

## 11 Chertsey South urban area characterisation

### 11.1 Introduction

- (i) The compact area of housing known as Chertsey South is within two wards; Foxhills and Chertsey South/Rowtown. However, it is treated as one urban area in the appraisal because it physically unites as one distinctly separate area of housing surrounded by green belt. Its triangular urban form is bounded by three major roads; the M25 to the north east, Guildford Road to the north west and St Peter's Way dual carriageway to the south. It is separated from the main part of the Chertsey urban area to the north east by open green belt countryside. Beyond these boundaries the green belt is open on two sides but developed on the opposite side of Guildford Road by the St Peter's Hospital complex.

### 11.2 Local character

- (i) Chertsey South is almost entirely residential, set in a gently undulating landscape and surrounded by extensive mature trees and hedging, including those lining the surrounding Guildford Road and St Peter's Way. The development is mainly inward-looking with the Guildford Road 'frontage' comprising the rear fences of back gardens part hidden by trees and vegetation. The depth of tree and other planting on Guildford Road and St Peter's Way allows only occasional glimpses of the housing beyond.
- (ii) The identifiable character derives mainly from the post war period. Green Lane, Little Green Lane and Bittams Lane form a distinct road pattern of east/west main routes to and through the area, with housing facing directly on to them. The majority of the remaining housing is within irregular form cul de sac layouts. These areas of housing can be divided into three broad character sub-areas as follows:

- o Area of interwar housing – focussed on Green Lane
- o Area of post war housing – comprising the larger part of the urban area
- o Area of late C20/early C21 housing – off Jersey Close

### 11.3 Historic development

- (i) The three lanes running approximately east to west through Chertsey South are historic lanes and contain many mature specimen trees pre-dating the housing. Apart from the post-war housing development there is a small section of inter-war housing on Green Lane and a late C20/early C21 development at the end of Little Green Lane in the vicinity of Jersey Close and the school.

- (ii) Urban area housing is identified by historic character types on the accompanying map (refer to common features in the Appraisal Parameters). At Chertsey South these do not include any Housing Character Type 1 and are:

(iii) Housing Character Type 2

A small amount of inter-war housing was the first development in the area on Green Lane, featuring typical characteristics of the period including continuous building lines, medium size detached properties facing on to the lane with medium size gaps between them and medium sized front and rear gardens.

(iv) Housing Character Type 3

After the second world-war a large area of land was developed for new housing. The existing structure of avenues of mature trees on Green lane, Little Green Lane and Bittams Lane makes a major contribution to the local character of this housing area.



