places to create managed forests or

parkland, as can be seen in Bagshot Park to the west and north. To the east, the land drops slightly towards the flattish Windle valley, much of which is liable to flooding. This open, agricultural area separates Bagshot from Windlesham. To the south of Bagshot, the M3 creates a strong boundary which defines the edge of the 20th century suburban extensions to the original village. Beyond this is the only surviving remnant of Bagshot Heath, part of which now forms the Lightwater Country Park. Further areas of heathland are used by the Ministry of Defence (MOD) for vehicle testing.

provided a completely new church. By 1256 it is recorded that the priory of Newark held land in Windlesham and also controlled the advowson, the right to appoint the vicar. In 1522 the prioress of Broomhall made a voluntary surrender of her property and the next year the lands and incomes from Windlesham manor were granted to St John's College, Cambridge. The grant or sale of other pieces of land in Windlesham and Bagshot, including a second manor, are recorded in a complex list of transactions from the 13th century onwards.

4 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

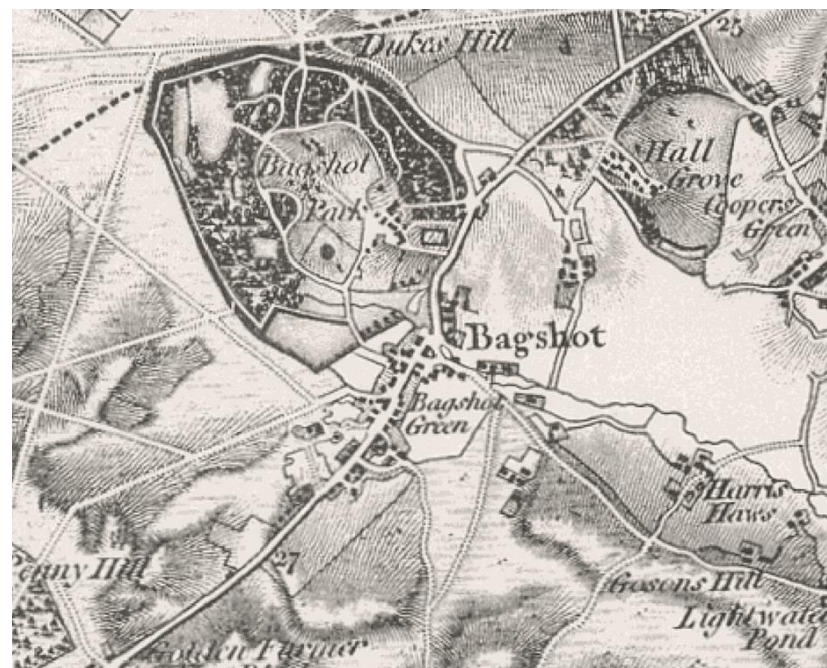
Historic Development

- 4.1 Recent excavations have shown that there was both pre-Roman and Roman occupation in Bagshot. Evidence has been found of late Bronze Age settlements in the area, and iron smelting appears to have been an important local industry. There is a confluence of Roman roads just to the north of Bagshot.
- 4.2 The name 'Bagshot' appears to be of Saxon origin and may relate to land belonging to 'Bacga', a tribal name. Following the Norman Conquest, the area was declared part of a Royal Forest; used for hunting, there appears to have been a hunting lodge on the site of what is now Bagshot Park since at least the 16th century. The Manor of Bagshot was therefore a royal demesne and may have formed part of the forest of Windsor. The oldest map of England (c1360), includes Bagshot among the limited number of places shown.
- 4.3 The Manor of Windlesham belonged in the Middle Ages to the small convent of Broomhall, and land at Bagshot was granted to the prioress of Broomhall by Henry III in 1228. The first mention of a church at Windlesham is soon after in 1230, suggesting that the prioress either rebuilt an existing building or



John Rocque 1767

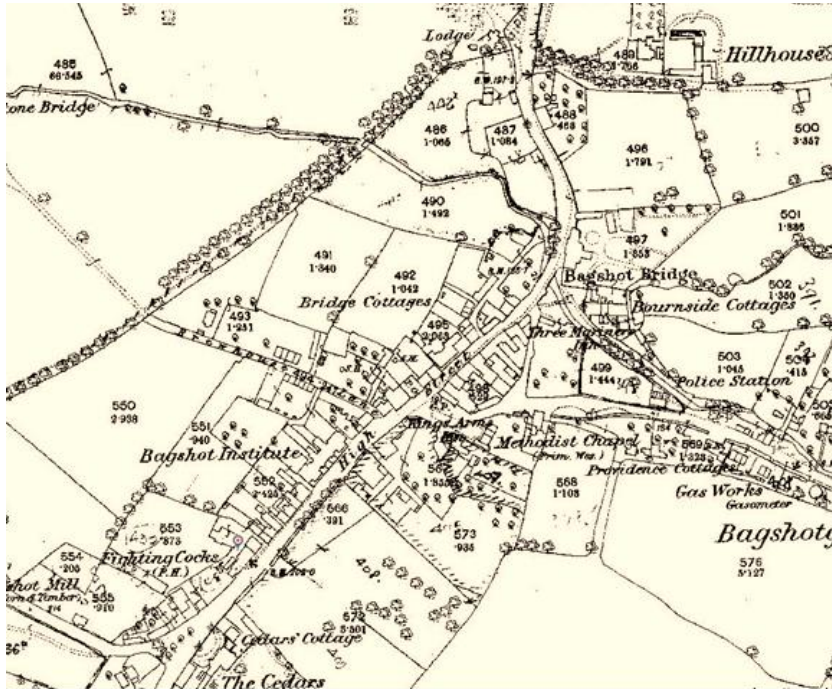
- 4.4 Bagshot appears to have developed as more than a purely agricultural centre at some stage in the late 16th century when the Great West Road, the present A30, was upgraded to provide the principal link from London to the West Country. The provision of coaching inns and other facilities for travellers became its primary function and this provided evident prosperity for the settlement until the construction of the railways from the 1840s onwards took away much of the road traffic. A period of decline then followed, although the construction of a new station in Bagshot in 1878 did provide an impetus for new housing. The station was on the Ascot to Farnham branch of the London and South Western main line, connecting London to Bristol via Reading.



