

# WINDLESHAM PLANT CENTRE, CHURCH ROAD, WINDLESHAM, SURREY

## HERITAGE STATEMENT



JPHERITAGE

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**PROJECT:** Windlesham Plant Centre, Church Road, Windlesham, Surrey

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## WINDLESHAM PLANT CENTRE, WINDLESHAM, SURREY - HERITAGE STATEMENT

### 1.0 INTRODUCTION

#### 1.1 Project background

- 1.1.1 This Heritage Assessment has been prepared by JP Heritage on behalf of Mr and Mrs O'Connor to inform a proposed development at Windlesham Plant Centre, Windlesham. Windlesham Plant Centre is located within the Windlesham Conservation Area and lies adjacent to two listed buildings.
- 1.1.2 This document provides an outline description of the historic development and significance of the Windlesham Plant Centre site and an assessment of impact of the proposed development. This has been undertaken to meet the requirements of the LPA in accordance with paragraph 189 of the National Planning Policy Framework (NPPF, Revised 2019). The report was produced using the guidance contained within the Historic England document entitled *Conservation Principles, Policies and Guidance* (2008).

### 2.0 POLICY CONTEXT

#### 2.1 NPPF (Revised 2019)

- 2.1.1 The National Planning Policy Framework (NPPF) sets out national planning policy relating to the conservation of the historic environment. It advises that in determining planning applications '*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance* (paragraph 189).
- 2.1.2 Annex 2 of the NPPF defines a Heritage Asset as being '*a building, monument, site, place area or landscape identified as having a degree of significance meriting consideration in planning decisions.*' Heritage assets are the valued components of the historic environment. They include designated heritage assets and non-designated heritage assets.
- 2.1.3 In determining planning applications, the NPPF advises that local planning authorities should take account of (paragraph 192):
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - The desirability of new development making a positive contribution to local character and distinctiveness.
- 2.1.4 Specific guidance on the treatment of designated heritage assets (listed buildings) emphasises the need to understand the significance of a heritage asset in order to determine impacts on the historic environment (paragraph 193). It advises that '*when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight*

*should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

- 2.1.5 Paragraph 194 continues by stating that ‘*any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification*’.

## **2.2 Surrey Heath Core Strategy & Development Management Policies 2011-2028**

- 2.2.1 The following policies are relevant to the proposed development:

- Policy DM9 – Design Principles;
- Policy DM17 – Heritage

- 2.2.2 The relevant part of Policy DM9 is as follows:

*Development will be acceptable where it achieves the following:*

*Respects and enhances the local, natural or historic character of the environment be it in an urban or rural setting, paying particular regard to scale, materials, massing, bulk and density.*

- 2.2.3 Policy DM17 states the following:

*Development which affects any Heritage Asset should first establish and take into account its individual significance, and seek to promote the conservation and enhancement of the Asset and its setting. In determining proposals for development affecting Heritage Assets or their setting, regard will be had as to whether the Asset is a Designated Heritage Asset or a Local Heritage Asset in determining whether the impact of any proposed development is acceptable.*

## **3.0 UNDERSTANDING THE HERITAGE**

### **3.1 Heritage designations**

- 3.1.1 The Windlesham Plant Centre is located within the Windlesham Conservation Area which is a designated heritage asset. The Windlesham Plant Centre site is also located in proximity to Cedars House and Cedars Court (formerly listed as the Cedars) and Birch Hall, which are Grade II listed buildings. Map 3 of the Windlesham Conservation Area Character Appraisal does not show any *structures of local significance* adjacent to the proposed development site.

### **3.2 Heritage designations – listed buildings**

- 3.2.1 Cedars House and Cedars Court (formerly listed as the Cedars) lies to the north-west of Windlesham Plant Centre. Cedars House and Cedars Court (formerly listed as the Cedars) was added to the statutory *List of Buildings of Architectural or Historic Interest* at Grade II on 23<sup>rd</sup> February 1973. The list description reads as follows:

*House. Early C18, extended to left in C19 and C20. 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. 5 bays to original house with 12 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 transom light above (Cedars Court). Four bay extension slightly set back to left with gable to left end. 4 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 transom light over (Cedar House) Single storey hipped roof extension to left end. Parallel range to rear.*



Figure 1: Cedars Court

- 3.2.2 Birch Hall lies to the south-west of Windlesham Plant Centre. Birch Hall was added to the statutory *List of Buildings of Architectural or Historic Interest* at Grade II on 19<sup>th</sup> July 1984. The list description reads as follows:

*House. Circa 1740 with large C20 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 the 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.*



Figure 2: Birch Hall

### 3.2 Heritage Designations – Windlesham Conservation Area

- 3.2.1 The proposed development site at Windlesham Plant Centre is located within the Windlesham Conservation Area which is a designated heritage asset. Windlesham Conservation Area was designated in September 1989. A conservation area character appraisal was produced for Windlesham and adopted in March 2000.



