



Forward Planning Division

UPDOWN HILL, WINDLESHAM CONSERVATION AREA

MARCH 2000

*"working with the community
for a safe, green and clean environment"*

UPDOWN HILL CONSERVATION AREA CHARACTER APPRAISAL

INTRODUCTION

Reason for review

1. Windlesham conservation area was designated in September 1989, and the boundary has remained unaltered since then. The conservation area statement in 1989 then provided only a very limited description of the character of the area. Since that time, new Planning Policy Guidance, PPG15 “Planning and the Historic Environment” September 1994 and English Heritage Guidance “Conservation Area Practice” October 1995 has been produced emphasising the importance of character appraisals and has been used to guide this review. In summary, the review will ensure that the reasons for designation still apply, to provide a sound basis for assessing development proposals and in the formulation of future enhancement schemes.

The Purpose of Designation

2. The purpose of designation is to help to retain the existing character and prevent unsympathetic alterations to the area which would harm its setting. Whilst some trees are covered by TPO’s, protection is extended to all trees and this would especially benefit the substantial tree groups which make a significant contribution to the rural setting of the village.

Historical Appraisal

3. The Windlesham area was incorporated as part of Windsor Forest during Henry II’s rule, in the 12th Century. Some sort of settlement resembling the contemporary village of Windlesham must have emerged around this time, as the Church of St John the Baptist was in existence from at least 1189, although not the same building as stands today.
4. It is not known definitely whether a church existed in Saxon times. Windlesham first appears in official records in the medieval period. The earliest mention of the Parish of Windlesham is during the time of Edward the Confessor (1042-1066) when the Manor was given by him to the Church of Westminster. However, there can have been little development as the Parish is not mentioned in the Domesday returns; presumably the land was of so little value that it was exempt from taxation. The village continued to develop after the medieval period; with several substantial early houses surviving from the 16th, 17th and 18th centuries. Churchwarden records in 1773 show money being expended for beer at the Golden Farmer in Bagshot and the Half Moon public house, which still exists today in Windlesham.¹
5. The 1813 enclosure map (Map 1), shows numerous dwellings present. Many of the buildings shown are still in existence today. Field boundaries on the 1813 map are

¹ “Notes on Windlesham Parish Church “ John Cree 1927

clearly outlined and suggest an agricultural based economy at the time. The roads are also similar in design to those shown on the 1999 plan (Map 2).

6. The current conservation area is predominantly residential in its uses, with some local shops in Updown Hill. Although the population of the village of Windlesham has grown to approximately 4500 (1991 census), the conservation area appears to have developed through the infilling of existing built frontages.

ARCHAEOLOGY

7. In 1993, the archaeological potential of the village was recognised. An area along Church Road east from, and including the Church site, and extending beyond the conservation area boundary to Broadway Road, was designated an Area of High Archaeological Potential.

STATEMENT OF CHARACTER

8. The predominant character of the area is of a rural village, which is largely residential. Updown Hill includes local shops and commercial premises and thus serves the function of a village centre, although developing away from the traditional heart of a village, the church. Updown Hill has developed at a markedly higher level of density than other building groups within the village area. These properties are Victorian with some modern infill development, and form an attractive and coherent group within the village.
9. The most important group of buildings in the conservation area are nos. 15-31 Updown Hill. These are detached Victorian villas, set on generous, wide plots which share uniform characteristics of form, materials and colours, whilst being dissimilar in matters of detail such as windows, doors and brick patterning. All these properties have hedges along their road frontage. Towards the top of the row three pairs of cottages, nos. 67 to 77 form an attractive group, although some of the original details has been lost, especially nos. 71 and 73. They have white painted elevations with the exception of no. 77 which remains red brick.

Factors Which Detract from the Areas Special Character

10. There are not many factors which detract from the areas special character. However, the Unigate depot at the eastern end of Updown Hill is a single storey, flat roofed building, which does not reflect the character of the conservation area, due to its inappropriate scale, design and relationship to the street and adjacent buildings. It is included within the area because of its importance as a commercial use within the village centre. Any redevelopment of the site could be an opportunity to achieve a development more sympathetic to the special character of the conservation area in general, and Updown Hill in particular. It is considered that the site forms an important, albeit, commercial part of the village centre and in any site redevelopment commercial usage should be retained where possible in a form sympathetic to the character of the conservation area.
11. The Proteus petrol station at the north-west end of Updown Hill detracts somewhat from this end of the road and its signage is visually prominent within the street scene.

12. Some properties have lost original features, especially windows and doors and the use of inappropriate materials or designs should be discouraged.