William Mudge 1819

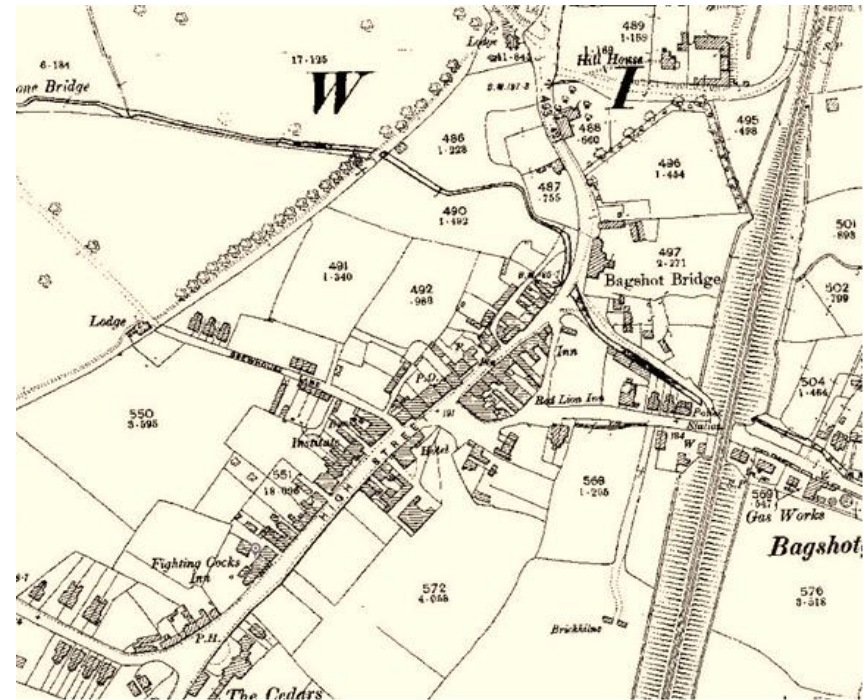
- 4.5 Bagshot and its surrounding area saw many other changes in the 19th century. The Enclosure Act of 1812 enclosed much of Bagshot Heath and also the common fields of Windlesham, a process which had actually started in 1768 when the lords of the manors and other local freeholders gave land enclosed from the waste for charitable purposes. An Institute and Reading Room were built in Bagshot in 1862, and a new parish church (St Anne's) was provided on land donated by the Duke of Connaught in 1884. This replaced a chapel-of-ease, also called St Anne's, which was located on the eastern side of the main road next to Lambourne House. The first edition Ordnance Survey map of 1871 (over page) shows a nucleated village, centred on the three road junction of High Street, Bridge Street and Guildford Road, with the greatest concentration of buildings along the north-west side of High Street, facing what is now Bridge Road. Bagshot Mill, used to grind corn, is shown

in what is now Church Road, which at this point has no development. Of note are the spacious villas with large gardens and sweeping driveways to the south of Bagshot, clearly provided for the gentry.



1st Edition Ordnance Survey c. 1871

been added to Bagshot since, particularly to the south of the village.



2nd Edition Ordnance Survey c. 1898

4.6 Once the railway (see 2nd Edition Ordnance Survey map) had established links to London and beyond, Bagshot became more of a dormitory village with its residents travelling out of the area every day for work. With the growth in car traffic, a new bypass was built in 1925 to provide relief to the narrow streets in the centre of the village. This required the total rebuilding of the Fighting Cocks (now the Cedar Tree) Public House in the Arts and Crafts style popular at the time. At the same time, the 18th century bridge over the Windle was replaced. New housing has

4.7 In the 1980s there was much pressure for new offices in the area, resulting in new blocks being built between the High Street and the by-pass. Whilst providing local employment, these large office buildings tend to be over dominant in the street scene, in comparison to the more domestic scale of the historic development within the village centre.

4.8 Bagshot was the name, and administrative centre, for the Bagshot Rural Borough Council until the reorganisation of local government which took place in 1974-5. It is now part of the borough of Surrey Heath and lies within the lay parish of Windlesham.

Archaeology

- 4.9 As noted in Paragraph 4.1, recent excavations have shown that there was both pre-Roman and Roman occupation in Bagshot. The neighbourhood has also yielded bronze implements, now in the Archaeological Society's Museum in Guildford, together with a number of Neolithic flints.
- 4.10 There are no Scheduled Monuments within the conservation area, although most of the conservation area lies within an *Area of High Archaeological Potential* (Policy DM17).

5 THE BUILDINGS OF THE CONSERVATION AREA

Introduction

- 5.1 The conservation area contains a high concentration of both listed and locally listed buildings and structures, particularly in the northern section of the High Street and around The Square. Most of the listed buildings were built as coaching inns or as houses and they therefore retain a domestic scale, being largely two storey. The oldest, such as the Three Mariners Inn (nos. 54-56 High Street) date to the 16th century and are built from timber, although later re-facing provides a more 19th century appearance. The locally listed buildings tend to date to the 18th or 19th centuries and some were built as shops or have been converted subsequently. A list of listed and locally listed buildings and structures is included at Appendix 1.
- 5.2 There are no 'grand' buildings in the conservation area, such as church, town hall or school. There is only one building in community use, the public library at no. 63 High Street. This dates to the late 18th century and was built originally as a house; a subsequent flat roofed addition to the front of the building has somewhat reduced its architectural interest. There are also two substantial public houses - the Kings Arms and The Cedar Tree. Both are of the 1920s Arts and Crafts style,

the second being the most architectural worthy. Brook Church is a modest single storey building, probably dating to the 1920s. The tallest building is 57/59 High Street, a three storey high building with neo-Georgian details. Behind no. 36 High Street is a long, barn-like brick structure dating to the 19th century which may well have originally been a stable block.

Negative Attributes – Satellite Dishes

A number of buildings within the conservation area are provided with satellite dishes attached to front or visible side elevations or visible parts of the roofs. Most, if not all of these are likely to be unauthorised. These detract from the character of the conservation area, creating 'visual clutter' and encouraging other owners to carry out similar installations.

Over Page:

Top row: The Three Mariners Inn viewed from Bridge Road; Attractive detail on a gateway sign serving the Three Mariners Inn; Properties to the northern part of the High Street, 41-45 High Street, to the north side of the Square.

Middle row: The Bagshot Public Library at 63 High Street – an attractive building but served by an unsympathetic and incongruous flat-roofed extension to the front; The Cedar Tree Public House at No.1 High Street; Attractive lamps serving the Cedar Tree Public House; The Kings Arms Public House in The Square.

Bottom row: An attractive bay window serving the Kings Arms is a striking feature of the frontage of the Public House; Window details at 57-61 High Street; 57-59 High Street; The Brook Church.



Listed buildings

- 5.3 There are 9 statutory listed buildings in the conservation area, which are highlighted in pink on the Townscape Appraisal Map. All of these are listed grade II, apart from 44 High Street which is listed grade II* for the rare 16th century wall painting in the ground floor.
- 5.4 The earliest listed buildings date to the 16th century and are timber-framed, namely nos. 75-79 (odd) High Street, the Three Mariners Inn and 44 High Street. These are all long and low, with the timber-framing usually concealed by 18th or 19th century brick refacing. Steeply pitched clay tiled roofs confirm their antiquity.
- 5.5 No. 63 High Street (the public library) retains a fine red brick Georgian façade but the windows have been altered to plate glass in the mid-19th century and one of them is probably 20th century. It does however have a very pretty Georgian doorcase with its original six flush-panelled front door.
- 5.6 Finally, nos. 25-31 (odd) High Street make up a regular terrace of four houses, built in the early 19th century from yellow brick with red brick dressings. They have been heavily altered as part of a scheme to convert them into flats.