3.2.2 The Windlesham Conservation Area Character Appraisal summarises the conservation area as follows:

- Informal groups of predominantly good quality buildings set within an open, rural landscape;
- Many of the groups of buildings are 18<sup>th</sup> and 19<sup>th</sup> century;
- The overall characteristic of the conservation area is rural, being largely surrounded by fields and the properties set within an attractive wooded landscape;
- Housing and other buildings follow the line of established roads;
- Properties are screened from view by trees or hedges;
- The area includes substantial tree groups and attractive vistas linking some of the building groups.

### 3.4 Historical background

3.4.1 The Windlesham enclosure map (1813) demonstrates that the Windlesham Plant Centre site was under different ownership to the Cedars in the early 19<sup>th</sup> century. The Cedars was under the ownership of a certain Mrs Cooper while the Windlesham Plant Centre site was under the ownership of William Try.



Figure 3: Extract from a copy of the Windlesham enclosure map (1813)

3.4.2 The 1<sup>st</sup> edition of the Ordnance Survey map (1872) shows The Cedars in its small parkland setting. To the south-east is Cedars Coach House and the Windlesham Plant Centre site. The western end of the Windlesham Plant centre site is shown with a formal layout of paths lined with trees and a greenhouse on the northern side. Unlike the current greenhouse it is positioned away from the boundary with The Cedars to the north. On the northern side of the north boundary to the Windlesham Plant Centre site there is a group of small attached structures.



Figure 4: Extract from the 1<sup>st</sup> edition of the Ordnance Survey map (1872)

- 3.4.3 The 2<sup>nd</sup> edition of the Ordnance Survey map (1896) shows that the greenhouse shown on the 1<sup>st</sup> edition OS map had been demolished and a new greenhouse constructed along the northern boundary. This greenhouse is characterised by an L-plan.

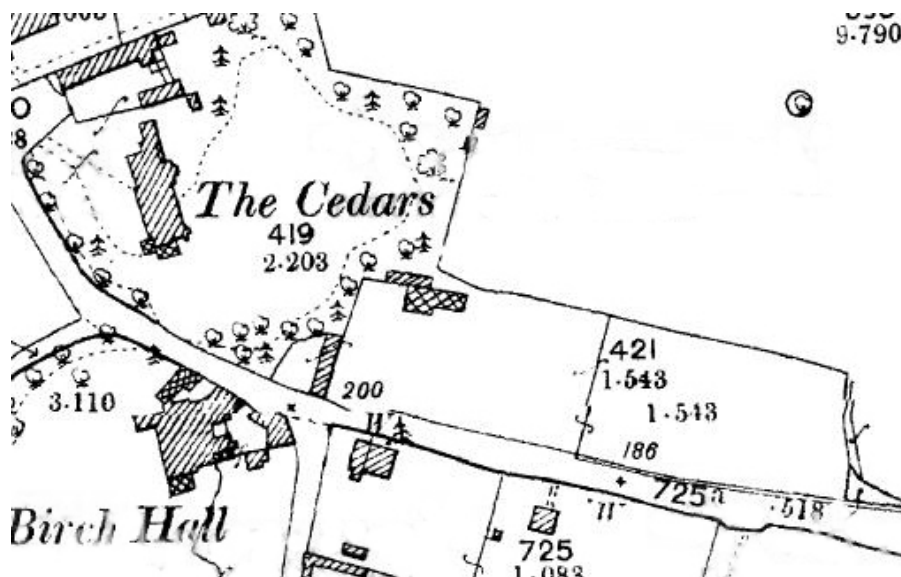


Figure 5: Extract from the 2<sup>nd</sup> edition of the Ordnance Survey map (1896)

- 3.4.4 The 3<sup>rd</sup> edition of the Ordnance Survey map (1915) shows a similar layout for the greenhouse along the northern boundary of the Windlesham Plant Centre site. A short section of boundary, probably a wall is shown projecting from the south-east corner of the greenhouse. The small structures on the northern side of the wall appear to have been altered/extended.



