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Anyards Road, Cobham

Character Area Assessment  
October 2023





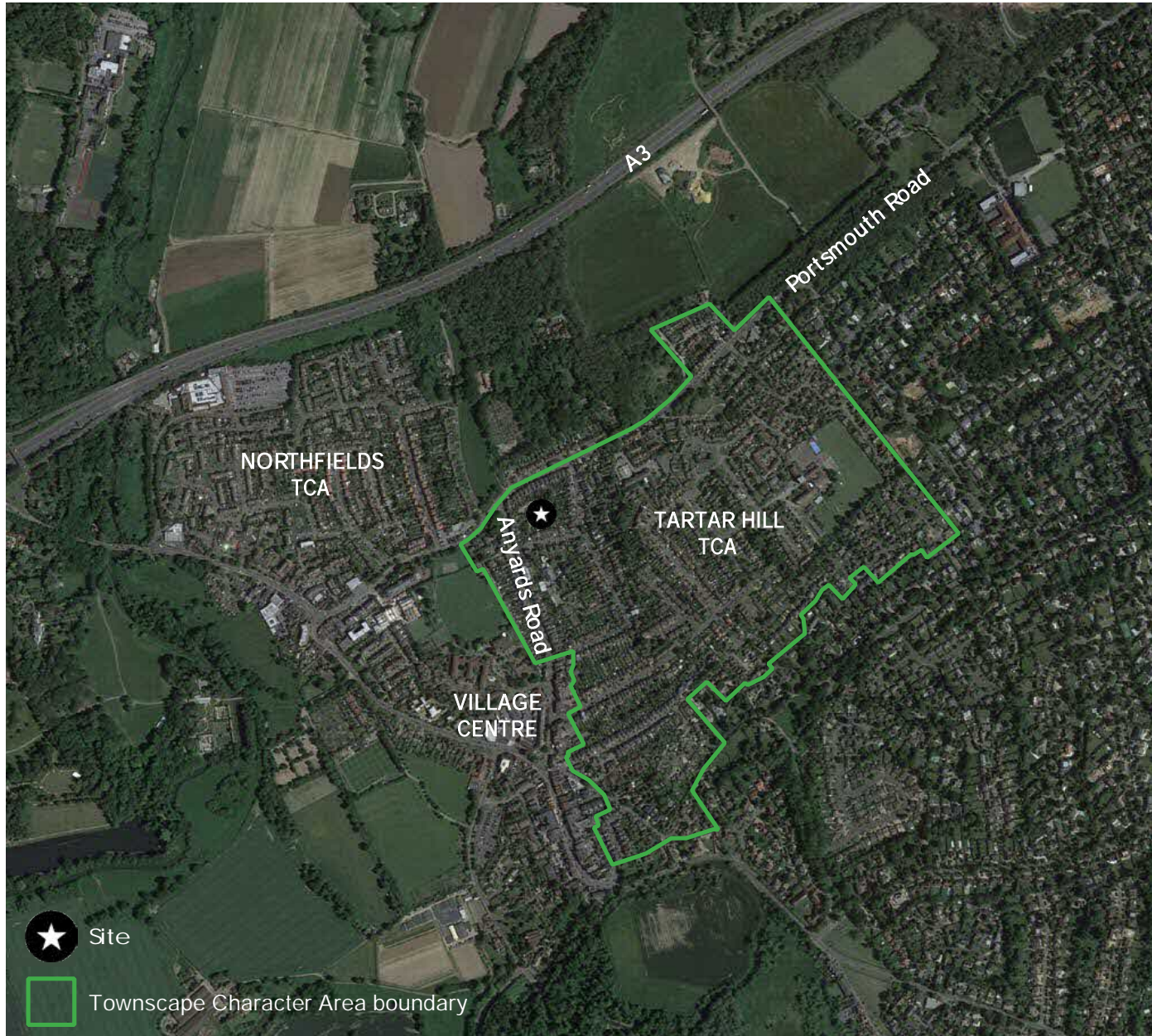
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An initial assessment of the townscape character of the surrounding area has been undertaken to inform the design of the scheme. The Site lies within the Tartar Hill Townscape Character Area (TCA) defined in the 'Design & Character SPD Companion Guide: Cobham, Oxshott, Stoke D'Abernon & Downside' produced by Elmbridge Borough Council. For the purposes of this assessment, the northern boundary has been adjusted where development to the north of Portsmouth Road is more consistent with the Northfields TCA to the west.

