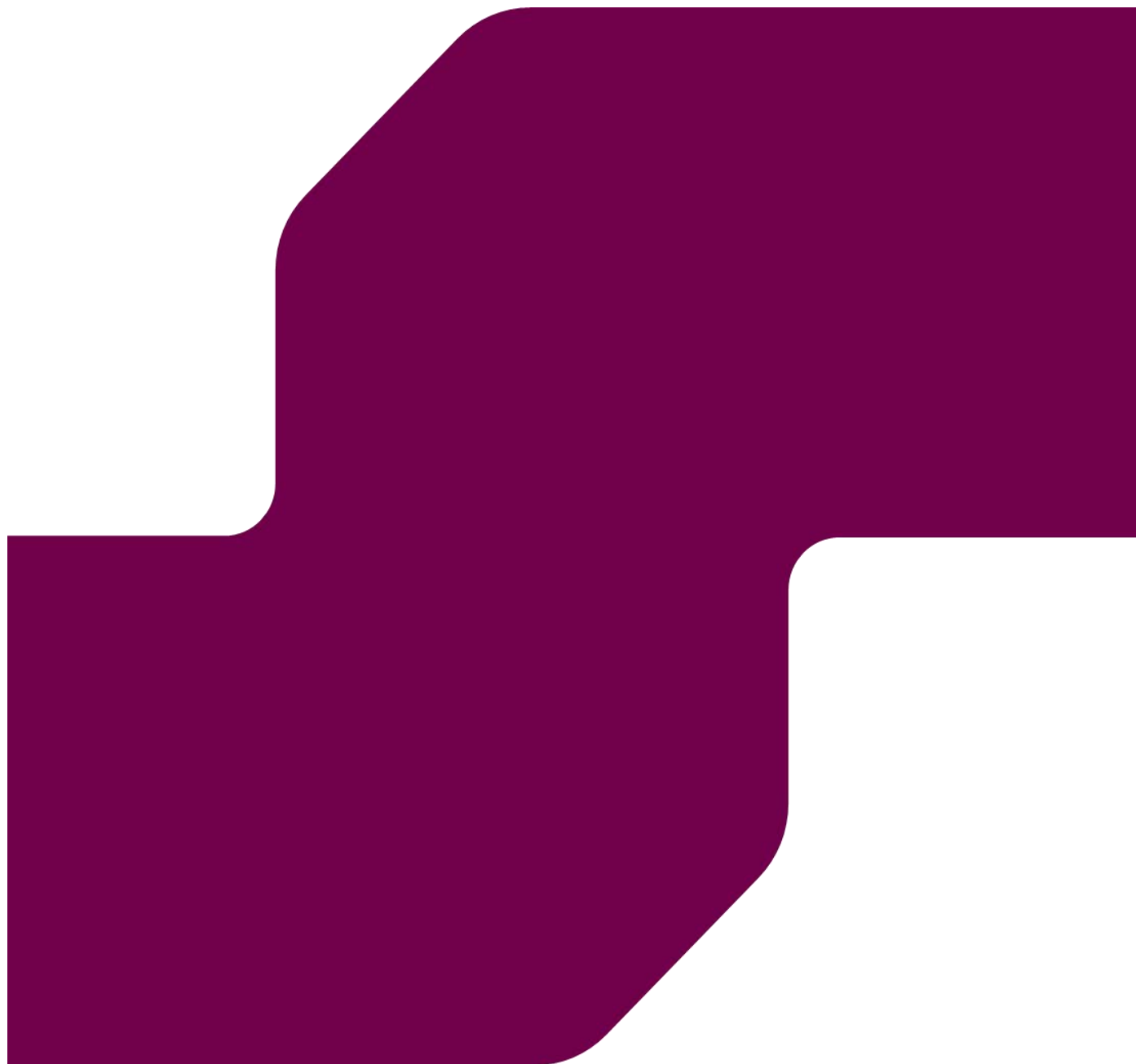


BUILT HERITAGE STATEMENT

Land South of 152 High Street, Old Woking, Surrey, GU22 9JH



JCH01883
Built Heritage Statement: Land
South of 152 High Street, Old
Woking, Surrey, GU22 9JH
Concept Developments Limited
October 2023

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EXECUTIVE SUMMARY

This Built Heritage Statement has been prepared in accordance with paragraph 194 of the National Planning Policy Framework which requires that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by 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.

Land south of 152 High Street, Old Woking, Surrey GU22 9JH, henceforth referred to as the 'Site', is proposed for development comprising a single two-story residence. The Site lies within an area of modern housing and is currently vacant.

The Site lies within the Old Woking Conservation Area. The proposed development has the potential to affect the significance of the conservation area through the alteration of its character and appearance. In accordance with relevant national and local planning policy and guidance, this Built Heritage Statement considers the potential built heritage impacts of the proposed development. This Built Heritage Statement does not address archaeological matters.

The proposed development is considered to represent a minor alteration within an enclosed, largely late 20th and 21st Century residential character space. The proposed development is not considered to alter the significance, or the ability to appreciate the significance of the Old Woking Conservation Area. No potential harm to the significance of any listed building is identified.

The proposed development is proportionate to the character and location of the Site and reflects locally established patterns of scale, massing and materiality.

No built heritage impacts have been identified in this instance and the proposed development is considered to comply with Sections 66 and 72 of the 1990 Planning (Listed Buildings and Conservation Areas) Act.

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1 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by Edward Hawkins and edited by Jennifer Cooke of RPS Consulting Services Ltd, on behalf of Concept Developments Ltd.
- 1.2 The Site comprises an enclosed space to the rear (south) of 152 High Street, Old Woking, Surrey, GU22 9JH. The Site is currently accessed via a modern residential development to the immediate east of the Site boundary and lies within a 20th and 21st Century residential character space.
- 1.3 The Site is located within the Old Woking Conservation Area. The Old Woking Conservation Area contains a number of listed buildings, including the Grade I listed Church of St Peter and Grade II* listed Old Manor House. Figure 2 shows all designated built heritage assets within a 500m radius of the Site. This radius is considered proportionate to the scale of the proposed development to identify potentially relevant built heritage assets. Not all built heritage assets within this radius have the potential to be affected by the proposed development.
- 1.4 The proposals comprise the construction of a single, two storey residence with garden and access.
- 1.5 This report includes an appraisal of the relevant legislative framework and planning policy at national, strategic and local levels, with special regard to policies that relate to developments affecting the significance of built heritage assets, including conservation areas and listed buildings. This report will also provide an overview of the history of the Site and its surroundings, an appraisal of the Site's contribution to the significance of relevant built heritage assets and an assessment of the potential impacts of the proposed development on that significance.
- 1.6 This report satisfies the requirements of paragraph 194 of the NPPF and provides sufficient information to reach a decision in respect of built heritage matters. This report addresses Built Heritage matters only and does not discuss potential archaeological impacts.
- 1.7 This Built Heritage Statement should be read in conjunction with the other supporting documents that accompany this planning application.
- 1.8 All photos, maps and plans are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.6 Section 69(1) of the Act requires LPAs to '*determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas '*from time to time*'.
- 2.7 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66, there is no explicit protection for the setting of a conservation area.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, September 2023)

- 2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.9 It defines a heritage asset as a: '*building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*'. This includes both designated and non-designated heritage assets.
- 2.10 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*'.