Top row: Grade II listed 44 High Street; grade II listed The Three Mariners Inn. Both properties exhibit a 'long and low' form;*

Middle row: Detail of the steeply pitched clay tile roof at grade II listed 44 High Street; A similar roof form is also found at grade II listed 75-79 High Street.*

Bottom row: The attractive Georgian doorcase serving the grade II listed public library at 63 High Street; Heavily altered grade II listed properties at 25-31 (odd) High Street.



Locally listed buildings and structures

5.7 The Borough Council has produced a list of structures of local significance. These are identified in blue on the Townscape Appraisal Map. There are 23 locally listed buildings or structures in the Bagshot village conservation area, ranging from the Queen Victoria Signpost and Lamp in The Square to the ornate cast iron railings outside nos. 1-7 Guildford Road. A number of quite modest but well detailed shops and houses of the late 19th or even early 20th centuries are also locally listed. Of note are the three largest buildings or structures in the conservation area: Cedar Court (2 London Road); The Cedar Tree Public House (1 High Street at the junction of London Road and the High Street) and the railway viaduct (Guildford Road). No. 27 Guildford Road, the former Police Station, is a well detailed mid-19th century building which might be eligible for statutory listing.

Positive buildings

5.8 In addition to the statutory and locally listed buildings, a further number of unlisted buildings can be considered as positive buildings of townscape merit. These are identified in purple on the Townscape Appraisal Map. Buildings identified as being positive will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a positive contribution to the special interest of the conservation area. Where a building has been heavily altered and restoration would be impractical, they are excluded. Examples of positive buildings include:

- Nos. 1-7 and 15-25 (odd) Guildford Road – well preserved semi-detached or detached houses or small villas dating to the mid to late 19th century;
- No. 45 High Street – a mid-19th century property considered ‘positive’ although improvements, such as the removal of the

kitchen vent at the back of the property, would be most welcome.

- Nos. 14 and 16 High Street – a pair of symmetrical houses dating to c1890 built from red brick with yellow brick dressing – judged to be ‘positive’ despite the regrettable uPVC windows (which could be removed and the correct sash windows reinstated as the original openings remain unaltered).

5.9 Government guidance in the NPPF advises that the loss of a building (or other element) which makes a positive contribution to the significance of a conservation area should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

Opposite page:

Top row: The attractive, locally listed Queen Victoria Signpost and Lamp, located within The Square; Sign detail on the Queen Victoria Signpost and Lamp; Ornate, locally listed gates at 1-3 Guildford Road; Detail of gates at 1-3 Guildford Road;

Middle row: Cedar House, a large locally listed villa at 2 High Street; The locally listed Cedar Tree Public House at 1 High Street; The imposing, locally listed railway viaduct; 45 High Street, considered to be an unlisted building that makes a ‘positive’ contribution to the conservation area.

Bottom row: A cluster of ‘positive’ buildings at 21-25 Guildford Road, punctuated by the locally listed buildings at 27 Guildford Road and the railway viaduct; Properties at 1-7 Guildford Road are considered to make a positive addition to the conservation area; ‘Positive’, unlisted buildings at 14-16 High Street.



Negative Attributes – Loss of Architectural Detail

Some buildings that are not statutory listed are being incrementally changed and their original details and materials eroded. Many buildings have lost their original windows and replacements frequently do not replicate the details, proportions or materials of the original. Many properties and particularly the commercial properties also suffer from a plethora of signs, lights and untidy elevations which all detract from the character of the conservation area.

Negative Attributes – Negative Sites

A number of 20th century buildings within in the conservation area are of little or no architectural merit, making little or no contribution to the character of the area. A number of sites would benefit from improvements or even complete redevelopment. These are:

- Co-Operative Supermarket in The Square;
- Regal House in the High Street;
- Bagshot Tyre and Exhaust Centre at 10 Guildford Road;
- The car park off Bridge Road, next to the Windle Brook.

Top row: Banners and 'A' boards outside the Three Mariners Inn on Bridge Road detract from the character of the grade II listed inn; Advertisements at 30 High Street detract from an attractive but poor conditioned corbel; An unsympathetic window at 9-11 High Street does not reflect the detail, material or proportion of the original;

Middle row: Posters clutter a poor quality door and doorcase at the Co-Operative Supermarket; The Co-Operative Supermarket to the south east of the Square does not reflect the character or scale of other buildings within the conservation area and is served by an unattractive parking forecourt;

Bottom row: The car park on Bridge Road creates a sense of openness at the northern gateway to the conservation area that is uncharacteristic of a historic village centre; The Bagshot Tyre and Exhaust Centre at 10 Guildford Road is not in keeping with the character of surrounding development and adds an uncharacteristic sense of openness on the approach to the junction of Guildford and Bridge Roads.



Boundaries

- 5.10 The majority of the buildings within Bagshot Village Conservation Area, and particularly those along the High Street, front directly onto the pavement; subsequently there are only very limited opportunities for front boundary treatments. From historic photographs, where they do occur they have been mainly built from local brick or were defined by cast iron railings, presumably also made locally. The best example, and identified as a Local Heritage Asset, are the ornate railings outside nos. 1 to 7 Guildford Road. Similar original railings can also be seen outside nos. 14 and 16 High Street. Historic photographs show more cast iron railings in the High Street, but these appear to have been removed, presumably during World War II. The spear-headed railings outside nos. 25-31 High Street (a listed building) are clearly quite recent. Another example, outside nos. 10/12 High Street, is not so well designed.
- 5.11 Boundaries along the north side of Guildford Road are very mixed with some remaining features of historic interest, such as the railings at nos. 1-7 (mentioned above) and further cast iron railings outside no. 17, although these are rather fragmentary. Elsewhere in Guildford Road, boundary treatments are more varied, including mid height brick walls and close board fencing, which do not accurately reflect the character of the conservation area. 27 Guildford Road (Peel House) was formerly provided with white painted timber palisade fencing which evoked the character of an 'old Surrey village', however this has subsequently been removed and at present the property does not benefit from any front boundary treatment.
- 5.12 Some of the properties in both the High Street and Guildford Road have small front gardens which retain some tall well clipped hedging and give some softening to views along the streets.

- 5.13 The front garden to the Kings Arms is defined by metal railings supported on wooden posts, with a low hedge behind. This is in keeping with the 1920s building behind. Less attractive is the brick wall in front of Brook Church, which features star-shaped copings and the low brick wall to the front boundary of the Co-Operative supermarket.

