



Forward Planning Division

CHURCH ROAD, WINDLESHAM CONSERVATION AREA

MARCH 2000

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

CHURCH ROAD/KENNEL LANE 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. Within the conservation area, there are also important views between building groups. Conservation area status would help to protect these views from unsympathetic or over-intrusive development. In particular, there are important views across open land between the Half Moon public house and St John the Baptist Church. These views help to create the special character of this part of the conservation area, of the local church within an open rural setting.

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

¹ “Notes on Windlesham Parish Church “ John Cree 1927

5. The 1813 enclosure map (Map 1), shows numerous dwellings present together with the Church of St. John and Half Moon public house. Many of the buildings shown are still in existence today. Field boundaries on the 1813 map are 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 (Appendix 2) with Kennel Lane (or Dog Kennel Lane as it was known until 1910), Pound Lane and Church Street determining the main shape of the area which is now designated a Conservation Area.
6. The current conservation area is predominantly residential in its uses, with some local shops outside the designated area in Updown Hill and Chertsey Road. 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, with the central area of open land remaining largely undeveloped.

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 conservation area lies entirely within the Green Belt and is characterised by informal groupings of predominantly good quality buildings set within an open, rural landscape. Many of the groups of buildings are 18th and 19th century, and some are statutorily or locally listed. The overall characteristic of the conservation area is rural, being largely surrounded by fields on three sides and the properties set within an attractive wooded landscape. Housing and other buildings follow the line of established roads, as can be seen in Plan 2. Many of the properties are screened from view by trees or hedges and the line of the roads also enhances the effect, the properties hidden from view by bends in the roads. The area also includes substantial tree groups, worthy of protection, and attractive vistas linking some of the building groups.

Church Road East of New Road

9. This part of Church Road is less developed than the section north of New Road. The dominant feature is the attractive red brick church of St John the Baptist, with important views to west, south and east. A few, mostly large, houses set within large plots can be glimpsed looking east along the road. The gardens of these properties contain individual Tree Preservation Orders. A red brick boundary wall forms an attractive feature on the frontage to Cedar House, Cedars Court and Cedars Coach House.

Church Road North of New Road

10. This section of Church Road is more developed with a mix of larger and smaller properties. Many of the properties are hidden from full view, set back from the road with hedge and tree frontage boundaries. The most attractive cluster of cottages lie at the southern end south from Sherwood Coach House. Most of these properties are on the 'Local List'. The northern end has some buildings of lesser quality, notably the Cavalier/Astra Garage and the adjacent bungalow, 'Shanklin', the latter currently in need of some refurbishment.

Kennel Lane

11. Kennel Lane contains a mix of largely residential properties, varying between large houses set on generous plots and smaller semi-detached cottages. The most notable property is Walnut Tree Farm House, a Grade II listed 16th century timber framed red brick building with a thatched roof.

Factors Which Detract from the Areas Special Character

12. There is little to detract from the character or appearance of the conservation area, However, "Cavalier Astra City" car sales in Church Road is insensitive to the area and would benefit from enhancement, subject to other policy controls, especially the Green Belt.

BUILDINGS OF IMPORTANCE WITHIN THE CONSERVATION AREA

Church Road

Listed Buildings

Church of St John the Baptist

GRADE II

Church: Rebuilt using old materials after a fire in 1680 on south side. Tower of 1838 by Robert Ebbels, chancel, nave and north aisle of 1874 by Ewan Christian. South wall and porch of 17th century brown brick; tower red and blue brick with stone quoins to south side on stone plinth, red and blue brick in diaper pattern and banding courses to nave, chancel and north aisle; plain tiled roofs with ridge cresting. Aisled nave with tower to west and porch on south. Chancel to east with chapel to south and vestry to north. Tower square with diagonal offset buttresses; three stages with battlemented parapet. Stone surrounds to louvred arched openings in top stage with clock below in apron panel to west face. Two light trefoil head windows to first stage, one on south faced blocked. Two re-used stone 15th and 16th century windows to south aisle, one two-light window in Decorated style, one three-light window in Perpendicular style. Remainder of windows late 19th century. Ribbed and stubbed door in moulded wood frame under gauged brick head in south porch. Arched double doors to west.

