



# Burpham Neighbourhood Plan

2014—2034

## Appendix 2

# Character Descriptions of Burpham

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## General Description

The character of Burpham is integrated through the years from its documented roots in the Domesday Book through to present day. Old maps have been included so the reader can understand which areas were built in which periods. Each expansion has been clearly pre-planned and restricted to the desired area, culminating in the 1949 Tree Preservation Order on Merrow Common, north of the railway line, placed on the woodland because that was the endangered area then. The Preservation Order was not extended past the line of Merrow Lane because it was not under threat. In our Local Green Spaces document we are protecting 'the trees the other side of the road' as it, too, is now in danger of being overrun by development of some 2000 houses at Gosden Hill Farm. The character of the Ward is restricted to the west by the river and the A3 trunk road.



Figure 1: Pre Railway 1885 map

## Pre 1900 – General Character

### *Description*

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Older properties are mostly 'listed' or in view of 'Listed Buildings', mainly in Burpham Lane, flint and brick, timbered or tile hung. A rural village setting as opposed to the urban setting of the later areas of Burpham. The styles are individual to each property but none is out of place, blending in maturity with its neighbours with comfortable and balanced spacings, many hidden behind mature hedges, fences, and walls. Some in the London Road, including the public house and adjacent (now) commercially used buildings which have modern fascias over the original pre-1900 buildings. The adjoining cluster of red bricked homes in this area and Marlyn's House, homes on Burpham Lane, including Pimm's Row and those adjacent to the 1800's St Luke's Church, all have similar character. Many can be identified on early village maps from the period.



### *History*

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Burpham Hamlet was part of the Worplesdon Parish until changes post 1970. Consisting of the London Road – used since pre-Roman times as a route from London to Portsmouth and a single track road from the corner, where the “Green Man public house” stood since pre 1590 (now known as Burpham Lane and its continuation Bowers Lane) towards Jacobs Well. This was diverted during the building of the Wey Navigation sometime between 1635 and 1651, and was doglegged down to the river crossing just up river from the mill (recorded in the Domesday Book). At the dog leg, St Luke's Church was built in 1859. Few houses existed in the community. Several farms of which New Inn Farm House is the only original building remain. Gosden Hill Farm building has been extensively changed off Merrow Lane. The track from Sutton Place to Merrow Downs had no homes along its length until the railway was built in 1885 when workers homes were built adjacent the line. These homes are now hidden from the road by vegetation. Only 11 homes in 1873 were recorded on the map and 15 buildings are displayed on the 1896 map.



## Pre 1900 - Pimm's Cottages Area

### *Description:*

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The village of Burpham has become part of the outskirts of the urban area of Guildford. However, it still has its village hall, which is timber clad; its parish church and its school, and close by it has retained much of its intrinsic character as a small rural settlement. The mainly residential development is varied and includes some recent infill developments. However, the openness in the Sutherland Memorial Park and the spacious verdant character at the site contribute in an important way to the semi-rural character in this part of Burpham Lane the buildings in the locality include a variety of orthogonal and pitched roofed forms in various traditional and modern building materials. Despite the wide range of designs, their siting, scale, form, massing, and materials are mostly complementary. These buildings and the pattern of development contribute to an eclectic but generally harmonious composition. The location generally has open front gardens.

### *Planning Context:*

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This description is taken directly from the Inspectors appeal comments reference Pimm's row Appeal 2011





## Early 1900's style

### *Description*

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Red brick, some tile hung, limited patterns of tiles on facings, relatively plain but elegant homes. Some of the older properties are unique in style, with the use of different coloured bricks to make designs within the fascias & rooflines and are individualistic and varied, but due to their age blend in well with their surroundings. The gardens are generally well maintained and prove a pleasing montage in their individual wider surroundings. The settings of these 'original homes' have been interspersed over the years with more modern homes which means 'the Belgium concept' of never the same style twice is supported in these locations.

### *History;*

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Very few houses exist in Burpham pre-1900 as the area was a hamlet prior to that time, the house right was an 'Estate workers house' of Sutton Place built around the turn of the Century and remains externally as built except for the replacement windows and front door.



## 1920 - 1930

### *Description*

Traditional 1930s detached properties laid back from the road and centred on the individual plots, these homes have matured into desirable properties in what appears to be a more rural setting, but in reality are surrounded by more modern modest homes. These areas make for a pleasant relief from the adjacent areas of more modern higher density homes.