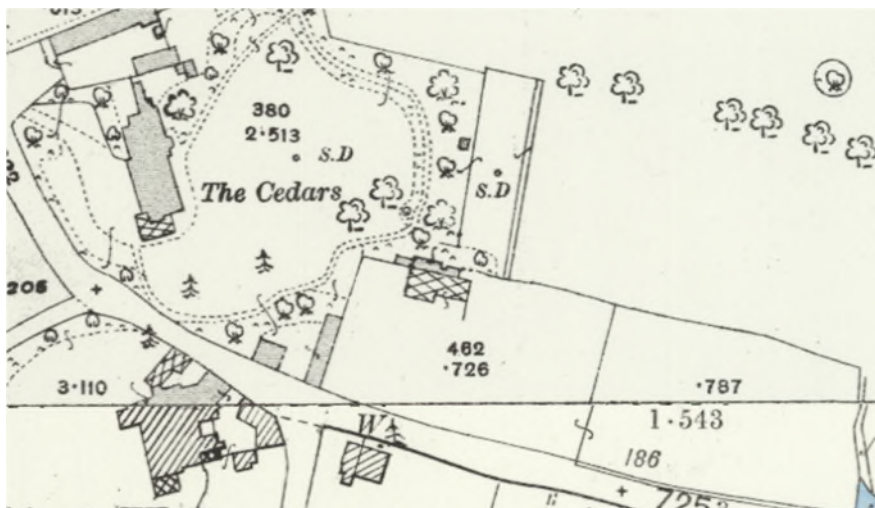


Figure 6: Extract from the 3<sup>rd</sup> edition of the Ordnance Survey map (1915)

- 3.4.5 The 1935 edition of the Ordnance Survey map shows no apparent changes to the layout of the greenhouse along the northern boundary wall of the Windlesham Plant Centre site. This plan more clearly shows access between The Cedars and the site on the north-eastern side of the greenhouse. The eastern part of the Windlesham Plant Centre site is shown as an orchard.

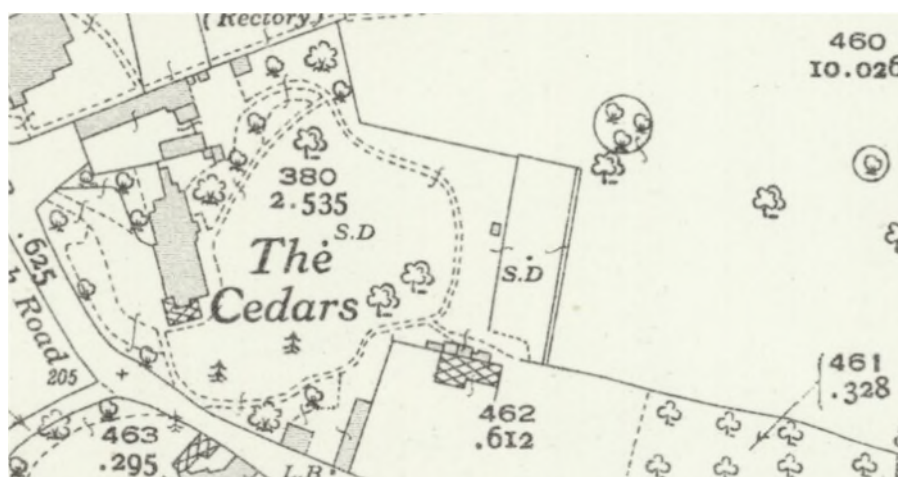


Figure 7: Extract from the 1935 edition of the Ordnance Survey map

- 3.4.6 The 1970-71 edition of the Ordnance Survey map continues to show access between The Cedars and the Windlesham Plant Centre site on the north-east side of the greenhouse. The greenhouse continues to be shown as an L-plan structure on later 20<sup>th</sup> century maps.
- 3.4.7 The Land Registry details for Cedar Court and for the Windlesham Plant centre site record that in 1972 George Jenyns was the owner. It appears that the property was sub-divided in 1972 and Cedar Court sold to Period and Country Houses who then transferred the property to Roger Newman. The group of structures on the northern side of the northern boundary wall of the Windlesham Plant Centre site and the site itself were sold to Mr and Mrs Harrop in the same year. In 1980 ownership of a section of the wall and associated structures on the north-west side of the current greenhouse were transferred to the owners of The Cedars.

## 4.0 DESCRIPTION OF WINDLESHAM PLANT CENTRE

### 4.1 General

- 4.1.1 Windlesham Plant Centre is accessed through a vehicular access at the centre of the site. The wire mesh and metal framed gates are flanked by short sections of close board fencing. The road frontage boundary either side of the close board fence sections is a mature hedge.
- 4.1.2 The access road is surfaced with an informal mix of Tarmac and hoggins. The access road dog-legs along the northern hedged boundary of the site towards the plant centre at the western end of the site. The western end of the Windlesham Plant Centre site includes hard standing for parking, a timber cabin for sales, a covered area for plants and open areas for plant display. The glasshouse and boundaries in this area are described below.