Interior: Three bay nave arcades on round stone piers with lighter coloured stone plinths and moulded capitals; Stone human head stops to billeted hood mouldings of arches. Brick chancel arch with dogtooth decorative band to arch. Double arch opening to south chancel wall with billeted hood moulding. Early 20th century marble and alabaster mosaic reredos. 19th century fittings. 17th century pulpit. Late 19th century octagonal stone font with panelled sides on centre stem and angle columns.

Monuments: East wall of south chapel – Monument to Sage and Robert Herrington. Died 1733 and 1757. Aedicular. Coloured stone panel in flanking pilasters under swans neck pediment and shell crest, cartouche in apron below.

East wall of south chapel – oval wall plate to Thomas Tilbury. Died 1716. Grey stone ground, lighter inscription panel on ribbon festoon.

Tombs:

GRADE II

Chest Tomb – 3 yards south of south wall of Church of St John the Baptist.

Chest Tomb. 1791 to ? (inscription illegible). Stone on moulded plinth with panelled sides and inscribed flat lid with moulded edge. Recessed angle piers with moulded bases and capitals.

Birch Tomb – 1 yard south of south aisle of Church of St John the Baptist.

Chest Tomb. 1773. To M(?) Birch. Stone on moulded plinth with panelled sides and flat inscribed lid. Recessed angle piers with moulded bases and capitals.

Jenkins Tomb – 2 yards east of Church of St John the Baptist.

Chest Tomb. 1797. To George Jenkins. Stone with panelled sides. Flat lid above with moulded edge. Oval inscription fields on sides, recessed gadrooned corner piers. Tomb part buried at time of re-survey.

Cedars Court and Cedar House (Formerly listed as the Cedars) GRADE II

House: Early 18th century, extended to left in 19th century and 20th century. Whitewashed brick with plain tiled roofs. Two storeys and attic to left under one flat roof casement dormer and in gable to left end. Brick plat band over ground floor and to base of parapet partly obscuring roof to centre and right and laid over former cornice. Rear ridge stack to left of centre, end ridge stack to right and end stack on rear range to left. Five bays to original house with twelve pane glazing bar sash windows in regular arrangement. Panelled door to left of centre, top four panels glazed, in projecting surround with pseudo-pilasters flanking and transome light above (Cedars Court). Four bay extension slightly set back to left with gable to left end. Four sash windows across first floor with one tripartite sash window under segmental head to ground floor right. Half glazed door to left end in recessed porch with projecting surround, flanked by pseudo-pilasters and traceried transome light over (Cedar House). Single storey hipped roof extension to left end. Parallel range to rear.

Birch Hall

GRADE II

House: Circa 1740 with large 20th century extensions to rear right. Red and brown brick on rendered dado and plinth, stone rusticated quoins to ends; plain tiled roof. Extensions to rear rendered with hipped plain tiled roofs. Two storeys with plat band across ground floor and parapet partly obscuring roof; end stacks on raised gable ends. Four twelve-pane glazing bar sash windows, renewed, across first floor under cambered heads. Central panelled door in pilaster surround with open pediment over leaded fanlight. Extension to rear right taller. Two storeys with ridge stack. Four windows across.

List of Structures of Local Significance

Cedars Lodge

LOCAL LIST

Early 20th century. Two storey detached house (probably originally two or three cottages). Red brick with tile hung front elevation to first floor. Small pane wooden casement windows with french bay window to side. New conservatory to front. Plain clay tile roof with very large dormer to one side, several ridges and gullies. Listed for group value.

1 and 2 Heydon Cottages

LOCAL LIST

A pair of 19th century cottages. Red brick with grey brick pattern between ground and first floor windows and above first floor windows. Small pane wood sash windows. Open porch to wood front door. Gabled roof to front with bargeboards. Small central hipped dormer over front porch with false window between two windows. Plain clay tile roof.

Audley Cottage and Corner Cottage

LOCAL LIST

A pair of semi-detached 19th century cottages of white painted brickwork. 'One-and-half storeys'. Wooden, small pane, casement windows with arches over to ground floor. Hipped dormers with wooden supports under eaves and decorated metal end piece joining ridge tiles and hips. Plain clay tile roof. Central brick chimney stack.

Vine Cottage

LOCAL LIST

19th century detached cottage. Two storeys. White pebbledash. Square, wooden small pane, casement windows. Some with small arch over. One dormer window to front elevation, set back from main elevation. Plain clay tile roof with gable ends. Flat roof to rear with parapet. Has some group value.

