



Information Leaflet

BAGSHOT VILLAGE CONSERVATION AREA



Surrey Heath Borough Council
Surrey Heath House
Knoll Road
Camberley
Surrey
GU15 3HD

Main Switchboard: (01276) 707100

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'leading for tomorrow'

Introduction

This leaflet explains the purpose of conservation areas and the implication of their designation for residents, property owners and the Council. It provides you with a plan of the area and a brief history and appraisal.

Bagshot Village was designated as a conservation area in October 1988 and was reviewed in June 1997. The review rationalised the boundary to more accurately reflect existing property boundaries.

What is a Conservation Area?

A conservation area is defined in section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an '*area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'.

The character of conservation areas can vary considerably but they are usually historic areas centred on listed buildings. However, it is the overall character of the area that is recognised as important, not just individual buildings. All of the elements which combine to give an area its special interest are important including the street pattern, open spaces, trees, mix of uses, as well as groups of attractive buildings and characteristic materials.

There are currently nine conservation areas designated in Surrey Heath. These include village centres such as Bagshot, urban areas such as Upper Gordon Road/Upper Park Road, Camberley, and buildings set within historic grounds such as Bagshot Park and the former RMA Staff College, Camberley.

Why is Bagshot Village, Bagshot Designated as a Conservation Area?

Bagshot Village centre is bounded by the main London Road to the west and the Aldershot/Ascot railway line to the east. Today the Village centres around 'The Square' in which the three main approaches to the village meet. A late 19th century signpost and lamp with seating forms an attractive feature and local landmark in the centre. There are a number of listed buildings in the High Street, although unusually for a village centre, Bagshot lacks the traditional 'civic' buildings such as a traditional stone built parish church or school. The village developed to serve the coaching trade with the existing public house, the 'Kings Arms' occupying the site of a coaching inn of the same name.

Despite the redevelopment of part of its central area, the village still retains a fairly harmonious appearance. It comprises small, high density, mostly 19th century buildings in residential and commercial use with the former character of the village well represented in the Upper High Street. With the exception of 'The Square', the basic street pattern has not been notably altered.

Special Controls in a Conservation Area

The Council has powers to control changes in conservation areas that do not apply elsewhere, essentially over demolition, some minor development and the protection of trees. The purpose is not to prevent any new development but to better manage any changes so that the special character of the area is not undermined.

Demolition of Buildings

Within conservation areas, conservation area consent is required to demolish buildings measuring more than 115m³ or

gates, walls and fences over one metre in height which abut a highway, (including a public footpath or bridleway), or two metres in height in other cases. Demolition of buildings is taken to mean the total or substantial destruction of a building or structure.

This does not mean that buildings must not be demolished but rather that the loss of buildings or features which contribute significantly to the character of the area will be strongly resisted. There may be scope for the redevelopment of properties which presently detract from the character of the area (usually inappropriate modern buildings).

Minor Development

In order to protect the special character and appearance of our conservation areas, there are a number of cases where the level of permitted development allowed is more restricted than in non-designated areas. For example, planning permission may be needed to carry out the following works to houses in conservation areas:

- ◆ Any extension to a house which is greater than 50m³ or 10% of the total 'original' house size, or that exceeds 115m³ ;
- ◆ The addition of any cladding to the exterior of the building, for example, stone, tiles or timber;
- ◆ An addition or alteration to the roof, which would result in a material alteration to the shape of the roof, for example inserting dormer windows;
- ◆ The erection of any building with a cubic content greater than 10m³ within the curtilage of your dwelling;
- ◆ The installation of a satellite dish on a chimney, wall or roof slope, which fronts a highway, or on a building which exceeds 15 metres in height.

Commercial properties generally do not benefit from permitted development rights. You should contact the Planning

Department for advice before carrying out any work to properties within a conservation area.

Protection of Trees

Trees can make an important contribution to the character and appearance of conservation areas. Before any works are carried out to such trees, (including lopping, topping or felling of a tree with a diameter of 7.5cm or more at 1.5 metres above ground level), six weeks written notice must be given to the planning authority. This gives the Council time to decide if a Tree Preservation Order should be placed on the trees. Where a tree is subject to a Tree Preservation Order, permission of the Council is needed before any works to the tree can be undertaken.

Listed Buildings

Conservation areas usually contain a number of listed buildings. These are buildings of special architectural or historic interest, which are subject to additional statutory protection. Listed building consent is required for their demolition or for any alterations which would affect the character of the building. This includes partial demolition. Owners are advised to seek professional advice and to consult the Planning Division when considering such work. Special advisory leaflets on listed buildings, prepared jointly by Surrey County Council and the District Councils are available from the Planning Policy and Conservation Team.

Design of New Development

To protect the special character of the conservation area, new buildings, extensions and alterations to buildings should be in keeping with the character of the area. Particularly high standards of design will be required and special attention should be paid to matters such as scale, height, massing,

choice of materials and relationships to open spaces and adjoining plots and buildings. Full planning applications must be submitted, so that the details of the proposal and its impact on adjoining buildings can be properly assessed.

Additional information such as elevations of adjacent buildings and examples of materials and colours may also be required.

The Surrey Heath Local Plan 2000 aims to encourage high standards of design within conservation areas and to make sure that new development, including changes of use, preserve or enhance the character of the area and its architectural tradition.

In Bagshot Village, this may mean that new development should:

- ◆ Respect the established scale of the streetscene;
- ◆ Use traditional materials appropriate to the conservation area;
- ◆ Ensure that doors, window frames and other joinery be of painted timber and reflect the style and proportion of existing properties;
- ◆ Respect the traditional roofscape in regard to features such as chimneys, gables and tiles;
- ◆ Respect the historic grain and plot sizes of the area and preserve established building lines and views.

Advertisements and Shop Fronts

Not all of Surrey Heath's conservation areas contain commercial premises but for those that do, advertisement signs and shop fronts should be of traditional materials and of an appropriate scale and detail to respect the character of the area. This is particularly important in the Bagshot Village conservation area which contains a high proportion of commercial properties. Further guidance on this may be available in due course.

Enforcement Action

Building works carried out without the necessary planning permission, conservation area consent or listed building consent may be subject to enforcement. This can involve an owner in considerable unnecessary expenditure. It is therefore advisable to check the planning requirements before commencing works.

Grants

Subject to financial resources being available, discretionary grants may be available from the Surrey Historic Buildings Trust for certain repairs to both listed and un-listed buildings in conservation areas. Further details may be obtained through Surrey County Council, telephone 020 8541 9419.

Enhancement Schemes

As well as ensuring the preservation of the character of a conservation area through the control of development, it is a duty of the Council to prepare and publish proposals for the enhancement of these areas. Schemes have been undertaken in the past, notably in Bagshot, and in other areas under the 'Village and Local Centre Strategy'.

Building Regulations

The actual construction of most types of alterations and extensions is covered by Building Regulations, and will probably require Specific Building Regulation approval. Please contact Building Control on 01276 707223 for further advice.

Further Information

Further information is available from:

Head of Built Environment
Surrey Heath Borough Council
Surrey Heath House
Knoll Road
Camberley
Surrey GU15 3HD

Contacts:

Conservation Areas and Listed Buildings

Principal Planner (Conservation)
Planning Policy and Conservation Team
Tel. 01276 707245

Trees

Aboricultural Officer
Tel. 01276 707240

Application forms (Planning, Conservation Area Consent and Listed Building Consent)

Planning Reception
Tel. 01276 707222