### 4.1 Glasshouse

#### East elevation

- 4.1.1 The east elevation of the glasshouse is of brick construction. The right hand section of brickwork incorporates part of a return to the northern brick boundary wall. This section of wall is characterised by Flemish bond bricks and a brick pilaster/buttress. The brick work above this is of different character and includes what appear to be machine made bricks as well as hand-made bricks. The brickwork on the left hand side matches the brick work of the plinth on the west elevation. Above these two phases of brickwork is a third phase of machine made bricks laid in stretcher bond.



Figure 8: East elevation of the glasshouse

- 4.1.2 There is door opening with a part-glazed panelled door on the left hand side of the east elevation.

#### South elevation

- 4.1.3 The south elevation includes a brick plinth laid in Flemish bond. This is only visible along the eastern two bays as the rest of the plinth is masked by a low brick wall to the rear of brickwork associated with modern cold frames (dismantled).
- 4.1.4 The brick plinth supports a slender frame of what appears to be softwood. The frame joints are dowelled. The front ventilators (or casement windows) are top hung and operated by iron winding gear (discussed below). Each ventilator includes 4 panes with square section glazing

bars. The roof is characterised by thicker section rafters which define the bays and narrow square section glazing bars between. The glazing is fixed to the glazing bars with panel pins. The glazing is straight cut rather than beaver-tail glass. Some of the panes has linear distortions which suggests drawn sheet glass, a machine-made glass characteristic of pre-1940. A large number of panes have been replaced.



Figure 9: Right hand side of the south elevation



Figure 10: Left hand side of the south elevation

#### West elevation

- 4.1.5 The west elevation includes a brick plinth of two phases of construction. The lower section of the plinth is laid in English bond while the upper sections and the jambs of the door opening are machine-made bricks laid in stretcher bond.
- 4.1.6 The door opening includes closer bricks in the earlier phase of brick work to the left. The door is part-glazed with three solid panels. This is of similar design to the door on the east elevation. The plinth wall supports and wooden frame with fixed glazing.





Figure 11: Oblique view of the glasshouse showing the west elevation



Figure 12: Detail of the west elevation showing two phases of brickwork

#### North elevation

- 4.1.7 The north elevation is characterised by the original boundary wall on the north-eastern side of the Windlesham Plant Centre site (discussed below). The apex of the roof of the glasshouse projects above the wall and a series of fixed panes within a timber frame are supported on a longitudinal timber on top of the boundary wall.



Figure 13: Apex of the roof of the glasshouse viewed from the northern side of the brick boundary wall

### Interior

- 4.1.8 The interior is divided into two spaces by a low plinth wall with glazed frame above. Similar to the brickwork on the north elevation there are two clear phases of brickwork. There are three courses of what appear to be machine-made bricks in stretcher bond over hand-made bricks laid in English bond.



Figure 14: Plinth wall with two phases of brickwork at the centre of the glasshouse

- 4.1.9 Internal fittings include winding gear for the front and roof lights. The winding gear is stamped with the following 'Taplow Bucks' and 'Wm Wood and Sons Ltd'. The ventilator opening system includes long rods connected to the opening lights with elbow levers which are rotated by the winding gear mentioned above. The roof ventilators are not connected to the ventilator opening system. There are decorative iron brackets at the junction between the wall frame and the principal rafters. The apex of the roof does not include any decorative ironmongery. The rafters are connected to a longitudinal timber along the top edge of the glazing which tops the boundary wall.



Figure 15: Decorative iron brackets and ventilator opening system



Figure 16: Detail of the winding gear

- 4.1.10 There are hot water pipes which run along the length of the southern side of the interior. This appears to return at the northern end of the glasshouse and extend below the north boundary wall.

#### Cold frame

- 4.1.11 The low brick walls projecting from the south elevation of the glasshouse are laid in stretcher bond. These relate to a modern cold frame which has been dismantled.





Figure 17: Brick plinth walls to a dismantled cold frame

## 4.2 Boundary wall

- 4.2.1 The boundary wall in the north-east corner of the Windlesham Plant Centre can be observed to the west of the glasshouse and from the store to the rear of the glasshouse. The brickwork is fairly random but is predominantly laid in monk bond. The top of the wall includes a brick on edge capping. The bricks are hand-made and their dimensions are approximately 230x112x62mm. The north facing elevation of this section of boundary wall includes shallow buttresses or pilasters. There is no clear evidence within the fabric of the wall for the former structures shown on the historic Ordnance Survey maps.