- 2.11 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.
- 2.12 Under '*Considering potential impacts*' paragraph 199 states that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.13 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.
- 2.14 Paragraph 206 notes that local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.15 Furthermore, paragraph 207 states that not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the conservation area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance (DCLG)

- 2.16 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.17 The PPG defines the different heritage interests as follows:
- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 2.18 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

- 2.19 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.20 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.21 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

- 2.22 As with the NPPF the document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

- 2.23 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.24 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.25 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.26 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.27 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.28 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.29 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

Local Planning Policy

- 2.30 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.31 The *Woking Development Management Policies DPD* was adopted by the Council in October 2016 and was subject to review in October 2021. The provisions of the DPD will be given full weight for the purposes of development management and other planning decisions.

DM20: Heritage Assets and their Settings

A proposal affecting the character, appearance and/or setting of heritage assets will be required to show:

(i) that the works or development preserve and/or enhance the heritage asset and/or its setting in terms of quality of design and layout (scale, form, bulk, height, character, street pattern and features), materials (colour and texture) and historic street pattern of the area;

(ii) how relevant features and elements that contribute to the heritage asset's significance and character will be conserved and/or reinstated if they have been lost. This includes chimneys, windows and doors, boundary treatments, original roof coverings, as well as internal features such as fireplaces, plaster cornices, doors, architraves, panelling and any walls in Listed Buildings;

(iii) where appropriate, that external elements such as street furniture, lighting and paving are sympathetically designed (further guidance is provided within the Design SPD);

(iv) that it would not have an adverse impact on views of or from the heritage asset or of the open spaces, trees or street scene which contributes positively to any asset and its setting; and

(v) that the use of the heritage asset is compatible with the conservation of its significance (i.e. uses that are not compatible with or damaging to the significance of the asset should be avoided). In appropriate cases the relaxation of policies controlling change of use may be considered to secure the retention of the building.

The Council will not permit the demolition of heritage assets except in exceptional circumstances. Where partial or total demolition of a heritage asset is permitted in exceptional circumstances, a high standard of design will be required in any replacement building. Where possible, special elements of the building should be salvaged and re-used in the development scheme. The applicant will also be required to:

(i) instigate a programme of recording of the lost asset; and

(ii) ensure the publication of that record in an appropriate form.

2.32 Additionally, the *Woking Core Strategy* was adopted in October 2012 and contains the following policy relevant to this assessment.

CS20: Heritage and Conservation

New development must respect and enhance the character and appearance of the area in which it is proposed whilst making the best use of the land available. New development should also make a positive contribution to the character, distinctiveness and significance of the historic environment, including heritage assets at risk through neglect, decay or other threats.

The heritage assets of the Borough will be protected and enhanced in accordance with relevant legislation and national guidance as set out in the National Planning Policy Framework. The definition of what comprises the heritage assets of the Borough is included in the Glossary and also where relevant identified on the Proposals Map.

There will be a presumption against any development that will be harmful to a listed building. Alterations and extensions to listed buildings must respect the host building in terms of scale, design, use of materials, retention of the structure and any features of special historic or architectural importance. Planning applications will be refused for any alteration or extension to a listed building that will not preserve the building or its setting. A listed building consent will be required for any development that will affect a statutory listed building.

On all development sites over 0.4 hectares an archaeological evaluation and investigation will be necessary if, in the opinion of the County Archaeologist, an archaeological assessment demonstrates that the site has archaeological potential.

BUILT HERITAGE STATEMENT

Within Areas of High Archaeological Potential (as illustrated on the Proposals Map), development will not be permitted unless the following are satisfied:

- *Submission of an archaeological assessment of the site.*
- *Where archaeological importance of the site has been identified, a programme setting out a full archaeological survey of the site has been submitted and agreed with the Council.*

The Council will work proactively with all stakeholders to ensure the conservation, enhancement and enjoyment of the historic environment, including identifying opportunities to mitigate and adapt to climate change where that will not harm the integrity of the heritage asset.

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

- 3.1 Section 3 provides an overview of the historical development of the Site and vicinity and identifies relevant built heritage assets that may be affected by the proposed development. An assessment of the significance of the relevant built heritage assets is given, including an assessment of the contribution of the Site to their significance.
- 3.2 An assessment of the potential impacts of the proposed development on the significance of relevant built heritage assets is given in Section 4.

Historic Development

- 3.3 In the post-Medieval period, cartographic sources are useful for understanding the historic land uses of the Site and the evolution of the Site and vicinity's present built and land use character. This section discusses the available mapping of the Site and vicinity from the 18th Century onwards.
- 3.4 The 1768 John Rocque Map of Surrey (Fig.3) illustrates the village of Woking as a ribbon of development fronting the High Street. North and south of the High Street are areas of agricultural land. To the south of the High Street is the River Wey, which was utilised by a number of mills in this period. The Church of St Peter lies a short distance to the east of the Site, on the southeastern periphery of the village's built core. At this time, the Site likely lay immediately south of buildings fronting the High Street and was in horticultural use. No notable change is shown on the 1793 Lindley & Crosley Map of Surrey (Fig.4).
- 3.5 The 1806 Ordnance Survey Drawing (Fig.5) illustrates the Site and vicinity in greater detail, indicating the improvement of cartographic techniques in this period. The Site is shown to lie over an area of probable ancillary buildings or workshops to the rear of a principal building fronting the High Street to the north of the Site. The Ordnance Survey Drawing clearly indicates that the Site lies away from the principal southern approach to Woking to the west and away from the immediate vicinity of the Church of St Peter on the eastern side of the village.
- 3.6 The 1841 Woking Parish Tithe Map (Fig.6) illustrates the Site as lying across two plots (195 and 193). Plot 193 is recorded as being in arable use at this time. Plot 195 is recorded as being in use as a garden. The tithe apportionments record the two plots forming the Site at this time as being in divided ownership and occupied by different tenants. The tithe apportionments do not indicate that the Site has any historical or functional relationship with any surviving built heritage asset.
- 3.7 The 1871 Ordnance Survey (OS) Map (Fig.7) indicates that by the later 19th Century the section of High Street immediately north of the Site had undergone redevelopment, with notable alteration of building layouts and revision to plot boundaries, including those lying across the Site. This change reflects wider patterns of modernisation in the mid-19th Century, with many earlier buildings being replaced or substantially refurbished to meet changing needs and lifestyle expectations.
- 3.8 The 1896 OS (Fig.8) illustrates the demolition of several buildings to the immediate north of the Site and the revision of plot boundaries to enclose the Site in a single rear plot, lying south of probable workshops or stables. In the later 19th Century Woking remained a small, essentially rural village.
- 3.9 By 1934 (Fig.9) Woking has substantially expanded, with extensive areas of suburban housing constructed to the north of the village's historic core. In the 20th Century the civic and commercial centre of Woking would shift northwards to the current town centre, c.1.3 miles to the north of 'Old Woking' High Street. The 1934 OS illustrates the construction of a small building within the northern end of the Site. A school has been constructed a short distance east of the Site on Church Street and the building immediately northwest of the Site is now named as being a hotel.

- 3.10 The 1971 OS (Fig.10) illustrates the continued expansion of Woking, with further residential and commercial areas illustrated, including various instances of small in-fill development within the village's historic core. By 1971, the buildings to the north of the north of the Site, on the south side of High Street, had undergone a phase of alteration or amalgamation. A small ancillary building continues to occupy part of the northern end of the Site.
- 3.11 By 1999 (Fig.10) a small residential estate had been constructed to the immediate east of the Site around The Cloisters. The 1999 aerial photograph illustrates the Site as a probable garden space with hardstanding at the northernmost end and lying to the southeast of an expanded hotel car park. No notable change is shown on the aerial photograph of 2013 (Fig.11).
- 3.12 The aerial photograph of 2022 (Fig.12) shows the construction of a small gated residential development to the immediate west of the Site, known as Riverside Gardens. The development of Riverside Gardens has enclosed the Site between two modern residential character spaces and screened it entirely in views from the surrounding area, rendering access to it wholly private.