Buildings of Importance Within the Conservation Area

Pound Lane

Listed Buildings

Pound Meadow:

GRADE II

Cottage. 17th century extended to left and rear in 20th century. Timber framed with whitewashed brick infill, brick extensions; plain tiled roofs, machine tiles over the extensions. At right angles to road with entrance now in former rear elevation. Two storeys with offset end stack to right, further stacks to rear and left. Entrance front: Two storeys to right with one casement window on first floor, one storey with attic to centre in gabled bay projecting forward from junction of old house and extensions to left. Two windows to right on ground floor. 20th century stable style door to centre in pentice roofed open porch. Further pentice extension projecting to left of centre with one casement window in ground floor. Garden Front: Half hipped bay projecting to right of centre, hipped roof extension, tile hung on first floor to end right. Casement fenestration with open porch to left of centre.

List of Structures of Local Significance

Box Cottage:

Single storey, 19th century detached cottage. Possibly originally a squatter's cottage. Small square wooden small pane casement windows. Narrow wooden front door. Grey slate roof with red clay ridge tiles.

Penny Cottage:

19th century single-storey detached cottage with additions. White painted. Partially rough and partially smooth elevations. Small pane wooden casement windows to oldest part of the house with wood lintel over. Grey slate roof. Two red brick chimneys.

Other Buildings of Interest

Elmcroft:

Two storey detached house, white painted brickwork. Many windows replaced. Grey slate roof with red decorative clay ridge tiles. Red brick chimney.

Greensleeves:

Two storey, detached red brick house. Original has bay windows to right to both ground and first floor. Entrance porch to left front. Original wood sash windows. Grey slate roof. Red brick chimney on rear elevation. Large extension to right.

Updown Hill:

Buildings of Interest

Updown Hill Post Office:

May originally have been a house with later extension to front to form shop frontage. Two storeys with white painted brickwork with grey slate gable roof. Metal small pane casement windows to main building.

Holly Bank, 15 Updown Hill:

Two storey, detached villa. Red brick front elevations with cream quoins and cream brick detail around windows. Cream brick bands across front elevation. Four pane wood sash windows. Central door with window light over. Enclosed porch with clay tile roof with wood patterned gable end. Grey slate roof and ridge tiles. Central chimney stack with single row of cream bricks. Cream painted walls to side. Modern flat roof rear extension. Double detached garage to side and rear.

Myrtle Villa, 17 Updown Hill:

Detached, two storey, red brick house. Painted white below first floor sill level. Grey slate hipped roof with grey ridge tiles, patterned at top ridge. "Replacement" small pane "Neo-Georgian" bow windows to front either side of central door. Original sash windows to first floor, large central pane with two smaller panes on either side. Stone lintel over, joined by white brick horizontal band detail. Later garage addition to right side. Now has no chimneys.

Ivy Villa, 19 Updown Hill:

Two storey detached red brick house with four separate white brick banding courses to front elevation. Grey slate hipped roof with grey ridge tiles, decorated at top ridge. Two chimney stacks, one cement rendered. Original wooden sash windows with small panes to each side of central pane. Stone lintels over ground floor windows. Inset central door with arched stone porch. To rear "small pane" french windows. 1990 garage extension to side, set back from front elevation, black brick pattern detail to side of garage.

Nos. 17 and 19 originally formed a matching pair.

Holly View, 25 Updown Hill:

Detached two storey red brick house with white and grey brick patterning in horizontal bands to front elevation, which brick pattern over first floor windows. Grey slate gable roof with red clay ridge tiles. Roof overhangs gable ends. Two chimney stacks at either end of gable with white brick band detail. Narrow depth square bay windows to ground floor on either side of original wood door with grey slate roof extending over door. Wood sash windows with panes to either side of large central pane. Small central window to first floor with matching glazing bar design. Detached brick wood garage to left side, of no merit.

Rosebank, 27 Updown Hill:

Two storey detached house. Red brick with white brick detail around ground floor windows, door and in four horizontal bands to front of house. Grey slate gable roof with red clay ridge tiles. Flat roof on two-storey later extension to rear. Two chimney stacks just set in from end gables with white brick band detail. Original wooden windows. Casement to the ground floor with small toplights in narrow square bay with clay tile roof over. Sash windows to first floor. Central door with tiled porch over. Garage to right side with staggered three tier parapet to front.

