



Forward Planning Division

# **BAGSHOT CHURCH ROAD CONSERVATION AREA**

## **NOVEMBER 1997**

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

## **BAGSHOT (CHURCH ROAD) CONSERVATION AREA**

### **CONSERVATION AREA STATEMENT**

#### **GENERAL CHARACTER**

This part of Bagshot is characterised by small polychrome brick villas which, although dissimilar, complement the style and materials of St. Annes's Church. The church was built in 1884 and the surrounding villas were obviously erected at about the same time. The resulting unity of styles, particularly with the south side of Church Road, and appearance bestows on the area a charm that is exceptional within the Borough of Surrey Heath and it is, therefore, for its group interest that this area is considered worthy of designation as a Conservation Area.

Initially this area would have been a new "suburb" leading up out of the village ending with the landscaped grounds of Pennyhill Park and the Royal Estates around Windsor. The road still retains some of this character and changes from the urban character at the bottom end, where it meets the main London Road, to a more suburban almost rural aspect at the top, where extensive planting of hedges and trees provides an attractive wooded setting to the buildings.

Standing opposite the Mill site as the road curves around, there are attractive views both up and down the road. Looking west towards the church, the trees, hedges and church spire form an attractive view whilst a different view is seen looking down the road, the row of small semidetached villas to the right being the focal point with garden hedges and trees seen on the left side of the road. A variety of trees can be seen in the distance, both inside and outside the Conservation Area and forming a backdrop to it.

The line of cedar trees between the Vicarage and "Healyhaugh" on the north side of Church Road are included within the conservation area as they figure prominently and positively in the streetscape and as such contribute to the setting of the conservation area. None of the trees individually merit TPO status, and some remedial work is required to remove deadwood.

#### **BUILDINGS OF HISTORIC INTEREST**

##### **CHURCH ROAD. BAGSHOT.(North side)**

Church of St. Anne

GRADE II

Church 1884 by Alec Cheer. Brick with stone banding and dressings, slate roofs with tiled ridges. Cruciform plan with lower aisles under pentice roofs, transepts and chancel to east; attached tower to north east angle of south transept and vestry to north. Two stage tower with octagonal belfry under stone needle spire with triangular openings. Buttressed to tower stage, octagonal angle turrets to upper stage with decorative stone landing. Stone clockface with tall arched louvred window to south face on cill band. Lancet aisle windows, two light celestory windows above; decorated style transept and east and west windows with stone tracery. Gabled

porches to north and south at west end, that to north crudely blocked up in concrete. Stone hood moulding to south porch with planked double doors within.

Interior: Standard fittings.

The church forms a dominant point on the skyline due to its elevated position.

The relationship of St. Anne's Church to Bagshot Park is interesting, the church having been relocated to its present site by the Duke of Connaught when he lived at the Mansion. At that time he had his own entrance into the church, but the door is currently not in use. From the rear of St. Anne's Church there are views of Bagshot Park and the Home Farm complex, whilst looking towards Church Road from the rear of the Mansion. St. Anne's church spire can be seen.

CHURCH ROAD, BAGSHOT (North side)

LOCAL LIST

Nos. 13-19

Houses. Better quality versions of the villa row opposite, picking up the same ideas of colour and materials. Florence Villas (Nos. 13 and 15) were built in 1888. Each pair has slate roofs and decorative end stacks, with angle bays on the ground floor. Round headed plate glass sashes add a livelier note emphasised by the decorative red banding introduced into the ribbed brick window heads,

CHURCH ROAD, BAGSHOT (North side)

Horse Trough and Drinking Fountain

LOCAL LIST

Stone trough of historic rather than architectural interest. Included for group value with Watcher's Cottage.