Map 1938 published 1946

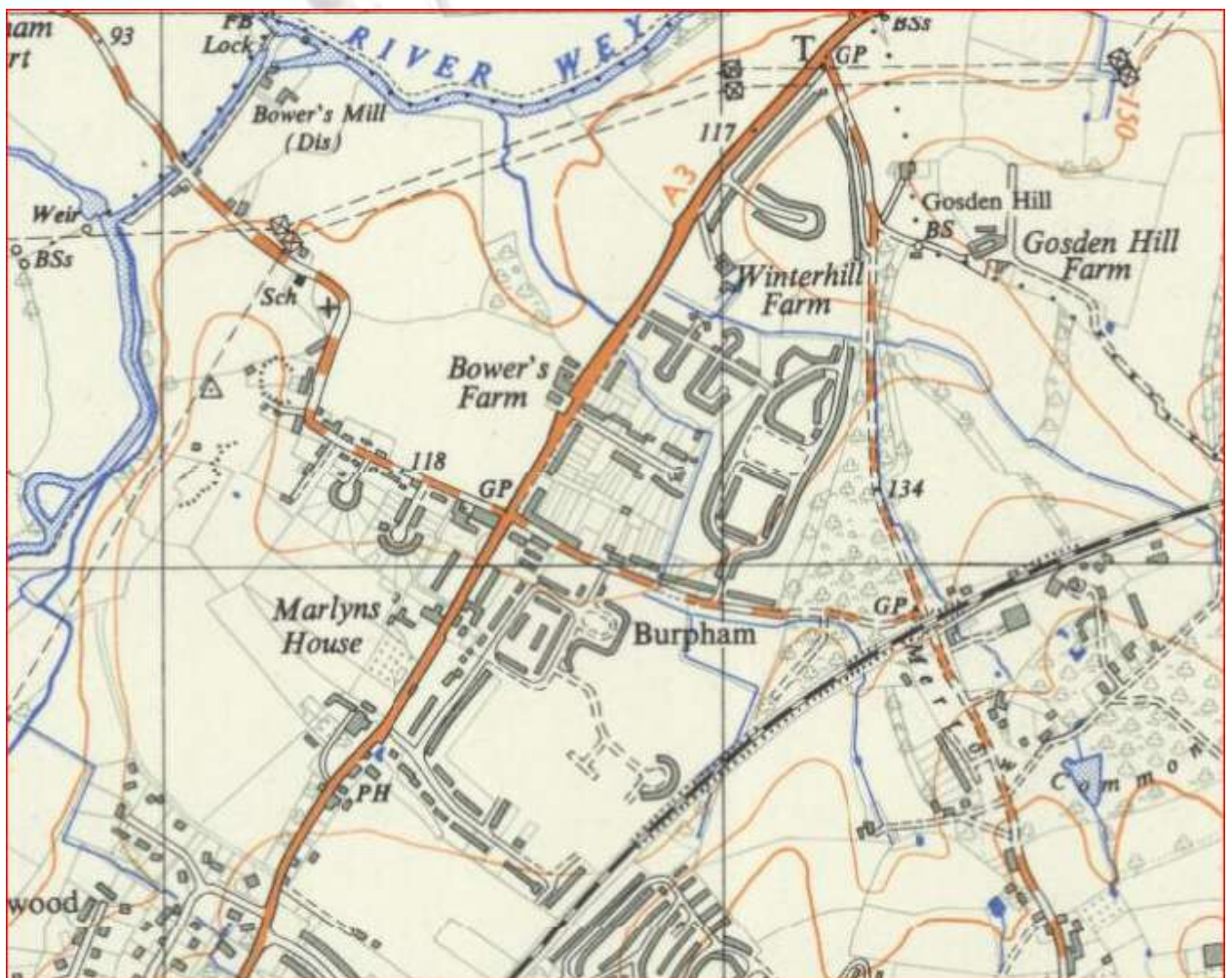


## 1940 - 1960

### *Description*

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Detached and semi detached homes with small to medium sized mature gardens on straight roads and cul-de-sacs. These homes sit in well-defined plots enclosed by, in the main, medium height hedges with gardens of mature shrubs and grassed areas, while being nearly identical in original design. They have extensions and other changes from the original design which means that the appearance is variable but in harmony within these estates. Some back garden infill has occurred since construction.