Negative Attributes - Boundary treatments

Boundary treatments in several locations are of poor quality and are too varied. In some instances, historic boundaries are being eroded, to the detriment of the conservation area. This is particularly the case where there is a desire to provide off-street parking. Examples of poor or eroded boundary treatments include:

- Variety of boundary treatments at 15-25 Guildford Road;
- Loss of white palisade fencing to the front of 27 Guildford Road (Peel House);
- Poor condition of Locally Listed front railings to nos. 1-7 Guildford Road;
- Loss of hedging at 22 High Street to provide off-street parking.

Over page:

Top row: Properties fronting directly on to the street at 41-45 High Street; Ornate, locally listed railings above a dwarf wall at 1-7 Guildford Road; Attractive railings at 14-16 High Street.

Middle row: Spearheaded railings at 25 – 31 High Street; A less well designed example of cast iron railings at 10/12 High Street; A low post and rail fence at the Kings Arms Public House with hedging behind; Hedging at 20 High Street softens the street scene..

Bottom row: Attractive white painted timber palisade fencing outside of 27 Guildford Road (Peel House) in 2008 that has since been removed; The front boundary treatment at 22 High Street has been removed to make way for off-street parking; An uncoordinated variety of boundary treatments found within a short stretch of Guildford Road at nos. 19-27 Guildford Road, with some boundary treatments detrimental to the character of the conservation area; An unattractive brick wall with star shaped copings above in front of the Brook Church.



Building styles, materials and colours

- 5.14 The historic buildings of the conservation area that are listed, locally listed or considered to be 'positive' make up about 85% of the total number of buildings, providing an intensity of well detailed historic buildings that justifies the conservation area designation. Most of the historic buildings in the conservation area date to the 19th or early 20th century and are domestic in scale, with a mixture of Georgian, Victorian and Edwardian detailing. Earlier building provide examples of more typical 'Surrey vernacular' – long and low, with steeply pitched roofs.
- 5.15 In terms of historic materials, the overall impression is of the use of red brick with orangey-red or brown clay tiles, with pitched roofs. There is some painted render, such as the 16th century buildings in the northern part of the High Street. Eaves heights vary immensely although in the northern part of the High Street are generally lower (due to the age of the buildings) and more uniform, providing a more cohesive townscape which is somewhat lacking in Guildford Road and in the southern part of the High Street, due to modern infilling. Many of the 19th century sash windows have been replaced with uPVC. The two 1920s public houses, The Kings Arms (in The Square) and The Cedar Tree (in the High Street), both retain well detailed facades, including timber casement or sash windows, and are unusually well preserved. Along the north side of Guildford Road, some of the early 19th century cottages retain their original sash windows and slate roofs, which have a much more shallow pitch than the clay tiled roofs in the High Street. The Three Mariners Inn is probably the best example of an historic building in the conservation area, particularly given its prominent position. Whilst the casement windows are 19th century in character, the general form of the principal part of the building confirms its timber-framed structure and 16th century date.

Opposite: A palette of materials characteristic of the Bagshot Village conservation area.



Retail Premises and Shop Fronts

5.16 The conservation area exhibits a relatively commercial character. Although many commercial premises were built as houses and have had shop fronts inserted subsequently (including a few 'build-outs') there are also some examples of purpose-built commercial properties. Examples include nos. 41-45 High Street, nos. 26-28 High Street (locally listed and a fine example of Queen Anne Revival) and no. 4 Guildford Road. There are several well detailed historic shop fronts in the conservation area, as well as some which retain elements of original features. The best examples are:

The Maple Tree Beauty Salon, 4 Guildford Road – a well detailed late 19th century shop front with the original panelled front door;

Woking Hospice and New China Restaurant, nos. 26 and 28 High Street c1880 – giant corbels remain supporting a deep fascia, although the advertisements detract from the character and quality of the shop fronts. The New China Restaurant retains the original mullions and low stallriser;

Tans and Hands and the RSPCA Shop, 65 High Street – both retain late 19th or early 20th century shop fronts with slim mullions and moulded fascias.

These are marked in yellow on the Townscape Appraisal map.

Top row: Retail premises fronting directly on to the High Street at 41-45 High Street; An attractively detailed shop front at The Maple Tree Beauty Salon, 4 Guildford Road;

Middle Row: Detailed shop fronts at Woking Hospice and New China Take Away, 26 and 28 High Street; A corbel detail at 26 High Street.

Bottom Row: An attractive corbel at Tans and Hands, 65 High Street; Slim mullions and moulded fascias can be found at Tans and Hands and the RSPCA Shop, 65 High Street.



Negative Attributes – Poor Quality Shop Fronts and Advertising

A large number of modern shop fronts and advertisements can be found in the conservation area. Many are poorly designed and fail to integrate with their host building, often owing to over-dominant, deep fascias, garish colour schemes, the use of plastic lettering or inappropriate lighting. Examples of poor quality shop fronts/advertisements include:

- 57-61 High Street – plastic and garishly coloured advertisements for Ladbrokes, Herbies Pizza and Dominos all detract from otherwise pleasantly detailed shop fronts;
- 38-40 High Street – the shop fronts are poorly detailed and advertisements unbalance the pair of semi-detached properties. Air conditioning units to the side of 38 High Street do not contribute to the character of the conservation area;
- 36 High Street – the size, colour and number of advertisements (which accommodate Lloyds Pharmacy) detract from the detailing of the premises;
- The banners serving the Kings Arms and Three Mariners Public Houses create inappropriate clutter;
- Advertising hoardings situated in the bus shelter in The Square and to the flank of 36 High Street are unattractive.

Top row: Advertisements at 61 High Street (Dominos) detract from the attractive corbels and plasters of the shop front; Garishly coloured advertisements at 57-59 High Street (Ladbrokes and Herbies Pizza) draw the eye away from the pleasant brick detailing and doorcases found to the shop frontages;

Middle row: At 38-40 High Street, the poor detailing of the shop fronts and size and position of the advertisements unbalance the semi-detached properties; A collection of garishly coloured fascia signs and window graphics at 36 High Street (Lloyds Pharmacy) overwhelm the premises and detract from the character of the conservation area.

Bottom row: Banners serving the Kings Arms and Three Mariners Public Houses create clutter; Advertising hoardings situated in the bus shelter have a negative impact upon the character of the conservation area.