*Post-war housing on Little Green lane*

(v) Housing Character Type 4

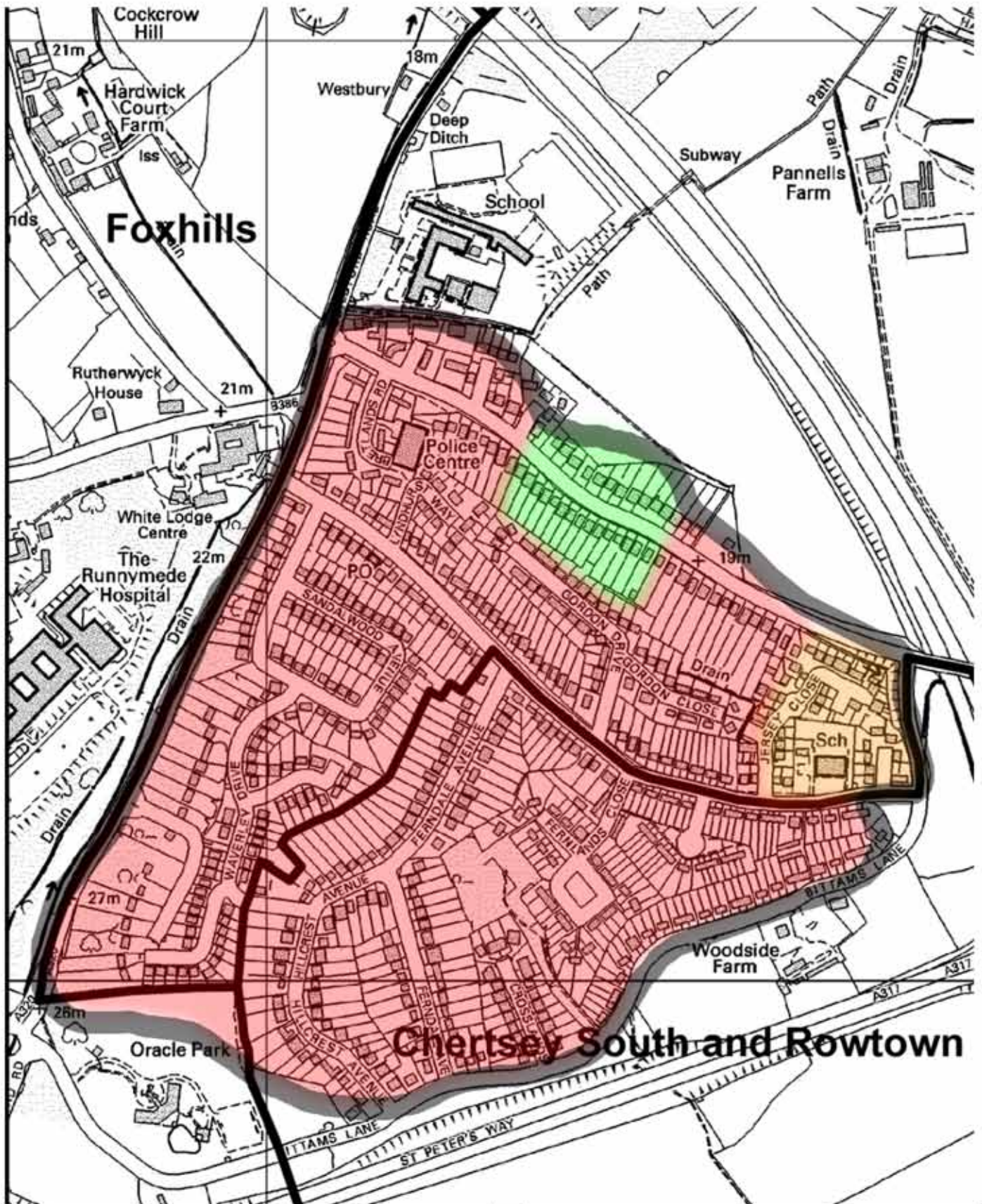
More recently further development took place at the east end of the urban area in the vicinity of Jersey Close and the school, with an irregular street pattern typical of this late C20 period of estate housing.



*Housing on Jersey Close characteristic of the late C20*



# Chertsey South Urban Area - key character areas



Predominant character areas shown, although small pockets of different character may be found within these areas. Boundaries are indicative only.

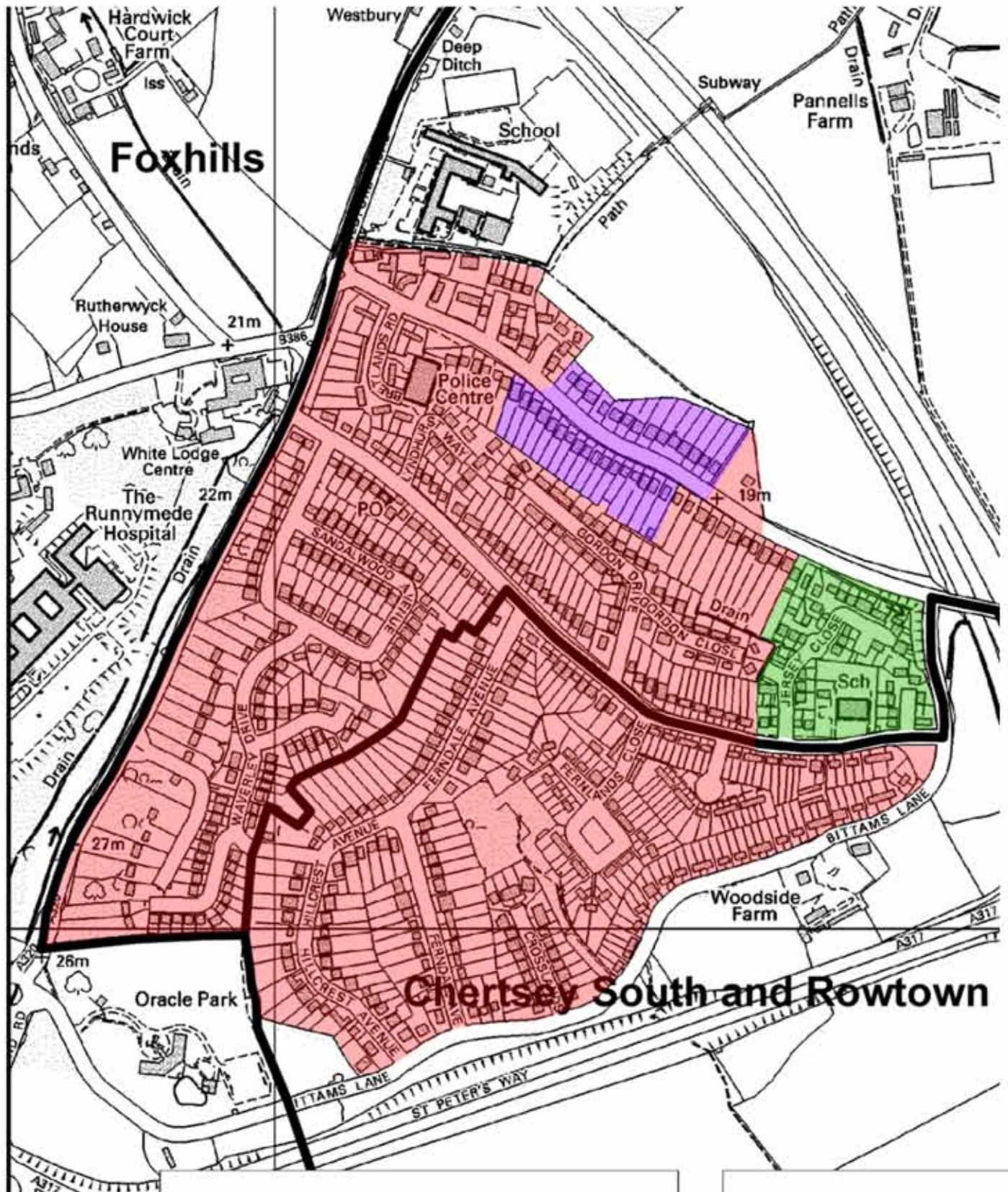
The compact urban area is in two wards (Foxhills and Chertsey South / Rowtown) but is referred to as Chertsey South in the text.