Site Assessment and Identification of Built Heritage Assets

Site Assessment

- 3.13 The Site (Plates 1 and 2) comprises a rear garden/vacant plot set among modern residential development in the east and west and Old Woking High Street to the north.



Plate 1: View south from north end of Site.



Plate 2: View north from south end of Site.

Identification of Built Heritage Assets

- 3.14 A plot of designated heritage assets within a 500m radius of the Site is given as Figure 2. This radius is proportionate to the scale of the proposed development and Site context to identify potentially relevant heritage assets.
- 3.15 The Site lies within the Old Woking Conservation Area. The proposed development therefore has the potential to affect the significance of this conservation area through the alteration of its character and appearance. The Old Woking Conservation Area is carried forward for detailed assessment.
- 3.16 In terms of listed buildings, the Site lies c.60m northwest from the closest listed building (The Old Vicarage, Grade II, NHLE ref.1236262). The Site lies c.107m to the west of the Church of St Peter (Grade I, NHLE ref.1044724). The Site has no notable visual or any recorded or legible historical or functional relationship with any listed building. The Site is not an element in the way in which any listed building is experienced or understood within its close or immediate setting.
- 3.17 The Site is considered to make no contribution to the significance of any heritage asset where that asset lacks any visual or known or legible historical or functional relationship with the Site. The Site may also make no contribution to an asset's significance where it forms no part of the asset's setting, because it is not part of the surroundings in which the asset is experienced or understood. Where the Site has been identified as making no contribution to the significance of a built heritage asset and as not forming an appreciable element of the experience of it within its setting, no potential impacts arising from the proposed development are identified. Specifically, this is because the proposals are not considered to affect the significance of an asset where they have been assessed as not changing the way in which that asset is presently experienced.
- 3.18 No listed buildings or non-designated built heritage assets have been identified as having the potential to be affected by the proposed development.

Assessment of Significance: Old Woking Conservation Area

- 3.19 The Old Woking Conservation Area was first designated in 1975. The currently available Old Woking Conservation Area Appraisal was produced following the adoption of the 1999 Woking Borough Local Plan. The following assessment has been informed by desk-based research, an area walkover and the *Old Woking Conservation Area Appraisal* (Woking Borough Council).
- 3.20 The Old Woking Conservation area encompasses the built core of the historic settlement, of which the existing street pattern had been established by the 17th Century when Old Woking developed around a market square, now the junction with the High Street and Church Street (Plate 2). Four character areas are identified by the Conservation Area Appraisal document, comprising:
- **Area 1: The High Street:** This area comprises the western section of the High Street in which the street pattern is defined by continuous building frontages on both sides of the narrow main street. In this area buildings generally directly adjoin the narrow pavements, creating a strong sense of enclosure though the road does widen at the junction of High Street and Church Street, and at the Broadmead Roundabout.
 - **Area 2: Church Street:** Along Church Street the pattern of development has a high degree of variation in the depth of the building line, with irregular separation of buildings which breaks up the frontage. As in Area 1, there is a high sense of enclosure as many buildings directly adjoin the narrow road, and there being no footpath on the eastern side of the street.
 - **Area 3: The Grange and area to the east.** The eastern part of the conservation area is relatively undeveloped, with a few widely spaced buildings present and set in large open, but highly enclosed plots.
 - **Area 4: The Cloisters and Riverside Gardens:** The modern developments of The Cloisters and Riverside Gardens have cul-de-sac layouts and have little relationship to the historical elements of the conservation area in terms of character or layout.



Plate 3: View south to St Peter's Church at junction of High Street and Church Street.



Plate 4: View west on The Cloisters from junction with Church Street, looking toward Site. The Site is not visible from Church Street.



Plate 5: Typical view to St Peter's Church from High Street.



Plate 6: View east over Broadmead Roundabout to St Peter's Church.



Plate 7: View to Riverside Gardens from High Street. The Site lies on the immediate east side of this modern residential development.



Plate 8: Typical view west on High Street looking toward 152 High Street.



Plate 9: View of 152 High Street (grey building) to north of the Site.

- 3.21 Within Areas 1 and 2 building plots are predominantly narrow and of widely varying depth reflecting the Medieval origins of the village west and north of the Church of St Peter and along the High Street. Within Areas 2 and 3 there are a number of substantially larger plots, reflecting the higher status residences in these parts of the village.
- 3.22 There are a number of important views and landmarks within the conservation area, of which views to the widely visible tower of the Church of St Peter are considered the most notable. The highly enclosed character of many streets within Old Woking, including the High Street result in the conservation area being experienced primarily through linear views (Plate 8), with narrow kinetic views to the church tower being possible (Plate 5), together with somewhat wider views in more open spaces such as at the Broadmead Roundabout (Plate 6).
- 3.23 Building types within the conservation area are primarily traditional though with significant modern developments present at The Cloisters and Riverside Gardens, together with modern shopfronts and infill development on the High Street. On the High Street two storey terraced cottages with narrow frontages predominate. Elsewhere there is a much wider variety of building types and styles, including larger, detached, two and three storey, wide fronted Georgian and Victorian villas as well as smaller two storey semi-detached houses. A limited range of building materials are used in the conservation area and local Surrey red/orange facing bricks predominate. A number of buildings have painted render, and stucco, others have clay tile hangings to first floor elevations. There is a mixture of roofing materials using both plain clay tiles and slates. Most window frames and other joinery are white or black, although the door colours within the area vary widely.
- 3.24 The conservation area is predominantly urban in character. However, there are a number of important trees, open spaces, and other natural landscape elements, (including the River Wey) which contribute to the legibility of its historic village character. The High Street now forms part of the major A247 road and at times is subject to heavy vehicle traffic, detracting from the overall historic character of the village core.
- 3.25 The Old Woking Conservation Area derives its significance from its historic character and legibility as a historically evolved settlement, formerly being the core of local settlement and commercial activity prior to the later 19th and 20th Century. Additionally, the conservation area derives significance from the presence of numerous Grade II listed buildings of various periods and the Grade II* Old Manor House and Grade I Church of St Peter which are of 17th Century and 12th Century origin respectively. In terms of the Site's contribution to the significance of the conservation area, the Site comprises a small vacant plot within an essentially modern residential character space between The Cloisters and Riverside Gardens. The Site does not form any part of the experience of being within the historical character areas of the conservation area and has no visual, functional or historical relationship with any surviving built heritage asset. The Site is considered to make no contribution to the significance of the Woking Conservation Area.