6 SPATIAL ANALYSIS

Layout and street pattern

- 6.1 The Bagshot Village Conservation Area is based on the High Street from its junction with Bridge Road to its junction with London Road (the bypass) and also a short stretch of Guildford Road from the its junction with the High Street as far as the railway viaduct. Part of Bridge Road is also included, although it was widened in the 1920s to remove traffic from the narrower section of the High Street, revealing the backs of the historic buildings on the south side of the High Street.
- 6.2 The principal spatial feature of the conservation area is 'The Square', at the confluence of the High Street and Guildford Road. The short stretch of High Street to the north of The Square reflects its historic origins being narrow and somewhat enclosed by the buildings although they are only two storeys high. The southerly section of the High Street is wider and more open in character with some front gardens and planting. To the south east of The Square, the townscape has been adversely affected by the construction of the Co-Operative Supermarket building and the modern single storey church, together with their associated front parking areas and the access road to the main public car park behind. The large public house forecourt adds to the lack of enclosure.
- 6.3 Guildford Road is another wide street with mainly 19th century development interspersed by some poor quality 20th century buildings. The principal feature is the view to the railway viaduct, which marks the boundary to the conservation area.

Top row: The Square, considered to be the principal spatial feature of the conservation area; The broader southerly section of the High Street looking towards the A30 London Road.

Middle Row: A garden within the southerly, more open part of the High Street; A view across the forecourt of the Kings Arms Public House towards the Co-Operative Supermarket and the Brook Church- all considered to detract from the townscape.

Bottom Row: The broad Guildford Road; The railway viaduct.



Negative Attributes – Economic Issues

Bagshot enjoyed a degree of prosperity in the 1980's when a number of new office buildings were built in or on the edges of the conservation area. Generally these were not in scale with the surrounding historic environment, particularly Liquent House, whose rather ugly mansard roof is unfortunately visible in many views across the conservation area and along the by-pass. There is now sign of a lessening in demand for commercial space with a number of commercial premises 'to let'.

Negative Attributes – No Sense of Arrival in the Village

There is currently little sense of entering either a conservation area or a traditional Surrey village when approaching Bagshot from any direction. The viaduct provides some drama but the poor quality of the townscape along the south side of Guildford Road reduces its impact. At the junction of Guildford and Bridge Roads, the 1920's road widening has resulted in a very wide street with little sense of containment, as could be expected in a historic village centre. Street clutter is detrimental to the conservation area. The attractive and historic street sign commemorating the 60th year of Queen Victoria's reign in 1897 lies in an isolated position in the middle of busy traffic.

Top row: The south side of Guildford Road and junction between Guildford and Bridge Roads – the broad road and interspersed modern buildings do not give the impression of arrival within a historic centre.

Middle row: Street clutter and broad roads detract from the southern approach to the conservation area; The Square exhibits a sense of spaciousness that is uncommon for a historic village centre – the attractive Queen Victoria Signpost and Lamp is lost amidst the dominant highway network and street clutter.

Bottom row: Views of Liquent House from the conservation area. Empty commercial premises can be found in the conservation area, including this property at 69 High Street.



Focal points

6.4 A key focal point is the Square, centred on the Queen Victoria Signpost and Lamp. An important historical feature in Bagshot, the sign post was erected to commemorate Queen Victoria's Diamond Jubilee of 1897 and now incorporates a plaque to commemorate the bicentenary of the victory at the Battle of Trafalgar and the death of Lord Admiral Nelson, the Trafalgar dispatch having stopped at Bagshot en-route from Falmouth to London. The signpost is however 'lost' in the townscape of The Square, owing to the dominance of the roads, the narrow pavements and the poorly defined 'edges' to the space. Other focal buildings are:

- The Railway Viaduct in Guildford Road;
- No. 1 The Square;
- The King's Arms Public House, facing The Square;
- The Cedar Tree Public House (no.1 High Street), at the junction of London Road and High Street;
- Cedar House (no.2 High Street), marking the southern entrance into the conservation area.

The key focal points in the conservation area are identified by a star on the townscape appraisal map.

Views and vistas

6.5 Views within the conservation area are limited by the enclosed nature of the built form to vistas along the main streets, often terminating in a building or group of buildings. There are few views out of the conservation area apart from the glimpses of Bagshot Park which can be seen in the distance from some vantage points. Other important views are those across The Square, along the northern end of High Street and along the Windle Brook. Important views and vistas are identified by an arrow on the townscape appraisal map.

Negative Attributes - Historic townscape

The cohesiveness of the historic townscape has been eroded by a number of negative features including modern and 20th Century buildings which do not replicate the domestic scale of the historic buildings.

Opposite page:

Top row: One of the largest structures in the conservation area, the railway viaduct marks the eastern boundary of the conservation area in Guildford Road; No.1 The Square – these commercial premises punctuate views from the southern part of the High Street looking northwards; The Kings Arms Public House – the size and position of this building render it dominant within the street scene of The Square; The Cedar Tree Public House at 1 High Street marks the south western boundary of the conservation area and appears particularly prominent from the A30 London Road.

Middle row: Together with the Cedar Tree Public House, Cedar House (2 High Street) marks the south westerly access to the conservation area; The view south easterly along the line of the Windle Brook is an important view, providing a green corridor that appears to terminate with the railway viaduct; From the northern perimeter of the conservation area on Bridge Road, views towards grade II listed Queen Anne House and trees in Bagshot Park can be obtained.

Bottom row: The Square is a key focal point when exiting the public car park to the rear of the Co-Operative Supermarket; Views of The Square are obtainable from the southern part of the High Street, terminating in No.1 The Square and the Queen Victoria Signpost and Lamp; The Cedar Tree at Cedar House (2 High Street) gives the appearance of 'framing' the view into the Conservation Area from the A30 London Road; The northern end of the High Street.



The Public Realm

- 6.6 The public realm (those areas used as communal spaces, movement spaces and transitional spaces, including roads, pavements, street furniture, lighting and signage) in the conservation area is generally uncoordinated and of poor quality (see negatives on following page). However 150 mm wide 19th century granite kerbs do remain in places and street lighting is appropriately provided in the form of special design 'Heritage' columns painted black in the High Street. Street names are provided by standard aluminium plates, with black letters on white plates, usually set on short black poles. Opposite the Post Office, the pavement has been built out to create a crossing point.
- 6.7 Some attempts have been made to improve the area around The Square with black steel bollards to prevent parking, black litter bins and a large black planter provided by the Bagshot Women's Institute (WI) for the Millennium. Many premises have also been provided with a flag of St George to display.

Top row: Flags of St George displayed on premises bring a co-ordinated appearance to the southern part of the High Street; A well-kept, large black planter provided by the Bagshot Women's Institute (WI) for the Millennium is situated to the north eastern part of The Square, close to the Queen Victoria Signpost and Lamp;

Middle Row: A standard street sign; Heritage street lighting within The Square complements the character of the conservation area but are not used throughout the area.

Bottom Row: Granite kerbs can be found in some locations in the conservation area; Co-ordinated black bollards, bins and a hanging basket standard improve the appearance of the public realm.