Garden Cottage

LOCAL LIST

18th century, two storey detached house. Red and black/grey brick. Flemish bond. Small pane, wooden sash windows with low arches and brick arch detail over. Wood, fifteen-pane glass door to the front. Dogtooth brick detail under eaves. Plain clay tile gable ended roof to front half of house.

Sherwood House Coach House

LOCAL LIST

19th century detached house. Formerly a coach house. Two storeys. Red brick house and garage. Small wooden windows with arches over to ground floor. Two dormer windows to front elevations with original metal beams for lifting loads. Long exposed wooden beam above garage doors. Arched window to side elevation (roadside). Plain clay tile gable roof. Cockerel weather vane to end of roof (far side from road). 'S' tie decoration on roadside end of house.

The Hedges

LOCAL LIST

Late 19th century detached house. Two storeys with single storey extension to one side. Red brick with grey brick quoins and around first floor windows. Grey slate roof. Decorative wood and brick open entrance porch with grey slate roof to front elevation.

Whitmore Farm

LOCAL LIST

Late 18th century to early 19th century detached Farm House. Two storeys. Red brick to front elevation. Double fronted with bay windows to ground floor. Wooden windows with brick detail to first floor. Wooden door with glass pane and flat canopy over with decorative supports. Plain clay tile roof. Flat roof extension to the rear.

Other Buildings of Interest in Church Road

Cobbles:

Two storey, brick (white) and timber house with later single storey addition. Wooden windows of varying type. M-shaped gable-end roof of plain clay tiles.

The Half Moon Public House:

Two storey rendered public house. Wooden casement windows with small pane top lights. Plain clay tile roof with three gable ends to front.

Sandy Lane Cottage and Church View:

A pair of white rendered cottages. Some original wood sash windows. Grey slate roof.

Sherwood House:

Detached two-storey red brick house. Bay windows to ground and first floor with wood casements. Central door with open porch with triangular pediment. Plain clay tile roof. Tall chimneys.

East Garboldisham Cottage, Church Road, Windlesham

2 Garboldisham Cottage, Rectory Lane, Windlesham:

A pair of dissimilar semi-detached red brick cottages. Mostly 4 pane wood sash windows. Plain clay tile roof with decorative brickwork under front gable end. Red brick chimneys. No. 2 has large bay to ground floor with plain clay tile roof and tiled entrance porch to side. East Garboldisham Cottage has replacement bay windows to front ground floor.

Kennel Lane

Listed Buildings

Walnut Tree Farm House:

GRADE II

House. 16th century. Timber framed clad in red brick to front, exposed frame with brick infill to rear. Thatched roof. One storey and attic with four through-eaves dormers and one casement to first floor left end. Large ridge stack under oversailing top to left of centre, smaller stack to right. Five windows across ground floor, all except one to the left under cambered heads. Pentice roof porch set back to right end with ribbed and studded door. 20th century hipped roof brick extension set back and extending to right. Further extension set back to left end, weatherboarded on first floor. Pentice roof extensions to left and right of centre across rear.

Interior: Frame visible, mainly on ceiling with deep brick fireplaces.

Other Buildings of Interest

Bowling Green Cottage:

Single storey detached cottage. White door to front elevation with open porch. One bay window to side of door. Wooden casement windows with small panes. Grey slate roof.

Brock Sett Cottage:

Two storeys, detached cottage of painted brickwork. Wooden small pane casement windows. Dogtooth brick detail under eaves. Plain clay tile roof.

Glebe House:

Two storeys, detached house of cream painted brick, set side – on to road. 12 pane wood sash windows to front (not road). Plain clay tile roof. Tall chimney to road elevation.

Highland Platt:

One of pair of semi-detached cottages, white brick painted. Original 12-pane wood sash windows, one to ground and first floor front elevation. Grey slate gable roof. Red brick chimney. Adjoining property has replaced windows.

Huntsman's Cottage and Barn:

One and a half storey detached house, red brick to front, white to side. Flat roof extension to rear, small pane wooden windows in roof. Half hipped roof of plain clay tiles. Barn – exposed red brick to lower elevations, upper elevations timber and white render, half hipped plain clay tile roof.

2 to 4 Laurel Cottages:

A pair of white brick painted two storey cottages. Both have replacement windows. No. 4 has two original windows to upper floor. Grey slate roof with grey ridge tiles.

School Road

List of Structures of Local Significance

Thatched Cottage:

LOCAL LIST

19th century detached cottage. Originally a single storey, thatched cottage but with later additions.