Figure 18: Boundary wall to the rear of the glasshouse



Figure 19: Section of boundary wall to the west of the glasshouse

- 4.2.2 The boundary wall appears to return southwards along the western edge of the Windlesham Plant Centre and forms the rear wall of Cedars Coach House. This brickwork of this section is more clearly laid in monk bond. The boundary wall to Cedars Court then continues along Church Road and is of brick laid in monk bond. The character of the low wall directly in front of Cedars Court does change and appears to be laid in Flemish bond. The Windlesham Conservation Area Character Appraisal notes that this brick boundary wall along Church Road forms an attractive feature on the frontage of Cedar House, Cedar Court and Cedars Coach House.



Figure 20: Cedars Coach House on the western boundary of the Windlesham Plant Centre



Figure 21: Boundary to Cedars Court along Church Road

- 4.2.3 There is a low brick boundary wall which projects from the south-east corner of the glasshouse. The brickwork is laid in Flemish bond and includes lime mortar joints. The wall is capped with bricks on edge and terminates in a brick pier with a flat stone coping. The wall is leaning to the east and the brick pier is supported by a buttress of Fletton bricks.



Figure 22: Early 20<sup>th</sup> century brick wall on the south-east corner of the glasshouse

## 5.0 WINDLESHAM CONSERVATION AREA

5.1.1 Map 3 of the Windlesham Conservation Area Character Appraisal includes the western part of Windlesham Plant Centre within an 'Area of good character (built form)' but does not provide any supporting text. This area also includes the Church of St John the Baptist, The Cedars and Birch Hall.

5.1.2 The Windlesham Conservation Area Character Appraisal notes that the area of Church Road which lies to the east of New Road is less developed than the section to the north of New Road. It highlights the positive contribution that the red brick church of St John the Baptist makes to the area. The Appraisal also notes that the few, mostly large, houses are set within large plots and can be glimpsed looking east along the road.

## 5.2 Views and vistas

5.2.1 The CACA defines a number of important views, as follows:

- North-west from St John the Baptist's Church across fields towards the northern part of Church Road;
- South-west from St John the Baptist's Church across a green open space.

5.2.2 None of these views is towards the Windlesham Plant Centre site. As part of this assessment consideration was given to how the Windlesham Plant Centre site contributes to views towards the identified heritage assets, as follows:

- Views onto Cedars Court from Church Road;
- Views from Birch Hall towards the Windlesham Plant Centre site.

5.2.3 In both cases, the Windlesham Plant Centre site is of sufficient distance and well screened by green boundaries of mature trees and shrubs (**figures 1, 21, 23 and 24**). In the case of Birch Hall, Cedars Coach House is positioned between the listed building and Windlesham Plant Centre. There is negligible inter-visibility between these listed buildings and the proposed development site.





Figure 23: View towards Windlesham Plant Centre from the boundary of Birch Hall



Figure 24: View looking east towards Cedars Court from Church Road

## 6.0 STATEMENT OF SIGNIFICANCE

### 6.1 Curtilage listed status of the glasshouse and boundary wall

#### Boundary wall

**Date of buildings:** The Cedars was built in the early 18<sup>th</sup> century. The Windlesham enclosure map suggests a different pattern of ownership and boundaries to the current situation. The character of the brickwork of the boundary wall on the north-east side of the Windlesham Plant Centre is consistent with an early 19<sup>th</sup> century date.

**Date of listing of the principal building:** 1973.

**Physical layout:** The section of boundary wall in the north-east corner of the Windlesham Garden Centre site formed part of the eastern boundary of the domestic/parkland garden of The Cedars from the mid-late 19<sup>th</sup> century.

**Past and present ownership:** The north-eastern corner of the boundary wall has always been in the same ownership as the listed house. However, the section of wall associated with the glasshouse and the associated structures on the northern side of the wall was sold off in 1972 and therefore was under separate ownership prior to listing.

**Previous and current uses:** The boundary wall was and continues to be a boundary between Cedar Court and Windlesham Plant Centre.

Based on this assessment, it is concluded that the north-east corner of the boundary at Windlesham Plant Centre should be regarded as curtilage listed. The section of wall to the rear of the greenhouse however appears to have been in separate ownership at the time of listing The Cedars and, although attached to the curtilage listed section, is considered to not be curtilage listed.

### Glasshouse

Based on the above it is concluded that the glasshouse should not be regarded a curtilage listed. The reason being that the Windlesham Plant Centre site, including the glasshouse and attached boundary wall, were sold into separate ownership from the listed building in 1972.