Negative Attributes - Poor quality public realm

The conservation area generally suffers from an uncoordinated and poor quality public realm. The following negative items have been noted:

- Dominance of cars and other traffic;
- Lighting in Guildford Road and Bridge Road is provided by standard modern fittings;
- Most of the pavements are covered in concrete slabs with concrete kerbs. In some places the pavements are covered in tarmacadam, often patchily repaired. There is little higher quality or historically appropriate paving;
- The Queen Victoria Signpost and Lamp sits isolated on a small traffic island;
- There are very few public seats within the Conservation Area;
- Street furniture is varied in design e.g. both black plastic and wooden bins (with removable lining) can be found in the conservation area;
- The railings outside the Kings Arms would benefit from redecorating and the removal of advertisements;
- The modern bus shelter is detailed but includes two large and unattractive advertising hoardings;
- Highways and other street signage is dominant throughout the conservation area creating clutter and is poorly maintained.



Top row: Modern street lighting in Bridge Road (foreground) with 'heritage' street lighting visible in The Square in the background; Poor repairs to the carriageway detract from the character of the conservation area.

Middle row: The bus shelter in The Square features dominant advertising hoardings; Patchy repairs to concrete pavements detract from the character of the conservation area.

Bottom row: A cluttered and car dominant environment in The Square; Banners outside of the Kings Arms Public House create clutter.

Open spaces, trees and landscape

- 6.8 There is very little green open space in the conservation area apart from private gardens along High Street and Guildford Road. Back gardens are usually hidden by frontage buildings. There are a few notable trees, most particularly the large Cedar which is located outside Cedar Court (2 High Street), providing a very important focal point in views up the High Street and along London Road. There are some mature trees at the back of the public car park behind Co-Operative Supermarket. The line of the Windle Brook is marked by shrubbery, grass and trees, providing pleasant views from Wardle Court and from Bridge Road. Important tree groups are marked in green on the townscape appraisal map.
- 6.9 There are no special designations for the natural environment in the Bagshot Conservation Area. The Windle Brook provides a suitable habitat for a variety of wildlife.

Conservation Area Boundary Review

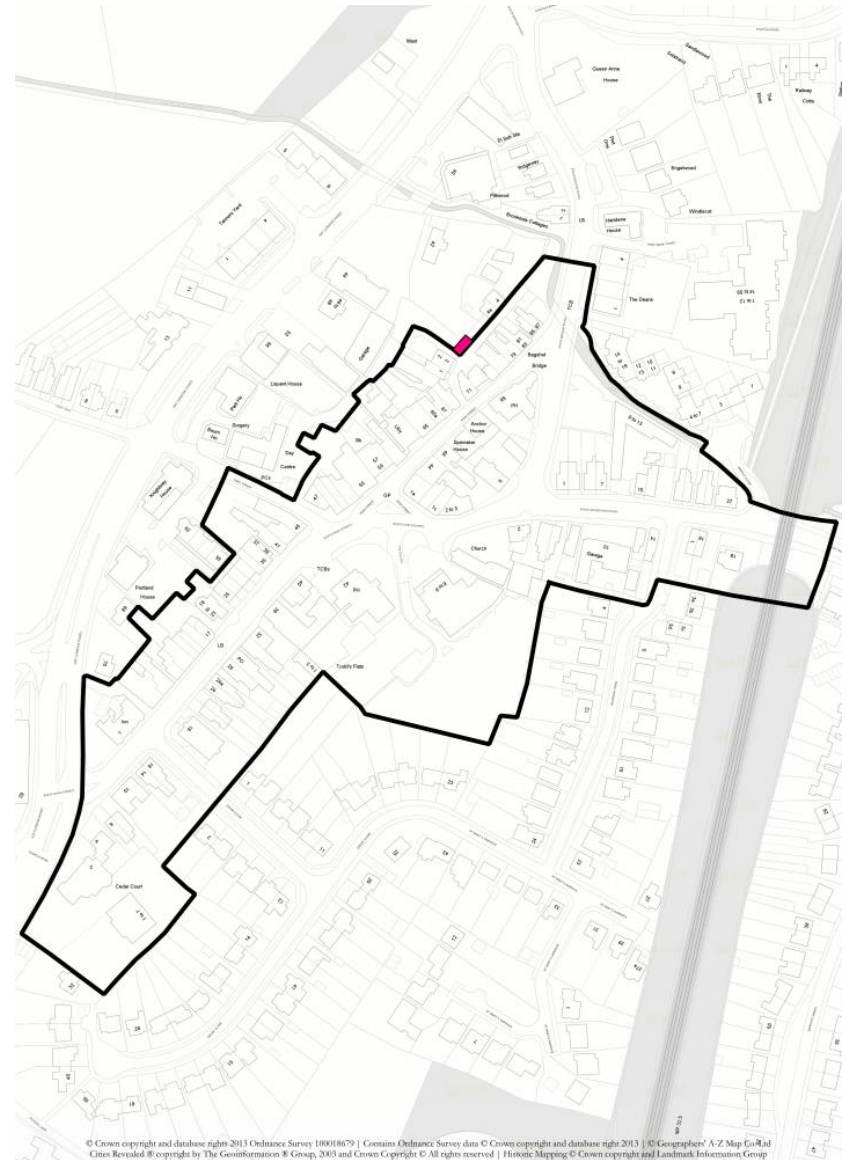
- 6.10 A requirement of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 is that local planning authorities periodically review the boundaries of conservation areas in their care. The boundary of the Bagshot Village Conservation Area has not been reviewed since its designation in 1988; as such it is considered appropriate to review the boundary of the conservation area as part of the appraisal process.
- 6.11 The boundaries of the Bagshot Village Conservation Area as originally designated are for the most part satisfactory. The northern part of the original boundary however appears to have been somewhat arbitrarily drawn and is not considered to take full account of the historic development of the settlement; consequently a small, but nonetheless historically significant building to the northern side of Half Moon Street was omitted from the conservation area. As such the extent of the original

conservation area is proposed to be retained, but an extension of the boundary is proposed to incorporate 3a Half Moon Street.

- 6.12 In justifying the proposed amendment to the boundary of the conservation area, it is necessary to revisit the historic development of the village. Located on the main coaching route from London to the West Country, Bagshot traditionally supported a broad range of services and craft-based industries; these were necessary to support the practicalities of travel and would have engendered a thriving industrial town. A number of buildings were required to support the services and industries being carried out in Bagshot at that time, and, whether for storage, workshops, accommodation or the keeping of animals, would have been essential to the success of the village. In this way the village thrived until the arrival of the railway during the 19th Century, which began to undermine the industrial role of the village, ultimately resulting in the loss of many of the once indispensable service and industrial buildings.
- 6.13 Today, only a handful of buildings connected to Bagshot's service and industrial heritage remain within the town. The proposed boundary change would allow the incorporation of a further building linked with Bagshot's service and industrial past into the conservation area. The 19th century building at 3a Half Moon Street is situated to the northern side of the highway, just beyond the current conservation area boundary. Early OS maps suggest that historically the building would have been one of a number of similar buildings on Half Moon Street; these were likely to have been used to support activities taking place on the adjoining High Street. However following the decline of the role of the village as a service and industrial centre, many of these buildings have subsequently been lost or converted, with modern materials eroding the former utilitarian appearance of the buildings. 3a Half Moon Street is the only building that remains in a relatively unaltered state. The small, single storey building completed in red brick with a part red clay tiled and part corrugated metal roof, is not only a valuable reminder of

Bagshot's past, but also makes a positive contribution to the street scene, exhibiting a charming character despite its quite rustic construction. It is unclear as to whether the building is currently in use; however it is envisaged that the building (which is in a moderate state of repair) could be successfully rehabilitated.