CHURCH ROAD BAGSHOT (South Side)

Watchers Cottage No 2

LOCAL LIST

Cottage. C18 brick cottage, restored and extended in the C19 and C20. Plain tiled roof with end stacks and simple symmetrical front of 3 bays. 9-pane glazing-bar sash windows in flush sash boxes on the first floor: central window now blocked and painted in. Two 12-pane glazing-bar sash windows on the around floor with flanking shutters and gauged brick heads. Raised brick flat bank across the around floor. Central C20 brick porch with wavy-edged bargeboards. Garage extensions to right, pent-roofed C20 extension to the left. This cottage in a commanding position is of character and existed prior to 1869.

CHURCH ROAD, BAGSHOT (South side)

Nos. 8-34

LOCAL LIST

Houses. Paired villas of symmetrical design. The original design was two storied with two windows on each floor and two doors to the around floor, each in an arched porch recess. Built of red brick with yellow brick quoining and slate roofs, with a banded and decorated central brick stack. Only numbers 24 and 26 are now absolutely intact, but the

majority of the others are reasonably intact, so that the original character of the row is very strong.

CHURCH ROAD. BAGSHOT (South Side)

No 36

LOCAL LIST

House. Built at the same time and of the same materials but a better "class" of house, which provides a good foil to the villa row.

The sense of uniformity of 8-36 Church Road is accentuated by the front gardens which are all enclosed, mostly with low red brick walls which should, ideally, be retained. The exceptions are No. 24 which has a low wooden fence. No.28 which has a low wall of patterned concrete blocks and No. 30 which has a mix of brick and patterned brickwork.

CHURCH ROAD. BAGSHOT.(South Side)

The Mill (nos. 44-48)

LOCAL LIST

Originally a C19 water mill. The core of the current block dates from 1817, although the building is currently being developed to provide flats. Flats and houses are also being built adjacent to the mill, reflecting the style of the original building and complementing the features and materials of the existing buildings in the road.

Other properties within the conservation area include.

CHURCH ROAD (North Side)

Nos. 21-23

Houses. Opposing colour scheme, with dun coloured brick and red quoins. Decorated central stack and angle bays to the ground floor. The windows in No. 21 have been replaced. Built by Edwin Spooner.

Park Villas (Nos. 47-49)

1880. Paired villas with dog-tooth courses over the first floor and to eaves. Some stone dressings. Hipped roof, now part concrete tile with central stack. Angle bays on the ground floor.

St. Anne's Parish Hall

1925. Constructed of brick, the Hall complements the general character of earlier buildings in the road. The front elevation built in Flemish bond using narrow (two inch) bricks is of interest and there are attractive brick details to the leaded light windows and the central arched porch.

Charlton (No. 9)

Edwardian or later. Roughcast with original windows and good quality door hood. Blends in well and marks the end of the conservation area.

CHURCH ROAD. BAGSHOT (South Side)

Nos. 4 and 6

An attractive, dissimilar pair of semi-detached houses. Number 4 has bay windows on the around and first floors and has been painted white. The pair relates to the line of houses at Nos. 8-34 Church Road but takes a different plan form to take advantage of a longer site at the bend in the road.

The Nook (No. 42)

An unremarkable, if unspoilt, interwar bungalow. Windows have been replaced but are of good type and proportion.

Nos. 50-52.