## **6.2 Heritage value of the glasshouse**

6.2.1 The following assessment has been carried with reference to Surrey Heath Council's *Designation of Local Heritage Assets Supplementary Planning Document* (May 2012). The criteria sets out that:

*These criteria refer to Local Heritage Assets, i.e. those assets identified by the Local Planning Authority which makes a special contribution to the history, appearance, character and cultural value of Surrey Heath. Only those assets that survive in a clearly recognisable form, with their historic features and layouts still present, will be chosen.*

6.2.2 It should be noted that Surrey Heath Council have not identified the glasshouse at Windlesham Plant Centre as a Local Heritage Asset. The pre-application advice did raise the requirement to understand the significance of the 'historic Victorian glasshouse'.

6.2.3 Surrey Heath Council's guidance states that the following criteria apply:

- Pre 1700: All buildings which retain evidence of style, form, construction. (It is likely that these buildings would be on the statutory list already, any found to fall into this category should be proposed for statutory listing)
- 1700-1840: All buildings where style, form and construction are still evident or able to be restored. (The best of these buildings would again be likely to be listed already and would be candidates for statutory);
- Structures between 1840-1914 that are of definite quality and character. Selection is necessary to ensure poor examples are not included. Examples of 'local styles' will be particularly relevant.
- Between 1914-1939, only structures of particular quality and character will be considered. The selection should include particularly fine examples of the contemporary architectural styles and the principal works of any notable architects;
- After 1939 only outstanding structures that represent a particular architectural style will be considered.

## **6.3 Age of the glasshouse**

6.3.1 Historic map regression demonstrates that there was a glasshouse in a different position to the current glasshouse in 1872. By 1896 this had been demolished and a new L-plan glasshouse constructed along the northern boundary wall of the site. Ordnance Survey maps

continue to show the L-plan footprint into the late 1980s-early 1990s. A site plan accompanying an application for a proposed timber cabin (ref. 2006/1114) shows the rectangular footprint of the current glasshouse. It also notes that part of the existing 'greenhouse' had been 'demolished years ago'. Historic map regression and the layout of the glasshouse as it currently exists suggests that the late Victorian glasshouse has either been altered or substantially rebuilt.

6.3.2 Turning to the historic fabric of the glasshouse, it is clear that there are a number of characteristics which suggest a substantial rebuilding of the original glasshouse in the 20<sup>th</sup> century. Firstly, the design of the glasshouse is not consistent with historic styles which were as follows:

- Lean-to – the cheapest design, with the structure built against a high south-facing wall and fitted with full length front and ridge ventilation;
- Three-quarter span – requiring a lower back wall than a lean-to and therefore less brickwork, this design has the advantage of enabling longer periods of sunlight penetration;
- Clear-span house – a free-standing building with full length ventilation along both sides and the ridge.

6.3.3 The glasshouse at Windlesham Plant Centre does not fit any of these designs. The roof extends above the boundary wall and includes a glazed screen along the top of the wall. The evidence of the east elevation suggests that the late Victorian glasshouse was a three-quarter span example. The addition of courses of machine-made brick enabled the current roof form.

6.3.4 The additional courses of machine-made bricks on the western side of the glasshouse correlate with the position of the projecting element of the late Victorian glasshouse shown on historic maps.

6.3.5 The overall character of the frame is very plain and is more consistent with 20<sup>th</sup> century methods of construction than late 19<sup>th</sup> century. The linear distortion in some of the panes of glass would be consistent with pre-1940s drawn sheet glass.

6.3.6 Internal fittings includes winding gear manufactured by William Wood and Son Ltd. Some of the winding gear includes the inscription 'Taplow. Bucks'. William Wood and Son were founded as coal merchants in 1850 and operated out of North British Wharf in Wood Green. By 1895 William Wood and Son were incorporated as a Limited Company. It was at this time that the company started to sell horticultural sundries in addition to coal and lime and by 1914 were operating on a grander scale as horticulturalists. In 1924 William Wood and Son Ltd moved from Wood Green to the Beechwood Works in Taplow, Buckinghamshire. This suggests that the winding gear in the glasshouse at Windlesham Plant Centre was inserted sometime after this date, i.e. after 1924.

6.3.7 Based on these observations, it is concluded that the current glasshouse represents a rebuild of the late Victorian glasshouse sometime after 1924, probably in the 1930s. This appears to have incorporated the original plinth walls. The glasshouse, or greenhouse, at Windlesham Plant Centre therefore belongs to the 1914-39 period set out in Surrey Heath Council's criteria. To meet the requirements of this date range the building should be of particular quality and character and selection should include particularly fine examples of the contemporary architectural styles and the principal works of any notable architects



- 6.3.8 The following considers the other features that need to be taken into account, as set out in Surrey Heath Council's Supplementary Planning Document (2012).