Tartar Hill is located to the north-east of Cobham village centre and is a predominantly residential area. The Site is situated at the north-west corner of the TCA.


The main features and characteristics have been assessed with reference to the Guidelines for Landscape and Visual Assessment, 3<sup>rd</sup> edition (GLVIA3) and other relevant guidance. The following aspects of townscape character have been considered:

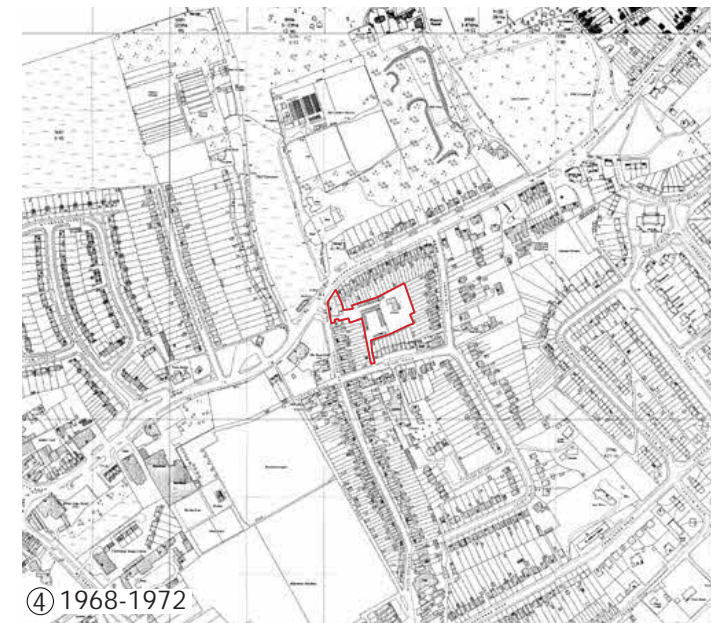
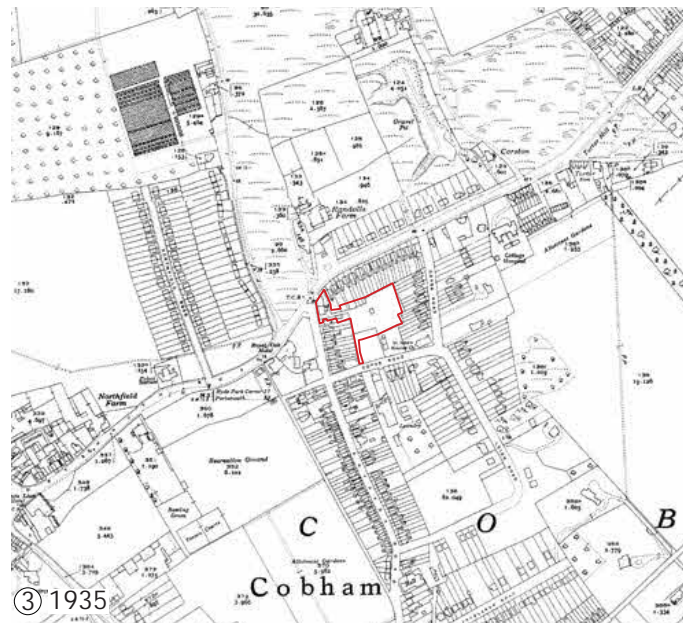
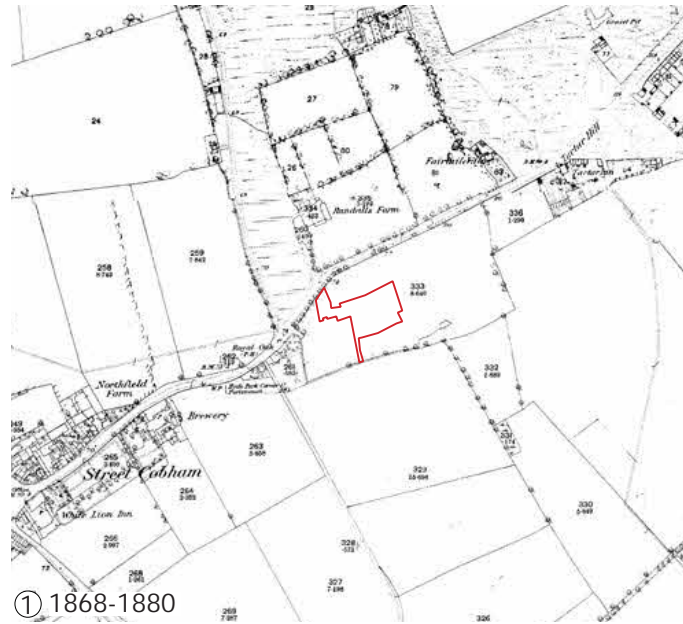
- Historic evolution,
- Urban structure and grain,
- Built form,
- Architecture, details and materials, and
- Landscape and public realm.