4 PROPOSALS AND ASSESSMENT OF IMPACT

Proposed Development

4.1 The Site is proposed for development with a single two storey residential building with gardens and access.

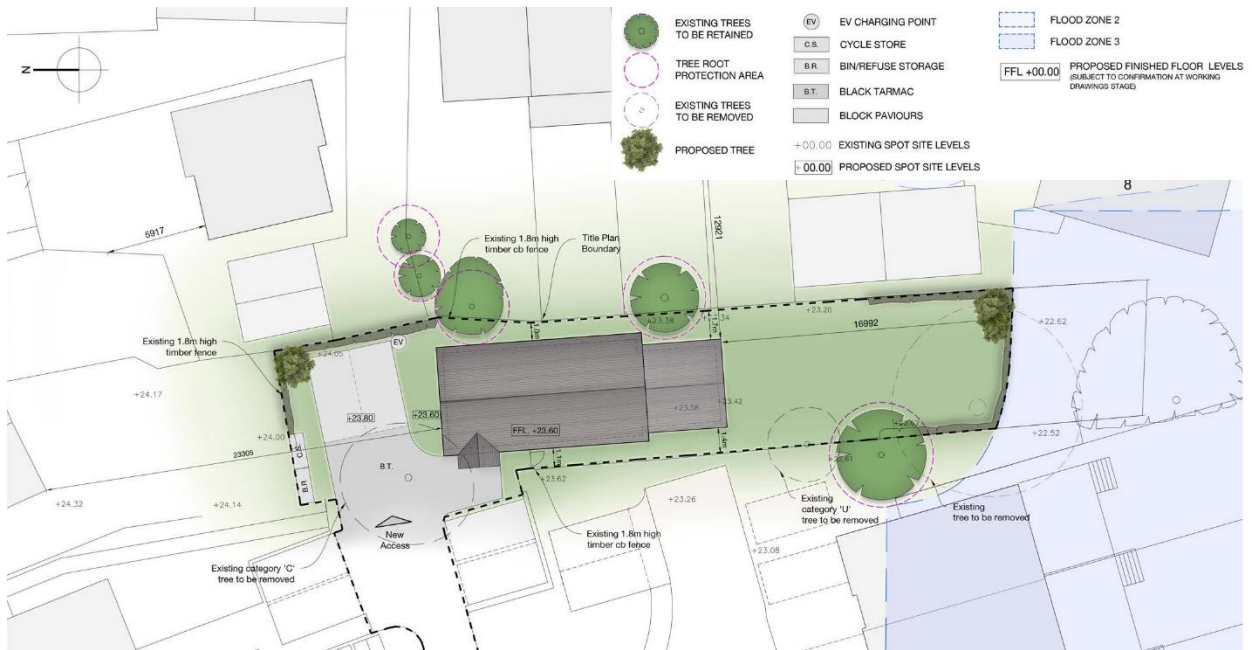


Plate 10: Proposed Layout

Assessment of Impact

- 4.2 The Site lies within a modern residential character space within the Old Woking Conservation Area and to the south of the historic High Street. The Site has been identified as making no contribution to the significance of the conservation area.
- 4.3 The proposed development is proportionate to the Site's location and conservation area context. The proposed development would not be notably visible in any view from the main streets of the conservation area and would not change the way in which the conservation area is experienced. The proposed development reflects the existing pattern of scale, massing and materiality at Riverside Gardens and The Cloisters.
- 4.4 The proposals are considered to have no impact on the significance of the Old Woking Conservation Area and would not result in any change to the way in which its significance is appreciated and understood.

5 CONCLUSION

- 5.1 This Built Heritage Statement has been prepared by RPS Consulting Services Ltd, on behalf of Concept Developments to assess the potential impacts of the proposed development of Land south of 152 High Street, Old Woking, Surrey, GU22 9JH on the significance of relevant built heritage assets.
- 5.2 The proposals comprise the development of the Site as a single two storey residence with gardens and access. The proposals are of high quality and are proportionate to the Site and the built context of the Old Woking Conservation Area.
- 5.3 The proposed development will not alter the significance, or the experience of the significance, of the Old Woking Conservation Area. The proposed development represents a minor alteration of an essentially modern residential character space lying south of the village's historic High Street. The character and appearance of the conservation area would remain entirely preserved.
- 5.4 No potential harm to the significance of any listed building is identified.
- 5.5 The proposed development is considered to align with section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 5.6 This Built Heritage Statement is sufficient in respect of paragraph 194 of the NPPF to inform a decision on the suitability of the proposals in respect of built heritage matters.

REFERENCES

British Library

Historic England – Historic England Map Search <https://historicengland.org.uk/listing/the-list/map-search?clearresults=true%3Fclearresults%3DTrue>

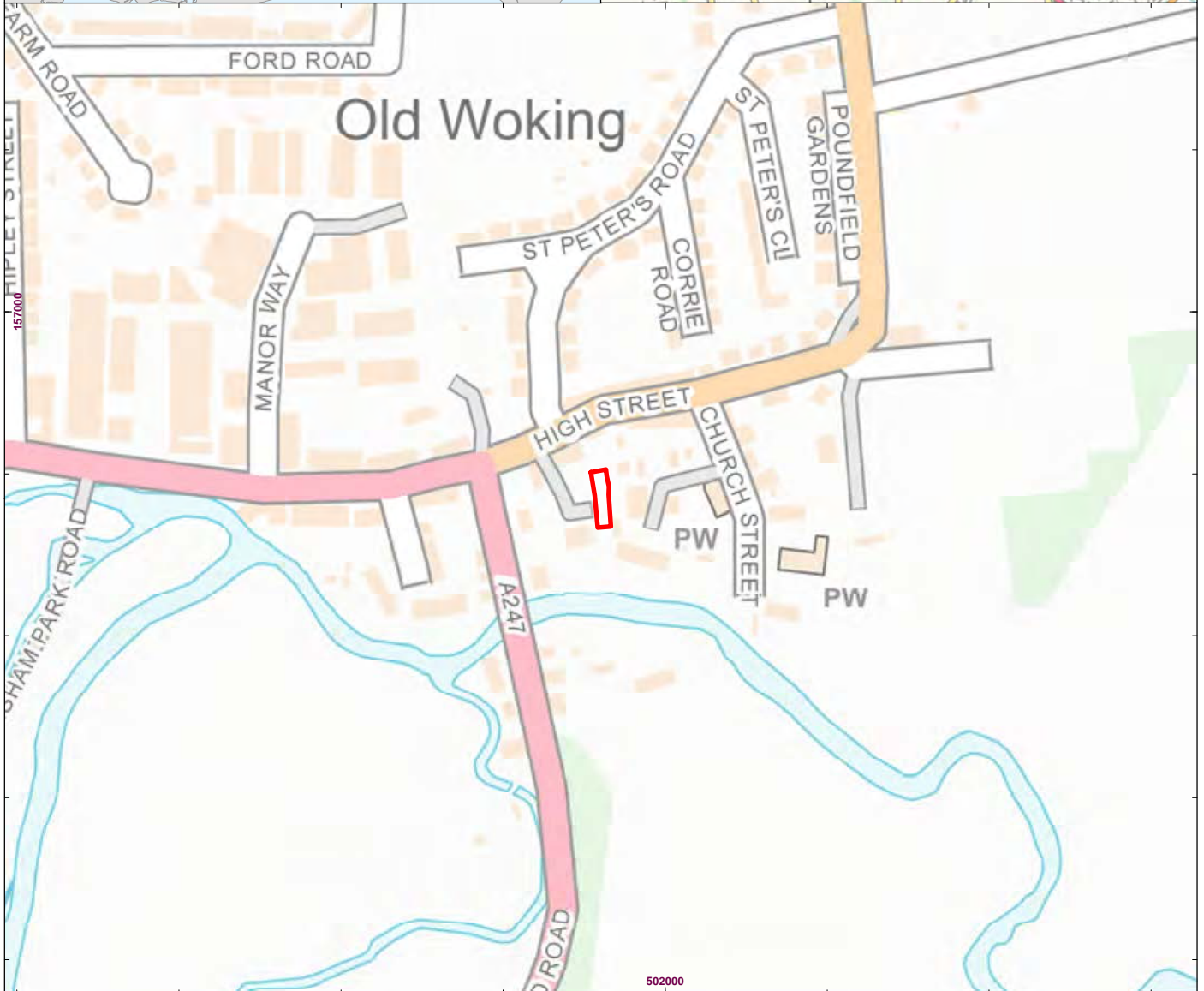
Old Woking Conservation Area Appraisal, Woking Borough Council - <https://www.woking2027.info/supplementary/oldwokingca.pdf>