Significant internal features

The glasshouse includes limited internal features of merit. The winding gear manufactured by William Wood and Son Ltd are representative of mass produced horticultural fittings dating from the c. 1930s. These are considered to be of low significance.

Significant local historic or community associations

The glasshouse has associations with William Wood and Son Ltd who had emerged as garden designers in the 1930s. There are some historic associations with The Cedars. There is no clear community significance. The glasshouse meets this criterion to a degree.

Examples of Artistic Innovation

The glasshouse is of standard design with plain detailing and does not meet this criterion.

Example of new or emerging technology

The glasshouse includes techniques for ventilation and heating that date back to the 19<sup>th</sup> century and does not represent an example of emerging technology in glasshouse design.

Group value

The glasshouse is in proximity to The Cedars and associated structures. It is however much later in date than these structures and therefore of limited group value.

Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of buildings in the conservation area?

The glasshouse does not meet this criterion.

Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?

The glasshouse is of late date and is not of particular evidential or aesthetic value due to its rather plain style of construction. As noted above it has some minor associations with The Cedars but is considered to be of limited merit under this criterion.

Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?

There have been glasshouses on the site since the late 19<sup>th</sup> century and the form and appearance of the glasshouse therefore preserves this characteristic of the site and meets this criterion to a degree.

Does it have a significant historic association with established features such as the road layout, burgage plots, a town park, or a landscape feature?

The glasshouse does not meet this criterion.

Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?

The glasshouse does not meet this criterion.

Does it reflect the traditional functional character of, or former uses within, the area?

The glasshouse does not strongly reflect the traditional functional character of the area but does have historic associations with the grounds of The Cedars.

Has it significant historic associations with local people or past events?

The glasshouse is likely to have associations with later owners of The Cedars, probably the Caldwells, but these associations are not considered to be particularly significant.

Does it contribute to the character and appearance of the conservation area?

The glasshouse is not visible within the street scene and it is positioned to the rear of the Windlesham Plant Centre site. It is also not visible in views towards heritage assets along Church Road. Apart from its obvious greenhouse form, the glasshouse is not considered to be of particular architectural merit but does preserve the current and past uses of the site and therefore meets this criterion to a degree.

If a structure associated with a designated landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?

The glasshouse is within and 'Area of good character' as identified in the Windlesham Conservation Area Character Appraisal. The glasshouse is located outside of the small parkland setting of The Cedars but is located in a former kitchen garden. The current glasshouse does not reflect the design of previous glasshouses on the site. The greenhouse form does however preserve the past uses of the site.

- 6.3.9 Based on this assessment, it is concluded that the glasshouse at Windlesham Plant Centre is of low heritage significance in terms of evidential and aesthetic value. It does, however, have some historical associations with The Cedars and contributes to the context of the site as a kitchen garden which appears to have been created in the 19<sup>th</sup> century. The glasshouse abuts an earlier brick boundary wall which relates to The Cedars. The glasshouse, albeit a later rebuild, does therefore have some historical value and preserves the character and past uses of the site.

## **7.0 ASSESSMENT OF IMPACTS OF THE PROPOSED DEVELOPMENT**

### **7.1 Proposals**

7.1.1 The proposals are for the following:

- Demolition of the glasshouse;
- Demolition of plant centre structures;
- Construction of a new dwelling;
- Creation of parking and gravelled area on the eastern side of the proposed dwelling.

### **7.2 Demolition of the glasshouse**

7.2.1 As noted above, the glasshouse is located within the Windlesham Conservation Area and nearby to two listed buildings: The Cedars and Birch Hall. The glasshouse is not a legible component in the street scene along Church Road and there is no inter-visibility with the two listed buildings. The impact of the proposed demolition on these heritage assets would therefore be negligible.

7.2.2 The conclusion of this assessment is that the glasshouse can be considered as a non-designated heritage asset, although of very low significance. The heritage interest of the glasshouse mainly lies in its historic associations with The Cedars and the historic function of this part of the conservation area as a kitchen garden. The structure itself is of relatively recent date and is not considered to be of architectural interest.

7.2.3 The proposed development would result in the loss of the glasshouse in its entirety and, as a result, the significance in the fabric of the building would be lost. Accordingly, the harm to the significance of the building would therefore be high. As set out in paragraph 197 of the NPPF, the level of harm should be weighed against the significance of the heritage asset. It is considered that the level of harm would be low due to the low significance of the glasshouse.

7.2.4 The removal of the 20<sup>th</sup> century glasshouse would better reveal the historic boundary wall that has historic associations with The Cedars. Historic map regression demonstrates that the demolished glasshouse in this location was free-standing rather than a lean-to. The opening up of the brick garden wall represents a heritage benefit.