## Key character areas

- Area of inter-war housing.
- Area of post-war housing.
- Area of late C20 / early C21 housing.



# Chertsey South urban area - historic growth



The areas of historic growth are broadly identified and may contain small pockets of development from other periods.

The compact urban area is in two wards (Foxhills and Chertsey South / Rowtown) but is referred to as Chertsey South in the text.

## Historic growth

- Interwar
- Post-War
- Late C20 / early C21



#### 11.4 Landscape setting, trees, views and landmarks

- (i) Set within a relatively flat landscape the urban area contains a large number of mature trees as previously described. The dense tree belts on the south and west preclude views into and out of the area, and there are no significant local landmarks.



*Mature trees contribute to local character on Little Green Lane*

#### 11.5 Uses and activities

- (i) The predominant land use is housing, apart from the Police Centre and local school.

#### 11.6 Streets and buildings

- (i) The street pattern and building types are described above.

#### 11.7 Local details

- (i) Materials, building and architectural forms and details are typical of the post war period housing which dominates the area. This includes pitched and gabled tiled roofs, some very large, with brick, painted brick, smooth render, and pebble dash walls. Features of the period typically include chimney stacks, porches and bay windows.

#### 11.8 Public realm, Traffic and Parking

- (i) There are no areas that can be described as public realm and no apparent opportunity for any potential new areas. Green lane, Little Green Lane and Bittams Lane have high levels of fast moving traffic. Elsewhere there is relatively low traffic impact and no identified issues of parking.

#### 11.9 Negatives and opportunities to improve.

- (i) The appraisal has not identified any specific threats to local character within the urban area, or any opportunities for improvement. Immediately adjoining the south west corner of the urban area in the green belt is the Parklands site off Bittams Lane, with a vacant office building. Should this site come forward for future development it is important that a planning and design brief is prepared to ensure high quality design and minimise detrimental impact on the adjoining Chertsey South urban area.
- (ii) The close proximity of St. Peter's Hospital also contributes to activity in the area, and any future development or expansion of the hospital will be expected to avoid impact on the character of the urban area.
- (iii) There are a large number of bungalows in the urban area with the accompanying pressure to add first floor extensions, as previously identified under shared issues.



*Bungalow development on Little Green Lane, typical of the area*

#### Local Issue

Impact of any future development of the Parklands site on Bittams Lane.

#### Recommendation

Prepare design and development guidance  
To provide a framework for any future development, having full regard to the existing urban area context.