Fernlea, 29 Updown Hill:

Two storey detached house. Red brick walls with white brick quoins and patterning around windows and doors to first floor sill level and below eaves. Two square bay windows to ground floor either side of central door with grey slate roof across length. Original wooden windows to front ground floor casement windows with small four pane top lights and one large single pane below. First floor – three sash windows, central window being smaller. Wood door with two glass panes. Grey slate gable roof, with red clay ridge tiles. Two chimney stacks to either end of gable. Garage (detached) to left side and rear of house.

Fernbank, 31 Updown Hill:

Two storey detached villa. Elevations painted green but originally would have been as No. 29 adjacent. Original wood windows. Square bays to ground floor with slate hung roof across front elevation. Casement windows to ground floor with small square panes. Three wood sash windows (four pane) to first floor including small central window. Grey slate gable roof with red clay ridge tiles. Two red brick chimneys at gable end of the house. Detached flat roof garage to side and rear.

41 and 43 Updown Hill:

Two storey semi-detached cottages, of red brick. Each has single 12 pane sash windows to ground and first floor. Plain clay half-hipped roof. Two chimneys, to front and rear.

42, 44, 46 and 48 Updown Hill:

A terrace of four two storey properties.

No. 42 is cream painted flat render, with gable end to front. Front bay window. Wood casements.

No. 44 has wooden replacement 9-pane windows, with top hung top lights.

No. 46 has original wooden 12 pane sash windows.

No. 48 has PVCu replacement windows, ground floor has large front bay window.

All have front door with porch over, No. 48 has a replaced wood door. Others probably original.

Nos. 44-46 are white brick painted; No. 48 is cream brick painted.

All have grey slate roof with clay ridge tiles.

62 – 64 Updown Hill:

A pair of semi-detached, red brick cottages with single storey later extension to each side. Square bay window to ground floor with wood casement windows. Four pane sash windows to first floor. Decorative clay roof over ground floor. Plain clay tile roof with decorative ridge tiles. One central red brick chimney. Both front doors replaced.

The Pines, 67 – 69 Updown Hill:

A pair of semi-detached cottages dated 1892. Bay windows to ground floor. Wood sash windows. 67 is white painted brickwork, 69 is white painted through cast. Grey slate gable roof with decorative clay ridge tiles.

Chelsea Cottages, 71 – 72 Updown Hill:

A pair of semi-detached cottages dated 1892, much altered. No. 71 has “replacement” wood windows with diamond leaded panes. Two small windows added at side elevation. Door with glass panel to side elevation with original porch over. White painted brick elevation. No. 73 has “replacement” PVCu windows. Circular window added to front elevation with leaded pane and coloured glass in centre. Two new rectangular windows added to side with diamond leaded panes. Side door with window lights in upper half. Grey slate gable roof to both properties with decorative clay ridge tiles. Central red brick chimney in front roof elevation. No. 71 shows end of bricked in door to front.

Khyber Cottages, 75 – 77 Updown Hill:

Pair of semi-detached cottages dated 1892 with grey slate gable roof and decorative red clay ridge tiles. Bay windows to ground floor. Wood sash windows in front elevation. No. 75 – white painted. Possibly bricked in door front. Two new, small pane, wood casement windows to side with central new door. No. 77 – no windows to side elevation. Modern two-glass panel door to side. Retains original red brick finish. May also originally have had door in front elevation.

Pincroft, 79 Updown Hill:

Two storey detached red brick house with white painted bay to ground and first floor front gable end. Original wood sash windows. Grey slate roof. Red brick chimneys.

Chertsey Road:

Buildings of Interest

2-6:

Dated 1907, a terrace of 3 shops with residential over. Two storey, red brick with white quoin detail to corners and around first floor windows (painted). Nos. 2 and 6 have original matching wood sash 4 pane windows to first floor; those in No. 4 replaced. The ground floor shop fronts are not original. Grey slate hipped roof with red ridge tiles.

10-16:

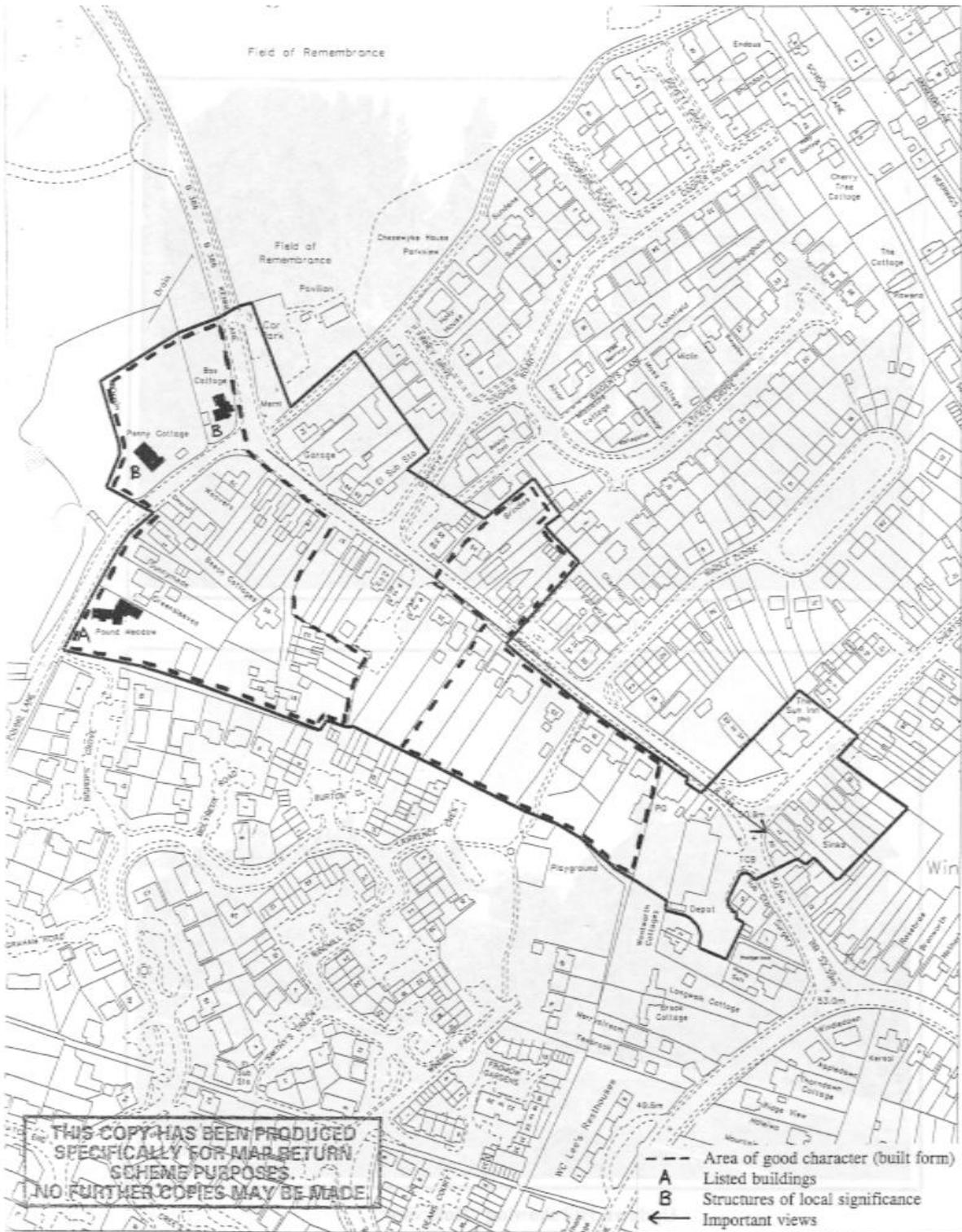
A pair of matching two storey semi-detached cottages. Rendered fronts with large, seemingly original wooden windows with small panes. All have a single window to ground and first floor. Entrance door to side of properties. No. 16 has a small porch extension to side. Grey slate gable roof with red ridge tiles and 2 central chimney stacks to front and rear.

The Sun:

Two storey white rendered public house with late extensions to front, sides and rear. Largely small pane wood casement windows, with larger panes to front ground floor extension. Plain clay tile roof. Red brick chimneys.



Map 1 1813 Enclosure map, Showing conservation area (approximate line)



THIS COPY HAS BEEN PRODUCED SPECIFICALLY FOR MAP RETURN SCHEME PURPOSES. NO FURTHER COPIES MAY BE MADE.

- Area of good character (built form)
- A** Listed buildings
- B** Structures of local significance
- ← Important views

Surrey Heath Borough Council Surrey Heath House Knoll Road Camberley, Surrey, GU15 2HQ. Licence No. LA 079518	CONSERVATION AREA UPDOWN HILL		Scale 1: 2500 Date 27/10/99
	Map3 Built character and landscape		

LP 96



“Rosebank” 27 Updown Hill



**Updown Hill showing “Hollyview”
25 Updown Hill to left of Photo**



Updown Hill Post Office



Updown Hill from Cooper Road showing the Importance of the Trees and Hedges to the Street Scene