6.14 In view of the above, it is considered that the conservation area boundary should be revised to include 3a Half Moon Street, in recognition of the historical importance of the building and the contribution it continues to make to the character of the area.





Part 2: Management Proposals

7 MANAGEMENT PROPOSALS

Introduction

- 7.1 The character area appraisal set out in Part 1 of this document identifies and explains the special qualities that make the conservation area unique and identified the negative elements that detract from its historic quality. However the ongoing challenge lies in managing development pressure and addressing inattention, so that the conservation area retains the qualities for which it was designated and continues to prosper. A management plan is essential to meeting this challenge and can help to channel development pressure in a way that conserves and enhances the special character of the conservation area.
- 7.2 Part 2 (Management Proposals) of this document has evolved from the character appraisal set out in Part 1; it considers each of the issues identified during the appraisal and supports these with a series of recommendations to better encourage positive change within the conservation area as it evolves.
- 7.3 **Issue: Satellite Dishes** Class H of the Town and Country Planning (General Permitted Development) Order 1995 as amended does allow for the provision of satellite dishes on dwelling houses, however Class H does not allow for the provision of dishes on walls or roof slopes fronting on to a highway within conservation areas. The character appraisal notes that throughout the conservation area there are a large number of satellite dishes which are visible from public vantage points that are likely to be unauthorised. This may be because property owners are not aware of the requirements of Class H. Cumulatively, these create visual clutter and encourage other owners to undertake similar instalments.

Recommendation The Parish and Borough Councils may wish to work together to produce and publicise an article about

satellite dishes in conservation areas that can be included in local publications and on the Parish Council or town websites. This could set out the permitted development rights for satellite dishes and encourage property owners to install satellite dishes in appropriate locations. The Borough Council may also wish to undertake a street-based photographic survey of the buildings within the conservation area so that it is better placed to enforce against unauthorised satellite dishes in the future.

- 7.4 **Issues: Loss of Architectural Detail and Erosion of the Historic Townscape (Historic Features)** Even in the Bagshot Village Conservation Area, many alterations to buildings are 'permitted development' and do not require planning permission. Consequently many small scale alterations to windows, doors, roofs and boundary walls etc. do not require permission. Individually many of these changes are fairly minor but cumulatively they can have a marked effect on the appearance of the conservation area. The preceding appraisal notes that the incremental loss of historic architectural detail and inappropriate alterations to locally listed and unlisted historic buildings is a negative issue affecting the special character of the conservation area.

Recommendation The Borough Council may wish to consider introducing an Article 4(2) Direction. Article 4(2) Directions allow the Local Authority to withdraw specific 'permitted development' rights across a defined area. An Article 4(2) Direction does not prevent the development to which it applies, but rather requires that planning permission is first obtained from the local planning authority. Article 4(2) Directions should only be used in exceptional circumstances where evidence suggests that the exercise of permitted development rights would harm local amenity². The preceding appraisal has suggested that the character of the Bagshot Village Conservation Area is being eroded through small-scale works

² Paragraphs 036 (ref.13-036-20140306) – 040 (ref.13-040-20140306) of the National Planning Practise Guidance notes.

to locally listed and unlisted properties that are 'permitted development' but that cumulatively undermine the visual amenity of the historic environment; as such the application of an Article 4(2) Direction is considered appropriate.

Having an Article 4(2) Direction in place will not inhibit development, but will ensure that the development that does take place is appropriate; in the case of the Bagshot Village Conservation Area, an Article 4(2) Direction covering some works that would otherwise be permitted development would ensure that changes to buildings and structures within the conservation area are well-designed and maintain its unique historic integrity. Studies³ have shown that economic and social benefits can arise from encouraging better design within the historic environment, including reinforcing a strong sense of identity and public pride, encouraging visitors to dwell longer and increasing the desirability of the commercial and residential environment. The introduction of any Article 4(2) direction would be subject to a separate public consultation. In order to address the issues that have been identified in respect of the loss of historic features and erosion of the historic townscape, it is envisaged that any Article 4(2) Direction should bring under control the following types of development:

- The improvement or other alteration of property frontages, including the exterior painting of any part of the frontage and works affecting a frontage roof slope;
- The erection, construction, alteration or demolition of a porch on the frontage of a dwelling;
- The erection, alteration or removal of any gate, fence, wall or other means of enclosure that lies adjacent to a highway;
- The erection, alteration or removal of a chimney.

³ An assessment of the effects of conservation areas on value (London School of Economics and Political Science May 2012); The Value of Design (Cabe 2006).

7.5 **Issues: Negative Sites and Erosion of the Historic Townscape (Modern Buildings)** The preceding character appraisal noted that a number of sites within the conservation area (including the Co-Operative Supermarket, Bagshot Tyre and Exhaust Centre on Guildford Road, the Car Park on Bridge Road and Regal House on the High Street) make little or no contribution to the character of the area and have a negative effect upon the cohesiveness of the historic environment.

Recommendation The Borough Council would be keen to engage with current landowners and businesses and would support pre-application approaches from stakeholders who are seeking to improve and enhance their properties, prior to the preparation of plans. In determining any planning application in respect of these, or other sites within the conservation area, the Council will have due regard to the preceding appraisal and relevant policies within the Surrey Heath Core Strategy and Development Management Policies DPD 2011-2028. Planning applications for new development will not be permitted where they fail to preserve or enhance the character of the conservation area.

7.6 **Issue: Poor Quality Boundary Treatments** The appraisal noted that boundary treatments in several locations within the Bagshot Village Conservation Area are poor quality and that in a number of cases, historic boundary treatments are being lost or eroded.

Recommendation To a degree, planning controls already regulate the erection and demolition of boundary walls within conservation areas. Currently Planning Permission is required for:

- The erection of walls, gates and fences adjacent to a highway where the height would exceed 1 metre;
- The erection of walls, gates and fences exceeding 2 metres in height in all other cases;

- The demolition of walls, gates or fences exceeding 1 metre in height where adjacent to a highway, or 2 metres in height in all other locations.

Listed Building Consent will also be required for the erection or demolition of walls and fences of any height within the curtilage of a listed building.