Ordnance Survey

The Genealogist - <https://www.thegenealogist.co.uk>



FIGURES



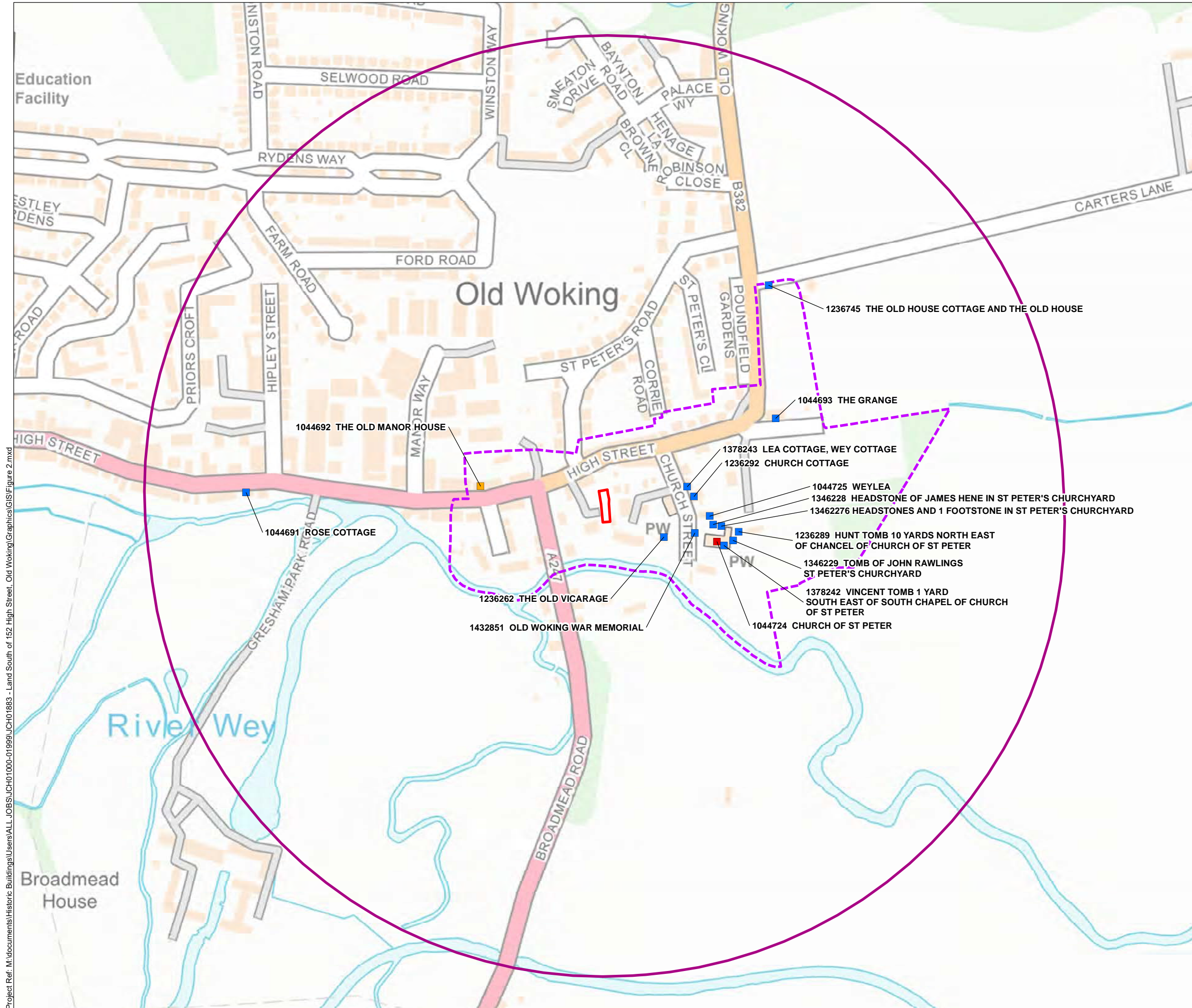
 Site Boundary



0 50 100m
Scale at A4: 1:4,000



Figure 1
Site Location



Legend

- Site Boundary
- 500m Site Buffer

Designated Heritage Assets:

Listed Buildings

- Grade I
- Grade II
- Grade II*

Conservation Area

- Old Woking

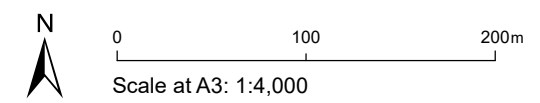


Figure 2
Built Heritage Assets Plot

Project Ref: M:\documents\Historic Buildings\Users\ALL_JOBS\1000-01999\1000-01999\CH01883 - Land South of 152 High Street, Old Woking\Graphics\GIS\Figure 2.mxd



 Site Boundary (approximate)




Not to Scale:
Illustrative Only



Figure 3

1768 John Rocque Map of Surrey



 Site Boundary (approximate)




Not to Scale:
Illustrative Only



Figure 4

1793 Lindley & Crosley Map of
Surrey



 Site Boundary (approximate)