## Police Estate 1950 -1953

### *Description*

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Estate of standard early 1950's style homes, red brick faced, red tiled roofs, generally unfenced to the front with few car parking facilities, The homes are generally widely spaced, joined together with utility storage areas. Trees dotted through the area providing a homely atmosphere. At the rear of the homes behind Coltsfoot Drive are parking garages reserved for the use of the police compound and building, which is inset, between Coltsfoot Drive and Bryony Road.



## 1970 - 1990

### *Description*

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High-density, similar style housing with limited gardens and limited spacing around the properties. Winding roads with limited width, many are paved blocked not tarmac, twisting through these compact areas. The roofs are high pitched with minor architectural changes to give the appearance of variation within the standardised format, all with identical roofing tiles and brick work. There are some bungalows and flats within the housing mix dedicated to the elderly. The street scene is dominated by hedge-buried homes in an undergrowth of mature hedges softening the density of homes in these areas. The Weybrook estate has a higher transitory population, meaning the gardens, while well tended have changed little since their planting when the houses were built. Wylea estate has more family sized homes and a less transient population, so gardens are more variable in appearance, enhancing the character of this estate.



etc

# Raynham Close 2011

## *Description*

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Densely packed houses, including an element of affordable housing, with limited thought given to styling on this infill site taken from back gardens and St Mary's church. The very limited car parking means many cars have to park in the surrounding area. Limited private space between the front of properties and public road, (less than 2 metres) results in reduced privacy. Dwarf fences on the central green space give a psychological barrier to the location, providing no real green space for children to play within this estate. Raynham Close is an example of poorly designed, high density development that does not respect the prevailing character of the area. The 'highest density in the Ward, and is now being used as precedence of acceptable density by appeal inspectors.

## *History*

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Originally St Mary's church and back garden this site was designated for high density housing during 2004. This has blighted this area of Burpham with flooding and foul water drainage problems. The design and character of this development totally contradicts the urban planning initiatives supported in the planning documentation of the GBC Local Plan of 2003.

## *Landscape*

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A flat area prone to flooding with little to praise in its construction methods and land drainage attempts.

## *Planning Context*

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An example of "back garden grabbing" that demonstrates the damage which can be done to a community when planning for houses takes over from planning for homes.





# A3 Road & River Wey Corridor

## Description

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The road forms a congested green lined ribbon of tarmac through the Ward from northeast to southwest. The roadsides benefit from the planting programme associated with the road construction program in 1978. Some sound proofing soil bunds and fencing, intended to reduce noise levels reaching the community, extend along the length of the road but in reality are insufficient to lower noise levels below 80db at busy times. Within the corridor is a section of the Riverside

Nature Reserve that provides a barrier of semi-natural vegetation and trees between the road and the river Wey flood plain. This area stretches past the Ward Boundary over a kilometre to the development line of Jacobs Well. This 1.4 square kilometre greenbelt area, approximately at the 30-metre contour line, provides valuable flood defences for the community, absorbing over 1 metre of water depth across the whole area during times of severe flooding. Within this area lie the about 1900 properties, originally part of Sutton Park Estate. The newer 'replicas' of these homes, completing the row of homes in Bowers Lane, the Mill and Miller's House, adjacent Bowers Lock, are also in this low density area, surrounded by the Green Belt of Sutton Park and the Wey Valley flood plain.



## History

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The flood plain converted to water meadows in the early 1600's prior to the building of the Wey Navigation - the dykes and ditches built during construction have protected the surrounding area from flooding for 400 years.

## Landscape

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Flood plain in Green Belt - essential to the prevention of flooding in other areas alongside the river

## Planning Context

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This important area of Green Belt flood plain is critical to maintaining river levels by preventing flooding up stream and controlling water flow to the downstream section of the River Wey.



# Local Green Spaces –

## ***Local Green Spaces - Common Land / Ancient Woodland / SNCI***

For description of all allocated green spaces, see; Appendix 3. Local Green Space

### ***Description***

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The important common land of Burpham has the name Merrow Common and reflects its ancient existence when Merrow was the dominating community name of the area both sides of the railway line. Cut through with four watercourses from the surrounding hills, the watercourses end in two culverts under the housing estates of Burpham, before entering the River Wey as a single stream below Bowers Lock after passing under the A3. The land is, in the main, populated with large deciduous trees exceeding 50 years old. This woodland area is an important local green space, marking a significant change in land use character from urban to farm land and is on local early maps suggesting existence of this wooded area pre 1603. A Tree Preservation Order has been in place since 1949 and the trees meeting across Merrow Lane form a natural cathedral along its length and are a natural haven for wild life in this amazingly tranquil zone.