Other Buildings of Interest

Coopers Green:

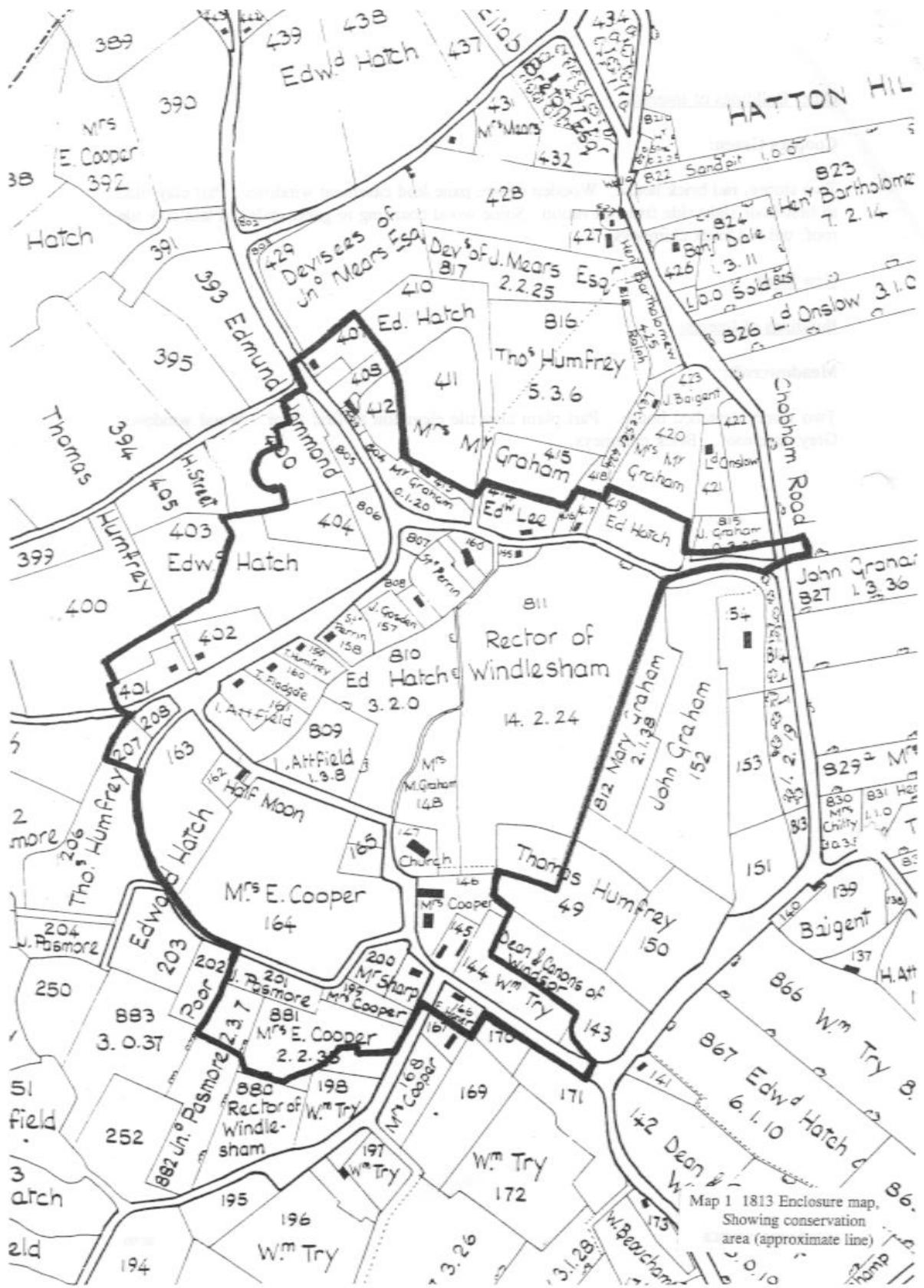
Two storey, red brick house. Wooden square pane lead casement windows. Part clay tiled to first floor right side front elevation. Some wood boarding to gable ends. Plain clay tile roof, tall red brick chimneys.