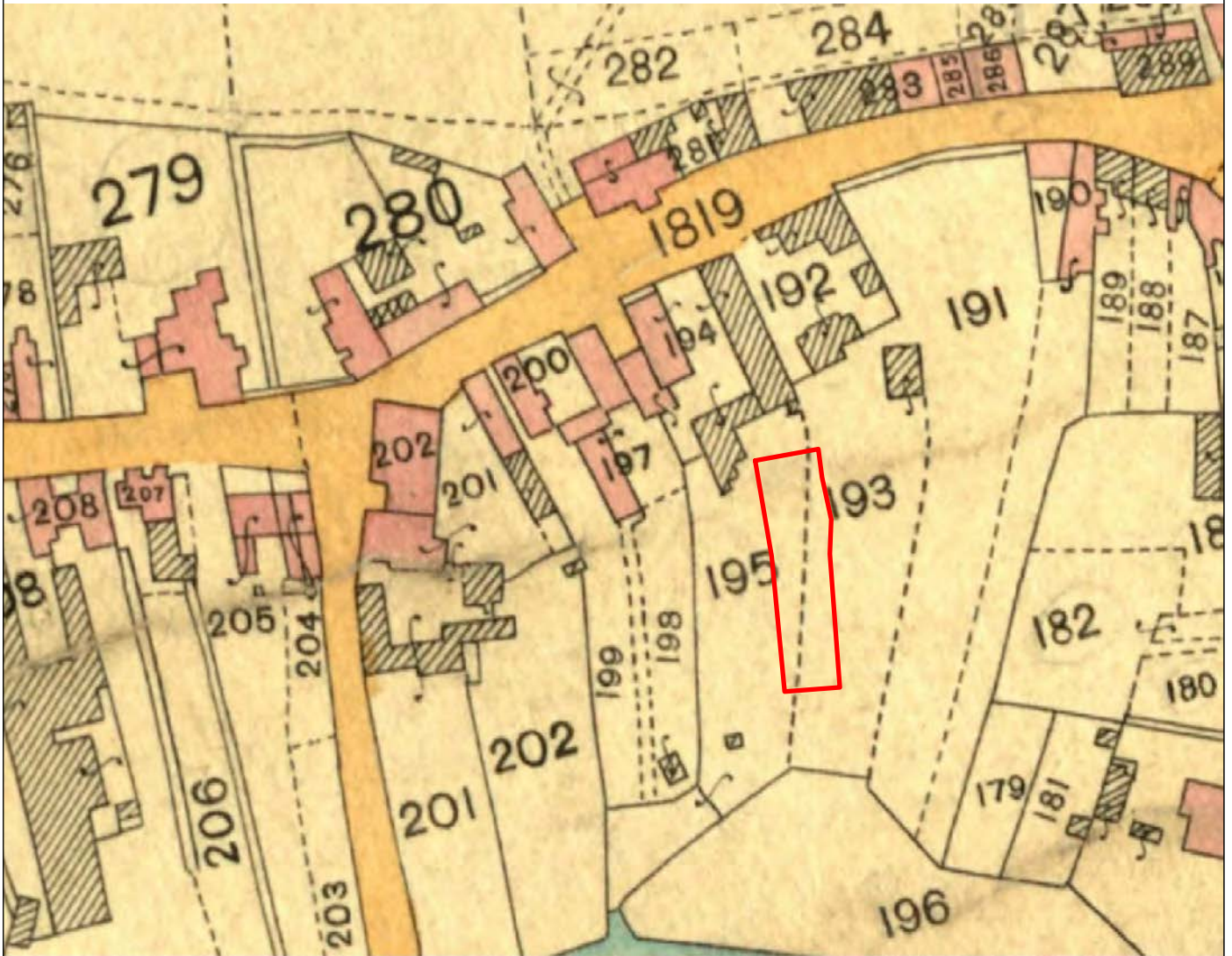



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Figure 5

1806 Ordnance Survey Drawing



 Site Boundary (approximate)