### ***History:***

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Area used as wooded common land pre 1600's. Some ancient woodland with track running from Sutton Place to the old Guildford race course at Merrow.

### ***Landscape***

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Flat common land with views limited to within its confines giving a wonderful break from the urban landscape that it adjoins.

### ***Planning Context***

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Wooded common land with Tree Preservation Order and Local Green Space designation

## ***Local Green Spaces - 'Regulated' Recreational***

### ***Description***

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Sutherland Park is the most well known of our Local Green Spaces, attracting users from across the Borough principally to play cricket, football, tennis and bowls in the controlled areas. The young children of the area have their own section of swings and climbing



apparatus. What makes it special is that it is almost dead centre in the Burpham Community. Its facilities are used daily and the level of usage is extremely high,; in fact, most of the facilities are oversubscribed due to its popularity.

### *Landscape*

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Mown grass greens of football pitches and the surrounding areas bordered by natural species of hedging on all sides.

### *Planning Context*

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Provides Green Space and sports facilities for the whole community.

## ***Local Green Spaces – ‘unregulated Recreational’***

### *Description*

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Riverside Nature Reserve is partially inside the Ward and partially outside, along with the



Wey Navigation. It provides walking cycling and dog walking. Mirrored on the opposite side of the A3 is a stretch of green space dropping from the highest point in Burpham, which is an archaeological treasure trove waiting for excavation. It has not been touched since 1897 when a complete Samian ware pot was found here – This ribbon of green stretches to the edge of the Ward alongside Abbotswood estate. While noise from the A3 is a problem, the density of the

vegetation provides a wildlife corridor along its length as well as a walking and dog exercising area away from the dreary brick-wall lined estate roads.

### *Landscape*

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Narrow strips of land bordering transit routes.

### *Planning Context*

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These green spaces provide a green lung to the high-density close living conditions of the community (relative to other areas in the Guildford Borough).

## ***Local Green Spaces – ‘Wildlife Corridors’***

### *Description*

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Narrow strips of land adjoin transport link routes mostly tree covered slopes not normally visited by the people providing wildlife with homes and transit routes out of sight of most people.



## *Landscape*

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Narrow strips of land bordering transit routes, mostly on steep banks on the A3 and Clay Lane, level along the edge of Merrow Lane.

## *Planning Context*

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These green spaces provide wildlife corridors and a green lung to the high-density close living conditions of the community (relative to other areas in the Guildford Borough).

## ***Local Green Spaces – ‘Stress Relief Zones’***

### *Description*

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Capsules of land within the format of the housing estates, all grassed with either flowering trees or specimen trees the same age as the estates they are located in. These form the stress relief valves of modern life. Giving the impression of distance between homes as well as a rural feel to the individual communities on the estates. Some are relatively small while another is already named ‘Green’ and during the estate construction was clearly included after much thought and attempting to copy the ‘Garden cities’ concept of that era. They are special to the residents, who surround each area, as they change life and vision of the outdoors in each area from the bland housing estate living to village semi rural setting. If the original estate architect had ‘concreted over’ these very special green spaces the whole feel of the community area would change from rural living to inner city. For this reason, alone they are special to the residents.

## *Landscape*

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Varying pieces of land all flat and grassed with a verity of tree types depending on location.

## *Planning Context*

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These green spaces provide stress relief and a green lung to the high-density close living conditions of the community (relative to other areas in the Guildford Borough).

## **Not Applicable to Policy**

This title was inserted as a data base function during the construction of the Burpham Neighbourhood Plan.



## Burpham Community Housing Density

Note: Calculated without including roads or paths adjacent to the roads. Paths and green spaces within housing blocks are included.