### **7.3 Demolition of plant centre structures**

7.3.1 The plant centre structures include a shed on the north side of the old garden wall, a plant centre shop (shed) and a poly-tunnel. The poly-tunnel and shop are recent structures and of no interest. The shed on the northern side of the old garden wall includes a machine sawn softwood roof structure supported on battens attached to the old garden wall and a modern boundary wall. The roof finish is corrugated cement/asbestos. This structure relates to activities following the 1972 sale of the site. This building is not considered to be of interest.



Figure 25: Plant Centre shop and poly-tunnel



Figure 26: Shed on the north side of the garden wall/greenhouse

#### 7.4 Construction of a new dwelling

- 7.4.1 The proposed dwelling would be positioned at the western end of the site. The position would be adjacent and nearby to existing built form and would therefore be in keeping with the established pattern of development within the conservation area.
- 7.4.2 The proposed building would be orientated diagonally to Church Road. Although this would mark a departure from the alignments of the garden walls and Cedars Coach House, some of the larger houses along this part of Church Road are positioned at irregular angles to the road, e.g. Birch Hall, Cedars Court and Cedar House. The orientation of the proposed dwelling would not therefore be out of keeping with established patterns within the conservation area.
- 7.4.3 The T-plan footprint would reference the irregular linear plan of The Cedars. The overall size of the footprint in relation to The Cedars and Birch Hall would be smaller. The proposed dwelling would therefore be subservient to these two important buildings along the eastern part of Church Road.
- 7.4.4 The proposed dwelling would be 1 ½ storeys. Residential buildings along the eastern part of Church Road are predominantly 2 storeys, e.g. Birch Hall and Garboldisham (south side of Church Road opposite the site). The Cedars is 2 ½ storeys. Cedars Lodge to the north-west of The Cedars is 1 ½ storeys. The proposed dwelling would therefore be subservient in terms of height in relation to the majority houses in proximity to the site and would be similar to the scale of Cedars Lodge.



Figure 27: Cedars Lodge

- 7.4.5 The proposed elevations includes a brick ground floor, timber framed and brick panelled upper storey and half-hipped roof finished with clay tiles. The asymmetrical pattern of window openings would have horizontal emphasis characterised by strips of casement windows. The central gabled entrance bay (north-east elevation) would provide contrast with full height glazing. Other details include a cross wing, a cross gable, gabled dormers, a rear lean-to roof and an external brick stack.
- 7.4.6 The overall style of the proposed dwelling is reminiscent of Arts and Crafts/Revivalist designs of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. There are a number of houses within the conservation area that date from this period, have been identified as '*Structures of Local Significance*', and that share similar architectural details. Audley Cottage and Corner Cottage is of 1 ½ storeys and includes hipped dormers. 1 and 2 Heydon Cottages are of red brick construction with gabled wings and prominent brick stacks. Cobbles to the north of New Road includes is a brick and timber house. Cedars Lodge, mentioned above, includes a hipped, window openings with horizontal emphasis and prominent brick stacks.



Figure 28: Audley Cottage and Corner Cottage





Figure 29: 1 and 2 Heydon Cottages



Figure 30: Cobbles

## 7.5 Parking area

- 7.5.1 Access to the proposed dwelling would utilise the existing access. There would be compacted stone chipping for a turning area and parking on the north-east side of the proposed dwelling. There is existing gravel hard standing and parking in this area of the site (**figure 25**). Existing green boundaries and the orchard will be retained. These elements will preserve natural screening and the semi-rural qualities of the site and its position on the edge of the conservation area.

## 8.0 CONCLUSIONS

- 8.1 This assessment describes the historic character and significance of the heritage assets affected by the development. As such, it is considered that this Heritage Statement meets the requirements set out in paragraph 189 of the NPPF and local planning policy and provides sufficient information regarding impacts on the historic environment.
- 8.2 For the reasons set out above, it is the conclusion of this Heritage Statement that the 20<sup>th</sup> century glasshouse at Windlesham Plant Centre is of low significance and that the impact of the proposed demolition would be low. The demolition of the glasshouse would better reveal the historic garden wall and represents a heritage benefit.
- 8.3 With regards to the proposed dwelling, it is considered that the scale, form, position, orientation and use of materials are sympathetic to the character and appearance of the



conservation area. The setting of the Grade II listed The Cedars and Birch Hall would not be impacted due to negligible inter-visibility between these heritage assets and the site and the limited legibility of the site in views that include these listed buildings.

- 8.4 As such, it is considered that the proposed development would be sympathetic to the Windlesham Conservation Area and associated heritage assets in accordance with paragraph 193 of the NPPF and Surrey Heath Core Strategy & Development Management Policies.