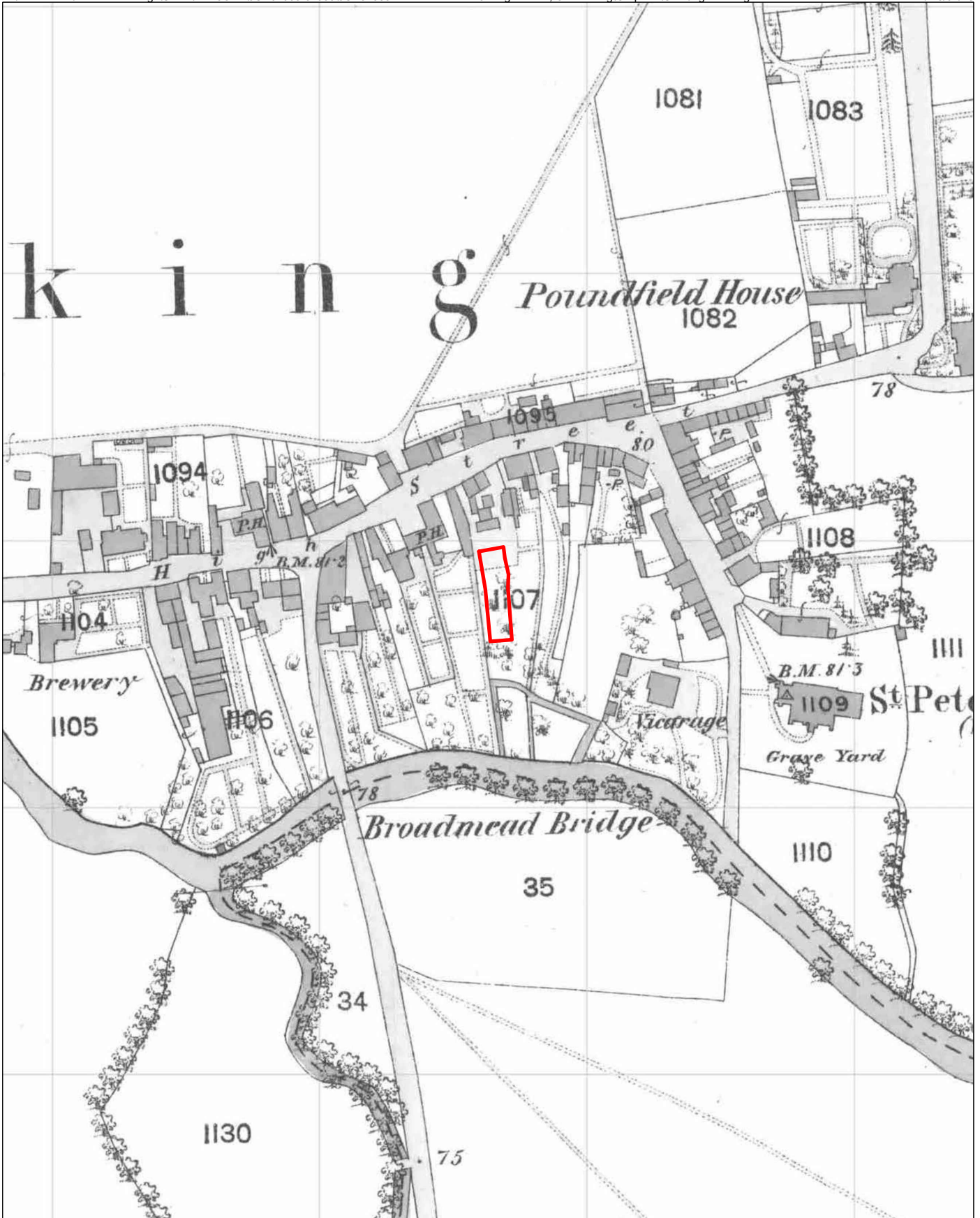


Not to Scale:
Illustrative Only



Figure 6

1841 Tithe Map, Woking Parish,
Surrey



 Site Boundary

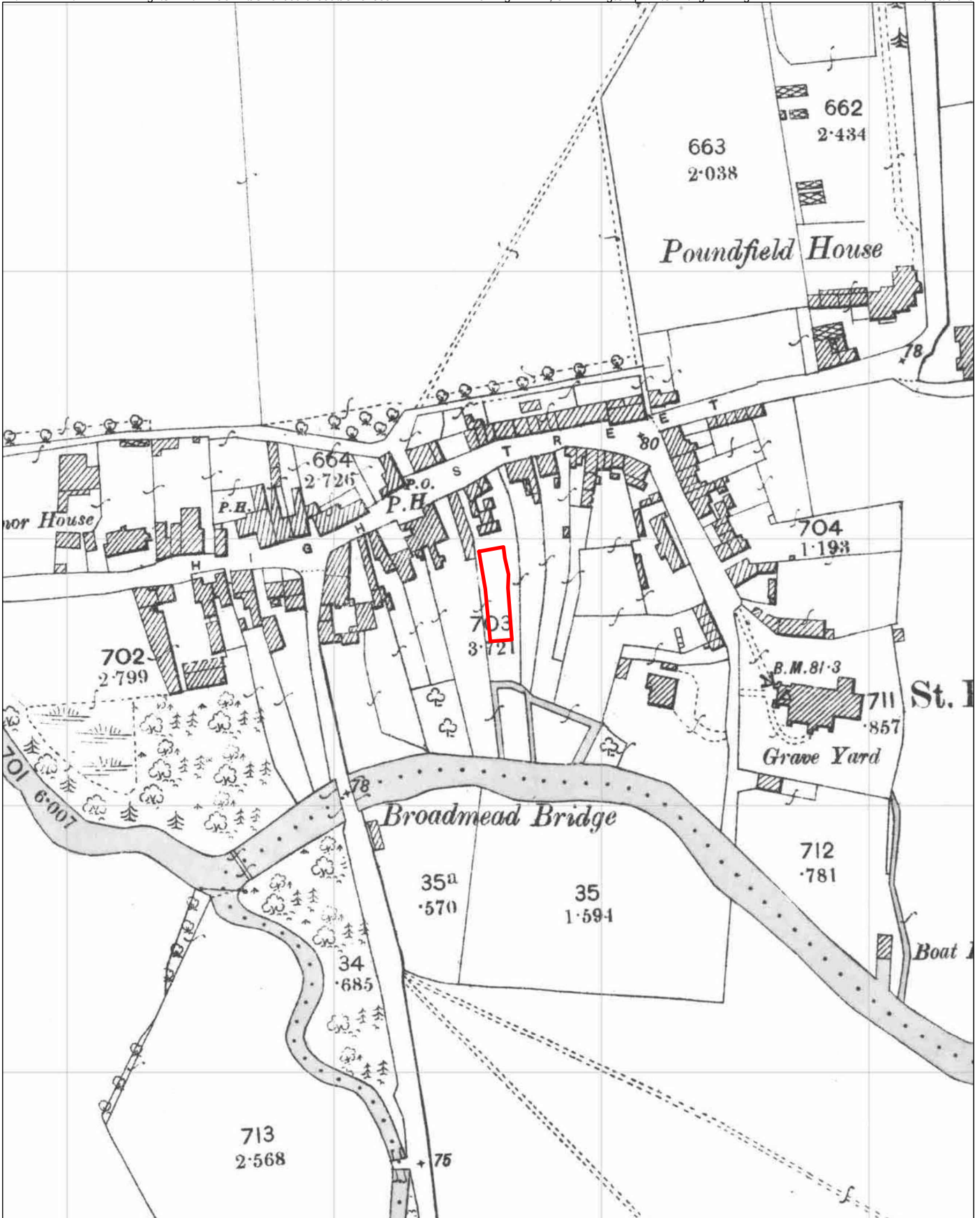


0 10 20 30 40 50m
Scale at A4: 1:2,000



Figure 7

1871 Ordnance Survey Map



 Site Boundary

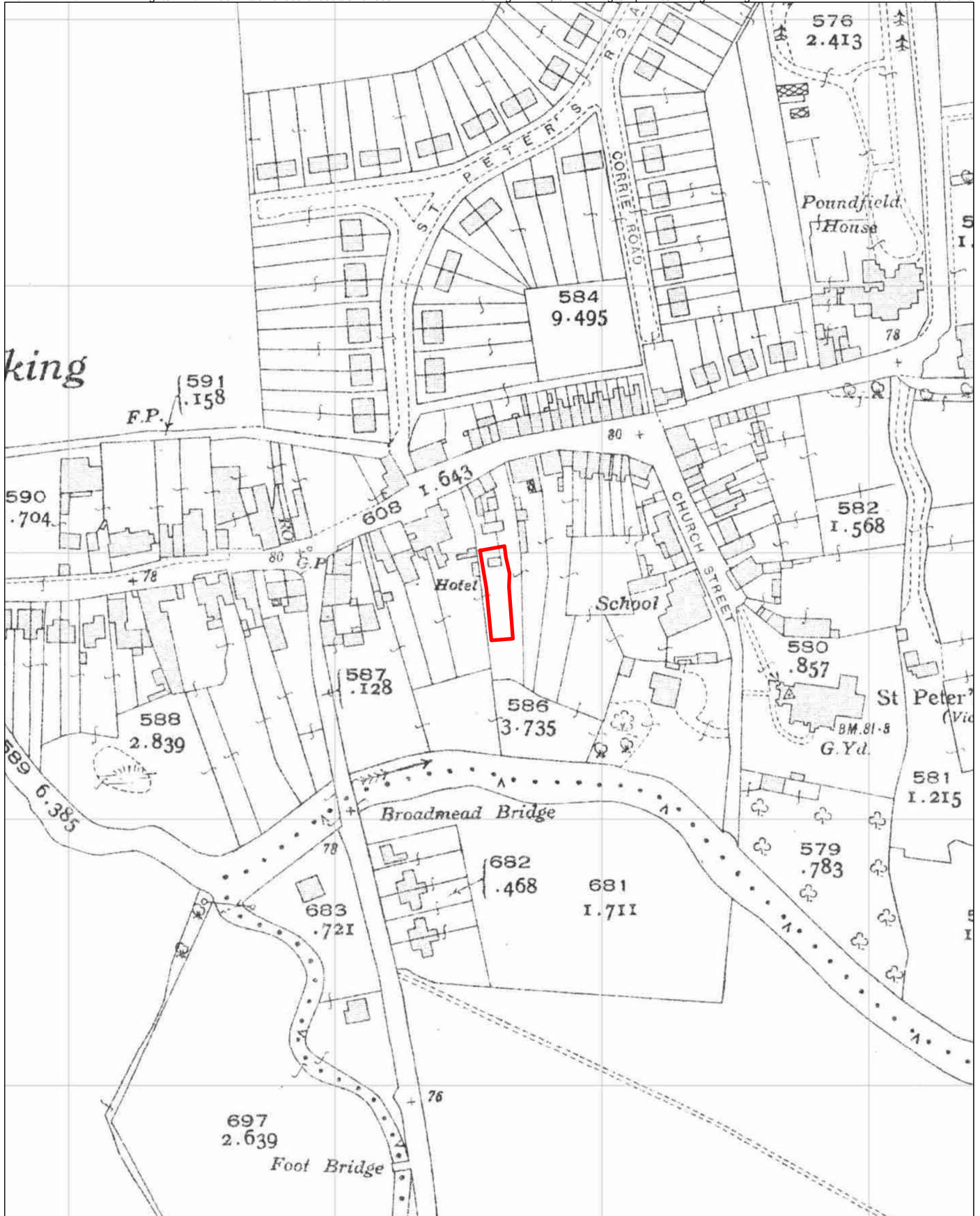


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Scale at A4: 1:2,000



Figure 8

1896 Ordnance Survey Map



 Site Boundary

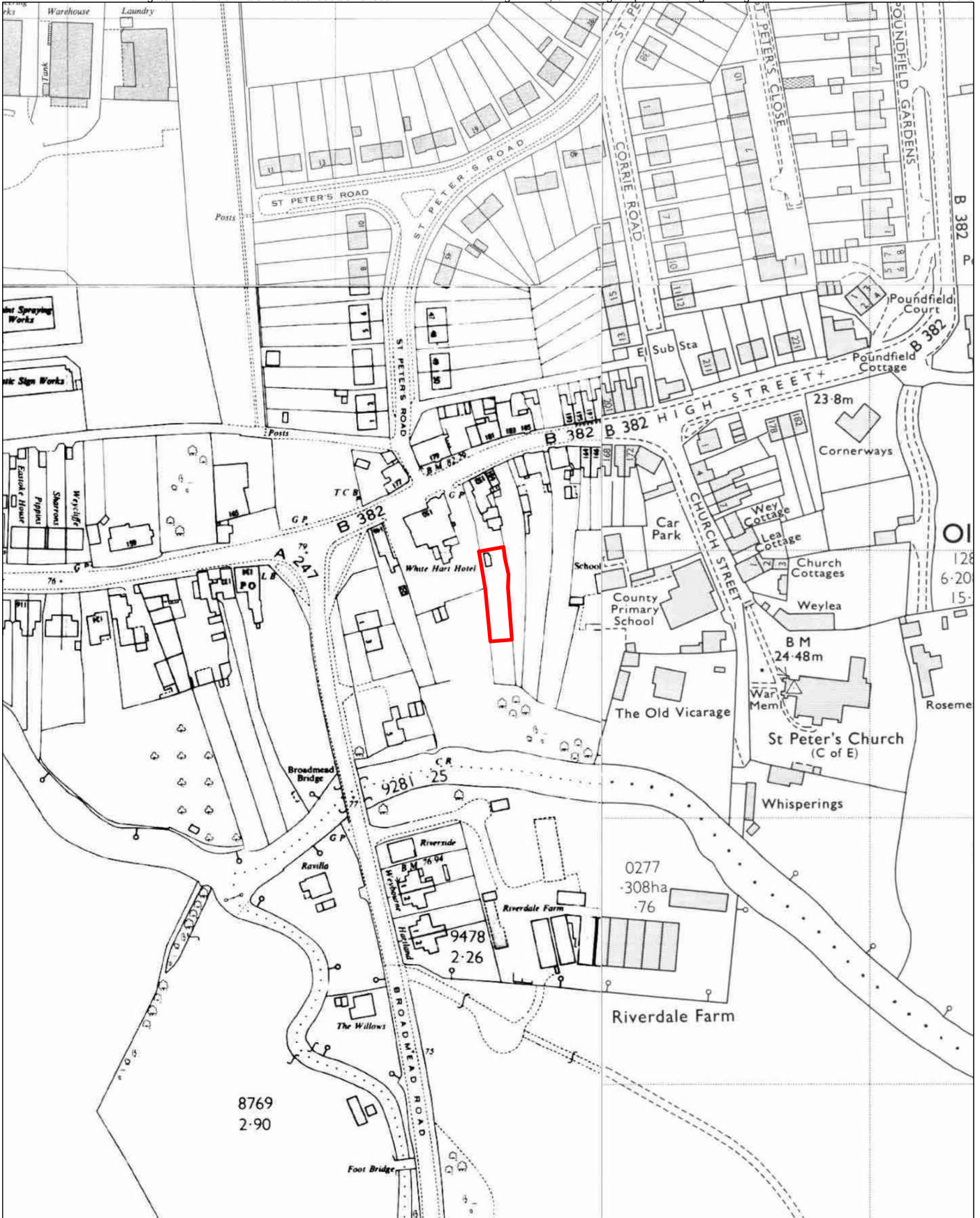


0 10 20 30 40 50m
Scale at A4: 1:2,000



Figure 9