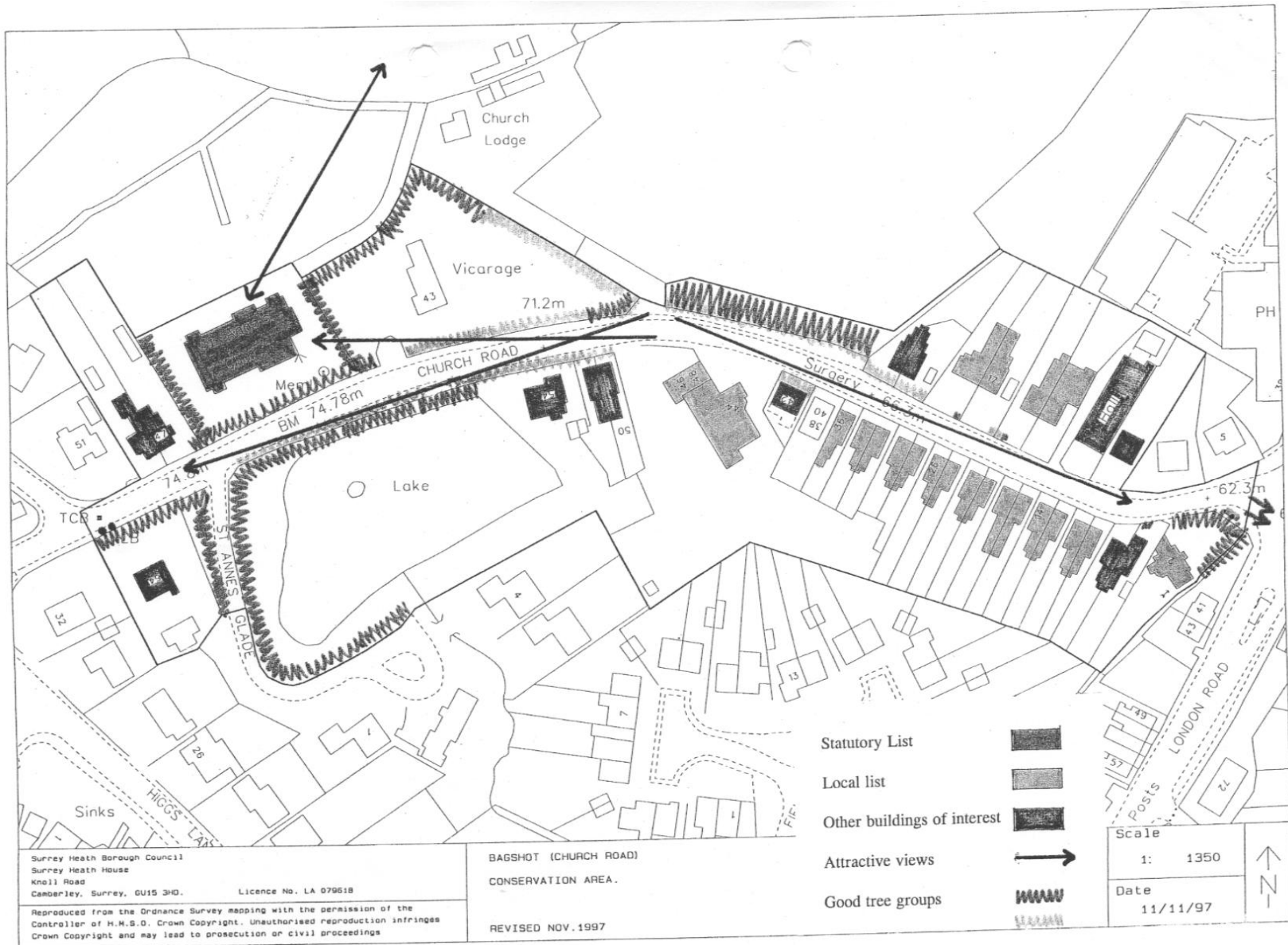
Edwardian or later. Brick with timber frame above. A grander pair taking full advantage of the rising site near to the church.