New Road

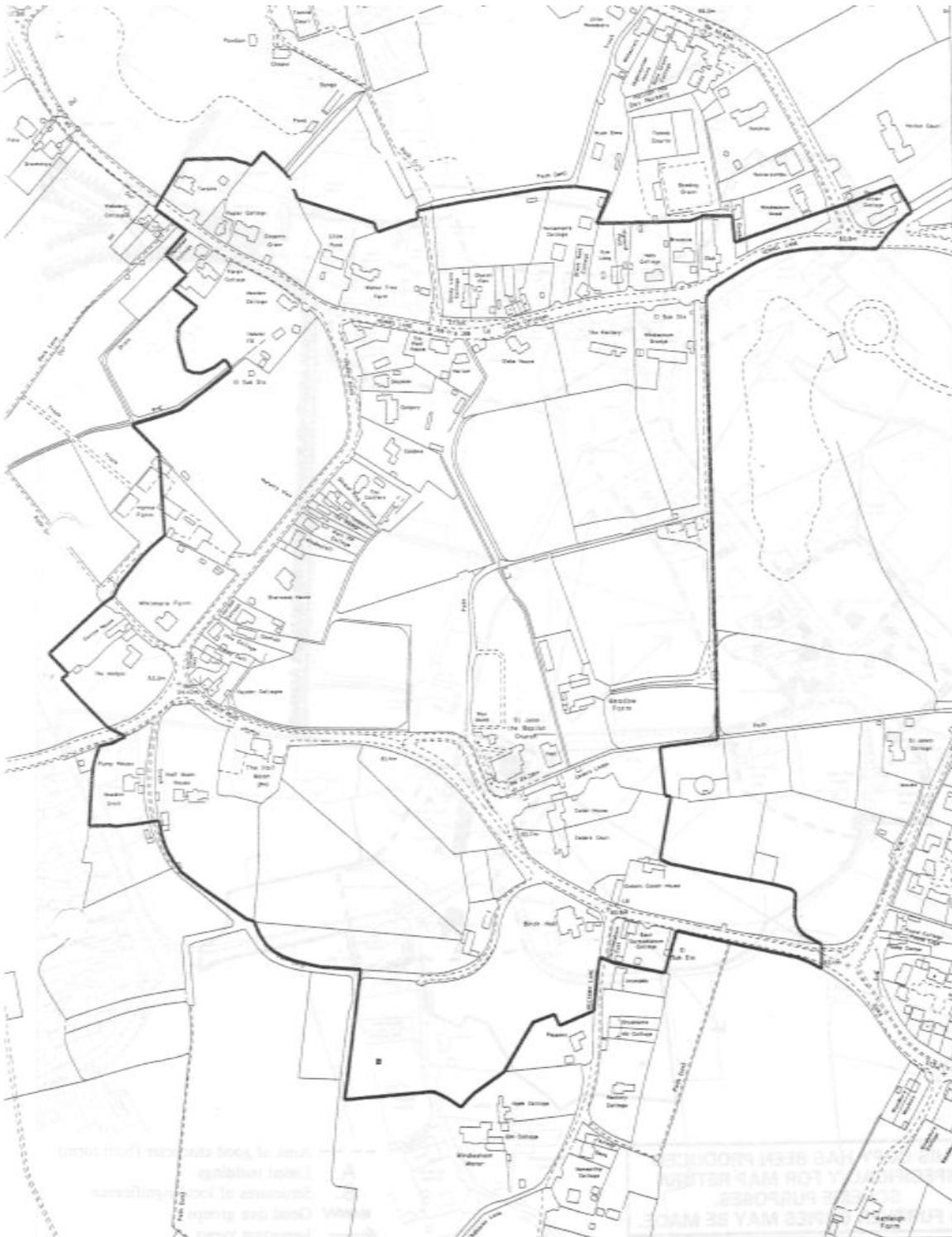
Buildings of Interest

Meadowcroft:

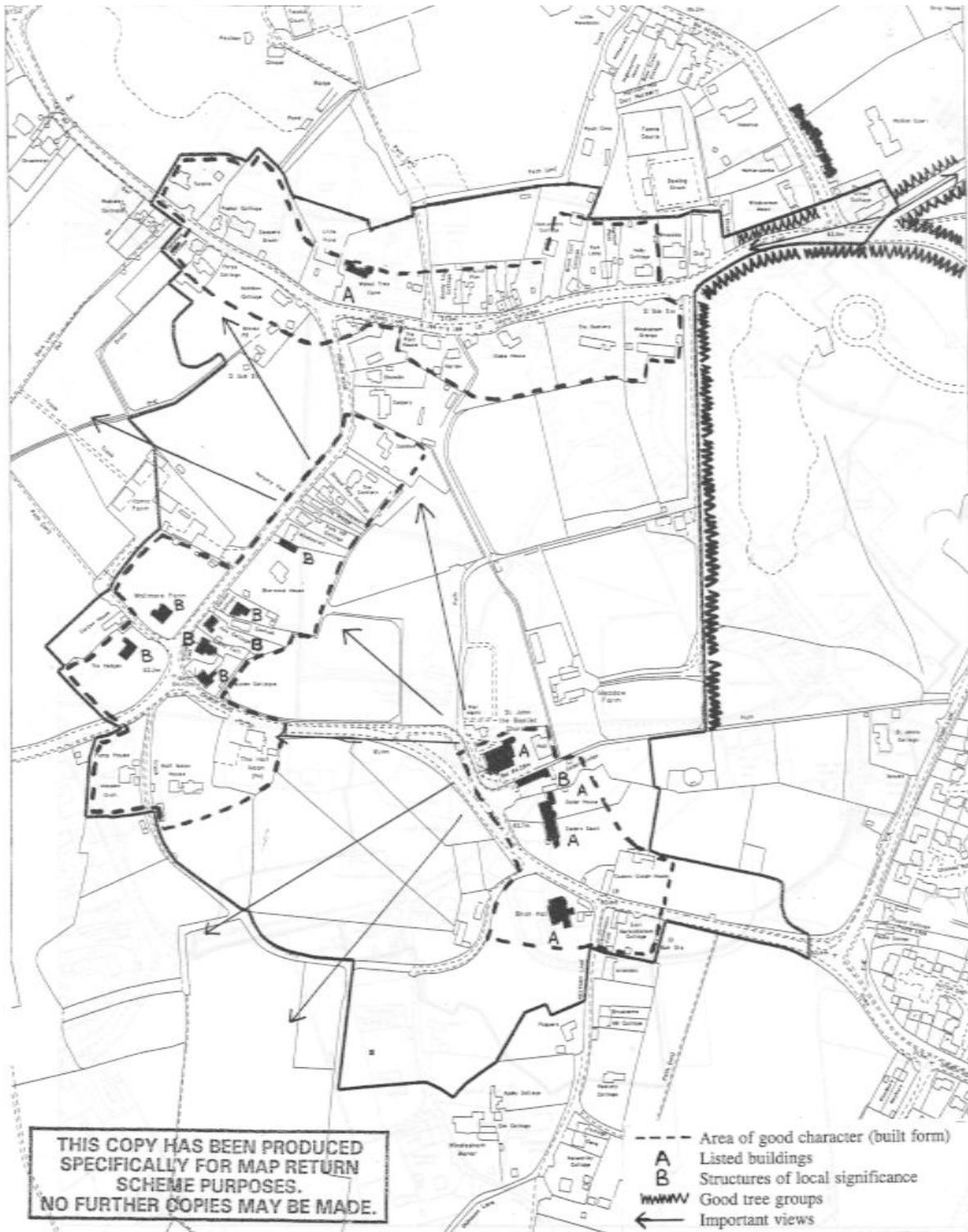
Two storey detached house. Part plain clay tile elevation to first floor. Wood windows. Grey slate roof. Brick chimneys.



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



<p>Surrey Heath Borough Council Surrey Heath House Inch Road Camberley, Surrey, GU15 0HG</p>	<p>Licence No. LA 076018</p>	<p>Scale 1: 4000</p>
<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of H.M.S.O. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings</p>	<p>CHURCH ROAD/KENNEL LANE WINDLESHAM MAP 2</p>	<p>Date 24/02/2000</p>



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

Surrey Heath Borough Council Surrey Heath House Knoll Road Camberley, Surrey, GU10 3HD.	CONSERVATION AREA CHURCH ROAD/KENNEL LANE	Scale 1: 4000	
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LP 97



**St John the Baptist Church showing it's open yet Sylvan Setting.
Cedars Court and Cedar House can be glimpsed to the right**



Important view looking west along Church Road to the Half Moon Public House



The Hedges, Church Road on the western boundary of the Conservation Area



The Eastern Edge of the Conservation Area showing Bowling Green Cottage and the attractive wooded view looking west along Kennel Lane



Cedars Court and Cedar House, Church Road



Heydon Cottages, Church Road