1934 Ordnance Survey Map



 Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:2,000



Figure 10

1971 Ordnance Survey Map



 Site Boundary

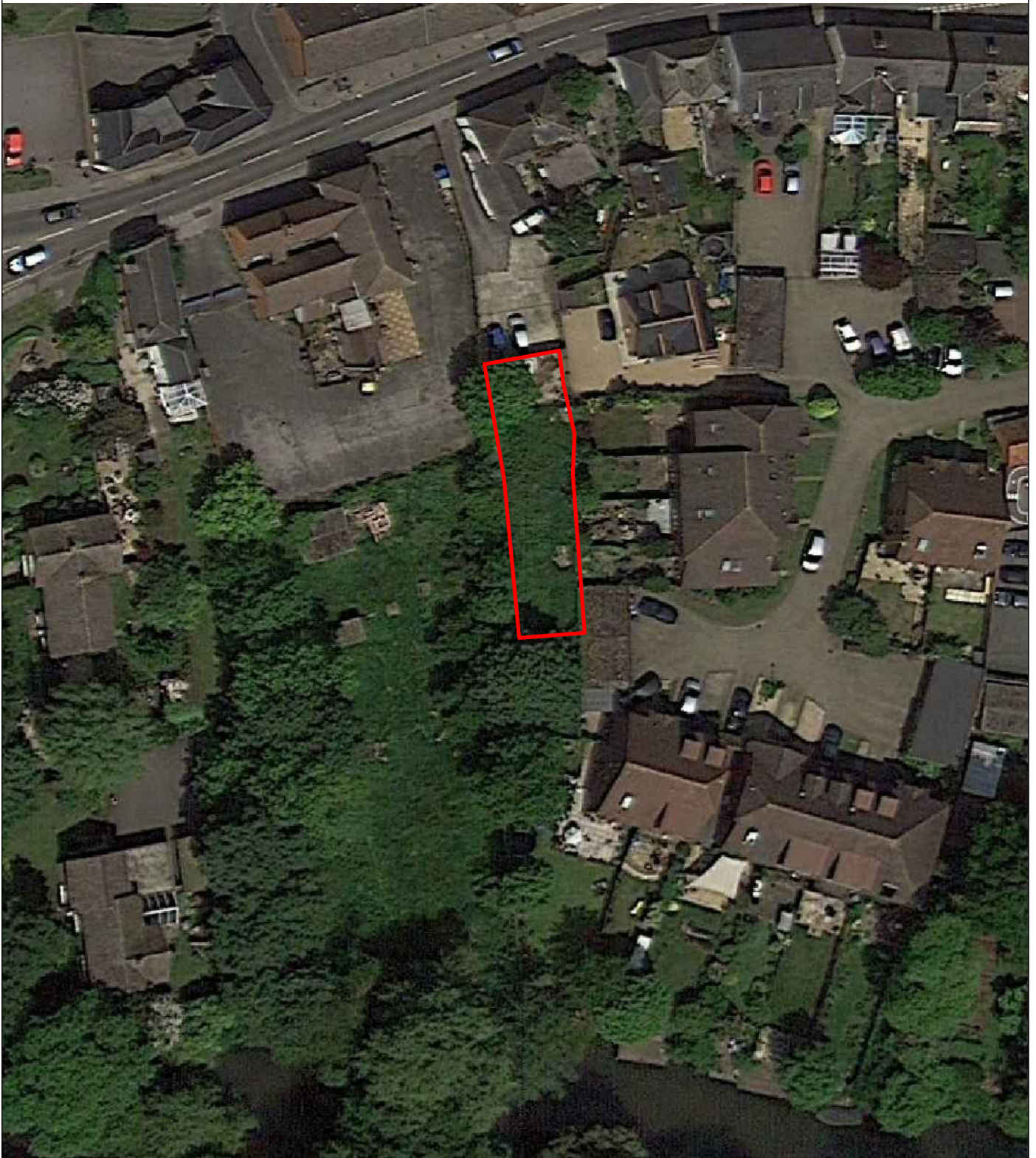


Not to Scale:
Illustrative Only



Figure 11

1999 Aerial Photograph
(Google Earth Image)



 Site Boundary



Not to Scale:
Illustrative Only



Figure 12

2013 Aerial Photograph
(Google Earth Image)



 Site Boundary



Not to Scale:
Illustrative Only



Figure 13

2022 Aerial Photograph
(Google Earth Image)



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