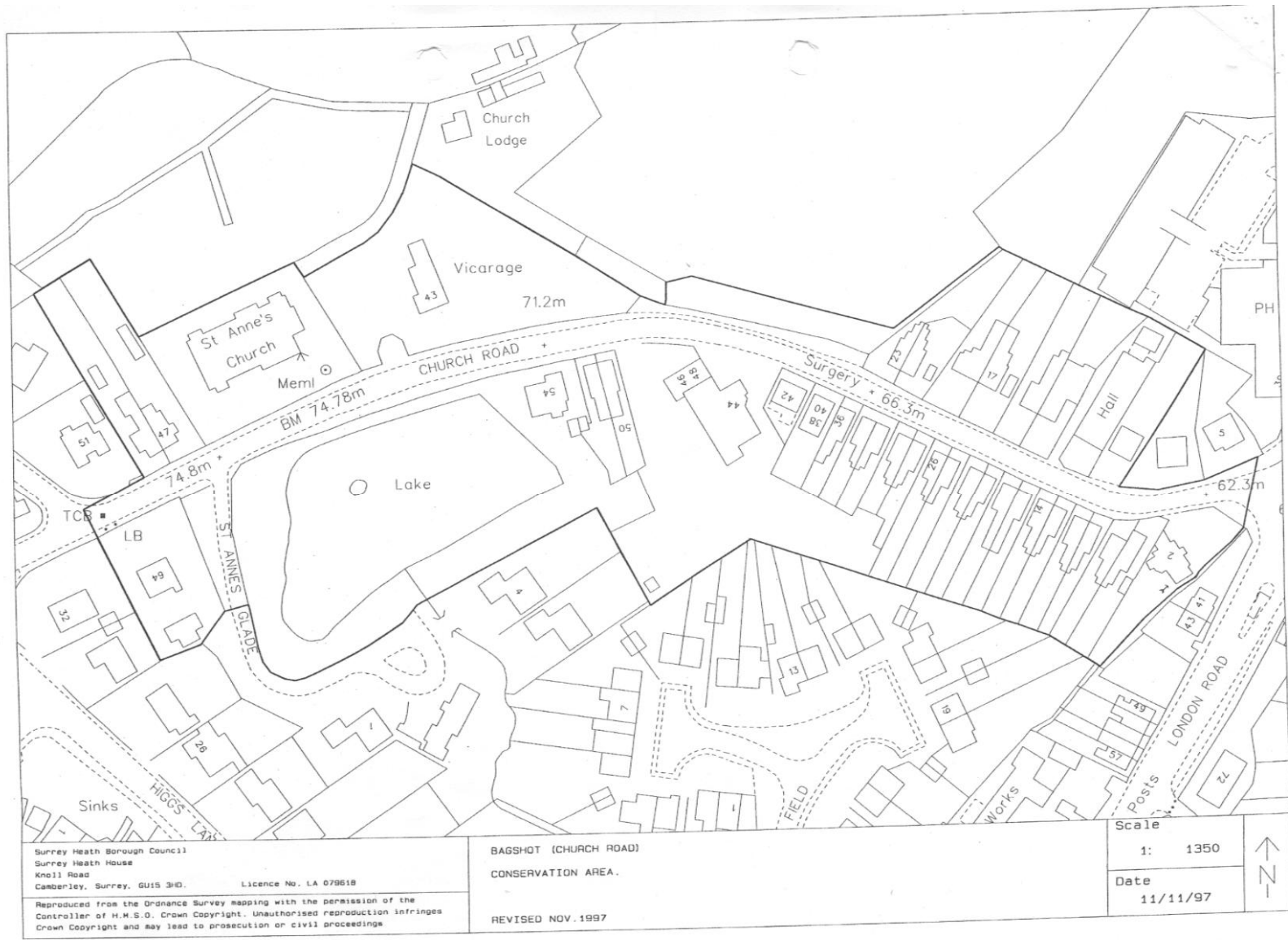
Beech House.

Probably built at about the same time as Nos. 50 and 52, with similar timber frame above, although now rendered. Interesting roof and larger than the other properties on the road.

Holly Tree House (No. 64)

Brick villa behind high hedges, probably of later C19 date. K9 telephone kiosk and post box in front. This marks the end of the conservation area, as beyond is later, C20 development.





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 Surrey Heath House  
 Knoll Road  
 Camberley, Surrey, GU15 3HD. Licence No. LA 079618

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 1: 1350

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