As noted above however, to better conserve and enhance the character of the Conservation Area the Borough Council may also wish to consider serving an Article 4(2) Direction to bring other changes to front boundary treatments under planning control (see Paragraph 7.4). Where such control exists, the Borough Council will have greater capacity to assess alterations to boundaries to ensure that the historic environment of the conservation area is enhanced and not eroded, in line with Policy DM17 (Heritage) of the Core Strategy and Development Management Policies DPD 2011-2028. Where works to a boundary treatment require planning consent, the Council would expect any proposal to be guided by the content of the preceding appraisal. The Borough Council or the Parish Council may also wish to provide additional guidance in respect to boundary treatments within other planning documents.

- 7.7 **Issue: Shop fronts and Advertising** The character of the Bagshot Village Conservation Area is adversely affected by an abundance of poorly designed advertisements and shop fronts which are often unsympathetic, over-dominant, garishly coloured or inappropriately illuminated.

Recommendation The Borough Council could undertake a street-based photographic survey of the commercial buildings within the conservation area so that they are better placed to understand where unauthorised changes have been made to commercial premises and pursue enforcement action where necessary. The Borough Council will ensure that new applications for shop fronts, advertisements and other

alterations to commercial premises are dealt with rigorously and that the historic shop fronts identified on the townscape appraisal map are fully retained. These include the Maple Tree Beauty Salon (4 Guildford Road), Woking Hospice and New China Restaurant (nos. 26 and 28 High Street) and Tans and Hands and the RSPCA Shop, (nos. 65 High Street). The Borough or Parish Council may also wish to introduce design advice for advertisements and shop fronts through other planning documents.

- 7.8 **Issue: Economic Concerns** It has been identified that a number of commercial premises are vacant and impact negatively upon the conservation area, particularly where they result in unoccupied premises at ground floor level. The character appraisal also notes that a number of commercial premises outside of the conservation area are not in keeping with the scale and character of development within the conservation area.

Recommendation The Parish Council may, in partnership with the Borough Council, wish to engage with the owners of vacant commercial premises within the Bagshot Village Conservation Area and scope the potential for a strategy to encourage the use or enhancement of empty premises. This could be through encouraging an arts-based 'pop-up shop' arrangement or through the provision of false shop fronts. In respect of unsympathetic sites that lie outside of the conservation area, the Borough Council would be keen to engage with current landowners and businesses and would support pre-application approaches from stakeholders who are seeking to improve and enhance their properties, prior to the preparation of plans.

- 7.9 **Issues: No Sense of Arrival and Poor Quality Public Realm** The conservation area lacks a sense of arrival, owing in part to an uncoordinated and poor quality public realm that has a detrimental impact upon the character and historic integrity of the Bagshot Village Conservation Area.

Recommendation The Parish Council may wish to engage with the Borough Council and County Council to identify a suite of proposals to improve the public realm and also to enhance the historic character of the town. Proposals could include the provision of appropriately designed ‘gateway’ signs and the identification of a pallet of high quality street furniture, material and heritage street lighting to be used in future public realm improvements, with the purpose of providing a more cohesive appearance to public open spaces and to add a sense of arrival within the conservation area. The Parish Council may also wish to engage with the Borough Council, County Council Highways Authority and the Public Realm Information and Advice Network (PRIAN) to discuss the possibility of an enhanced, pedestrian friendly environment that better integrates traffic management with the historic character of the conservation area. Such approaches have been successfully employed by other local councils to deliver improved environments in historic village settings (see below).

Case Study: Shamley Green

Shamley Green is a small village within the Surrey Hills Area of Outstanding Natural Beauty, situated between Guildford to the north and Cranleigh to the south. The village is characterised by a memorable and historic double village green that borders both sides of the main road. However, whilst the green lends the village an attractive rural feel, its open character was thought to encourage drivers along the main road to go faster than appropriate for the village setting.

The Public Realm Information and Advice Network (PRIAN) facilitated discussions between Wonersh Parish Council, Waverley Borough Council, Surrey County Council and English Heritage to identify new ways of calming traffic within the village centre, but that were also appropriate to the rural village character. The suite of traffic calming measures

identified included:

- Providing place specific signage and rural roadside furniture to give a pleasant rural feel and a sense of activity;
- Narrowing parts of the main road and in other places using wooden posts to create the illusion of a narrower road;
- Provision of gateway signage to encourage drivers to feel that they are entering someone special;
- Removal of white lines to moderate drivers speed in response to what they see in the road; and,
- Encouraging local groups and businesses to adopt rural roadside furniture (such as planters) to promote local events and businesses and to create a visible, lively village.

The identified suite of works is now nearing completion.



Issue: Conservation Area Boundary Review A requirement of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 is that local planning authorities periodically review the boundaries of the conservation areas in their care. As part of the appraisal process, the boundary to the Bagshot Village Conservation Area was reviewed for the first time since its designation in 1988. The review concluded that the conservation area boundary should be revised to include 3a Half Moon Street, in recognition of the historical importance of the building and the contribution it continues to make to the character of the area.

Recommendation It is considered that the contribution the identified building makes to the Bagshot Village Conservation Area should be formally recognised through the revision of the conservation area boundary to include the building. The Local Planning Authority is consulting on the proposed change to the conservation area boundary in conjunction with the consultation on this appraisal.

Appendix 1: List of Listed and Locally Listed Buildings and Structures in Bagshot Village Conservation Area

Property/Structure	Status
44 High Street	Grade II*
The Three Mariners Inn	Grade II
63 High Street (Library)	Grade II
Nos. 75-79 (odd) High Street	Grade II
Nos. 25-31 (odd) High Street	Grade II
2 (The Cedars) High Street	Local List
Nos. 26 and 28 High Street	Local List
The Cedar Tree Public House (No 1) High Street	Local List
Nos. 41, 43 and 45 High Street	Local List
The Queen Victoria Signpost and Lamp	Local List
Nos. 57-59 High Street	Local List
Nos. 1-3 The Square	Local List
Railings in front of 1-7 Guildford Road	Local List
Peel House (No.27) Guildford Road	Local List
Railway Viaduct, Guildford Road	Local List
Nos. 85 and 87 High Street	Local List
Nos. 49 and 51 High Street	Local List
Nos. 1, 2 and 3 Half Moon Street	Local List

Appendix 2: Bibliography

Bennett, M.A. (2007) *Life and Work in Surrey Heath*, Chichester: Phillimore & Co Ltd

Eedle, M. (1977) *A History of Bagshot and Windlesham*, Chichester: Phillimore & Co Ltd

Mills, J. (1995) *A Guide to the Industrial History of Surrey Heath*. Guildford: Surrey Industrial History Group.

Surrey County Council in association with Colin Davis Associates (2012) *Shamley Green – Combining Safe Highways with Rural Village Character*, available at: <http://www.surreyhills.org/content/uploads/2013/07/Item-6-appendix-1.pdf>