Road	Character Type	Housing Density
Abbots House	1990s	5
Abinger Way	Weybrook Estate Late 1980's	46
Alford Close	Weylea Estate - 1980's	34
Banks Way	Weylea Estate - 1980's	34
Barton Place	Flats 1950's	
Bowers Close	Weybrook Estate Late 1980's	46
Bowers Lane	1890-1910	16
Bowers Lane	1980's	16
Bradfield Close	Weylea Estate - 1980's	34
Briar Way	Laid Out pre 1935	12
Bryony Road	Police Estate (North Part) 1950	20
Burnet Avenue	Police Estate (west side) 1950	20
Burnet Avenue	West Side ( East & North before Police Estate)	20
Burpham Lane	Mixed dates 1500 - 2010	
Caledon Place	Weylea Estate - 1980's	34
Cedar Court	1980's	
Charlock Way	1954 -1955	14
Chasefield Close	Weylea Estate - 1980's	34
Churchfields	1980's	20
Colborn Crescent	Weylea Estate - 1980's	34
Coltsfoot Drive	Police Estate (north part)	20
Coltsfoot Drive	1950's (South part)	20
Cotts Wood Drive	Weybrook Estate Late 1980's	46
Dairymans Walk	Weybrook Estate Late 1980's	46
Darfield Road	Weylea Estate - 1980's	34
Denholm Gardens	Weylea Estate - 1980's	34
Devoil Close	Weybrook Estate Late 1980's	46
Dovedale Close	Weylea Estate - 1980's	34
Doverfield Road	Weylea Estate - 1980's	34
Elder Close	Weylea Estate - 1980's	34
Elkins Gardens	Weylea Estate - 1980's	34
Fennel Close	1954 -1955	20



Road	Character Type	Housing Density
Gatley Drive	Weylea Estate - 1994 1996	34
George Abbot School	Mixed 1955 - 1957 Girls School 1959 - 61	
Glendale Drive	1930s & 1950's	23
Gosden Hill Road	Late 1950's	24
Great Oaks Park	Late 1950's early 1960's	18
Grosvenor Court (flats)	1960's	29
Guernsey Close	Weybrook Estate Late 1980's	46
Hanson Close	Weylea Estate - 1980's	34
Hawthorne Way	Laid Out pre 1935	12
Hazelhurst Close	Weybrook Estate Late 1980's	46
Highclere	Pre date 1950s? & 1990's -2000's	
Hodgson Gardens	Weylea Estate - 1980's	34
Howard Ridge	1980's	
Hurley Gardens	Weylea Estate - 1980's	34
Jersey Close	Weybrook Estate Late 1980's	46
Kingpost Parade	Late 1950s	
Ladygrove Drive	Weybrook Estate Late 1980's	46
Lawrence Close	Weybrook Estate Late 1980's	46
London Road	North End 1930- 1960's	18
London Road	South End - between 1900 & 2000	
Mallow Crescent	Southside New Inn Lane 1990's	29
Manston Road	Weylea Estate - 1980's	34
Marlyns Close	1955	20
Marlyns Drive	1955	20
Mead Way	1930's	18
Meadow Road	1930's	5
Merrow Lane North End	Late 1930's / Early 1950's	3
Merrow Lane South End	1900's & 1930's	10
New Inn Lane	North Side pre 1940's	29
Newark Close	Weybrook Estate Late 1980's	46
Oak Hill	1960's	24
Oak Tree Close	1960's	18
Oak Tree Gardens	Infil 1990's?	20
Ockley court	Weybrook Estate Late 1980's	46
Orchard Road	Built Pre 1935	12

Road	Character Type	Housing Density
Paddocks Road	1930's	5
Parkside House	1990's	5
Pimms Close	Weylea Estate - 1980's	34
Primrose Court	1980's	29
Raynham Close	2007	52
Selbourne Road	Weylea Estate - 1980's	34
Shetland Close	Weybrook Estate Late 1980's	46
Suffolk Drive	Weybrook Estate Late 1980's	46
Sutherland Drive	Weylea Estate - 1980's	34
Sutherland House	1990's	5
Sutton Hill	1990's	18
The Cedars	1990's ?	20
The Cloisters	mid 2000's	
Thyme Court	Southside New Inn Lane 1990's?	29
Turner Close	Weylea Estate - 1980's	34
Tythebarn Close	Weybrook Estate Late 1980's	46
Upfolds Green	1950's	23
Watersmeet Close	Weybrook Estate Late 1980's	46
West Court (Burpham	2000	21
Weybrook Drive	Weybrook Estate Late 1980's	46
Weybrook Estate	Weybrook Estate Late 1980's	46
Weylea Avenue	Weylea Estate - 1980's	34
Weylea Estate	Weylea Estate - 1980's	34
Whipley Close	Weybrook Estate Late 1980's	46
Winterhill Way	Laid Out pre 1935	12
Woodruff Avenue	Pre 1953	20