## 2.0 Historic Evolution

The historic evolution of the Site and surrounding area is shown in Maps 1-4, and outlined below:

- **Map 1** - During the mid-late 19<sup>th</sup> Century, the Site formed part of an open field to the south of what is now Portsmouth Road. Small areas of dispersed settlements were located along this route, including around Tartar Inn to the north-east and Street Cobham to the south-west.
- **Map 2** - By the end of the 19<sup>th</sup> Century, development had been established along the north-south route of Anyards Road, including a number of buildings at the north-west corner of the Site.
- **Map 3** - By 1935, Cobham had expanded further to the east. This included development along Copse Road to the south and east of the Site, as well as Leigh Road further to the south-east. Though the Site remained largely open, it was relatively enclosed by surrounding residential plots with the exception of its southernmost boundary, where only St. John's Mission Church was present along Copse Road. The edges of some rear gardens within adjacent residential properties were partially situated within the Site along its northern edge.
- **Map 4** - By the second half of the 20<sup>th</sup> Century, infill development along Copse Road had enclosed the Site almost completely (replacing St. John's Mission Church which had been relocated further to the east and was subsequently removed), and a bungalow and several garages had been constructed within its extent. Development within the TCA had expanded further eastwards with new residential estates centred around Tartar Road and Canada Road.
- The larger plots to the south east around Four Wents to the south-east have since been redeveloped into smaller residential plots, with a newer estate situated towards the north-east corner of the TCA.

 Site boundary





- The urban structure of the TCA comprises large urban blocks that are generally orthogonal/rectangular and L-shaped. They include mostly residential uses as well as some commercial and community uses.
- The western edge of the TCA features a relatively fine grain of linear residential terraced and semi-detached plots.
- To the east, the urban grain becomes more irregular in form and less regimented, reflecting later phases of development within the TCA during the 20<sup>th</sup> and into the 21<sup>st</sup> Century.
- Plot sizes are varied. Semi-detached and terraced housing to the west is generally situated within smaller plots that are located toward the edges and centre of blocks.
- Further eastwards, larger plot sizes can be found. These are set further back from the road/block edge, and feature longer terraced runs as well as more irregular plot layouts incorporating some detached houses to the north.

## 4.0 Built Form

The primary characteristics of the TCA with respect to built form are outlined on the following pages:

- The built form is varied. Residential buildings comprise mostly semi-detached and terraced houses (1) with some flatted developments also present (2,3 and 4).
- Buildings are generally 2 storeys, with some instances of 2.5-3 storeys within flatted development and/or where dormer roofs are present (5, 6, 7 and 8). There are also occasional bungalows.
- The majority of properties have orthogonal/rectangular footprints, generally with the shorter edge facing the street (9).



## 4.0 Built Form



- Residential buildings incorporate hipped or gabled roofs with ridge lines situated both parallel and perpendicular to the street (10). There are also a range of dormers, projecting gables which extend the building line outwards (11 and 12) and occasional half hips.
- Brick chimneys are a prominent feature of the roofscape - located both on the gable and party wall (13).
- Some properties feature projecting chamfered window bays (14 and 15) as well as recessed and projecting porches with mono pitch roofs supported by decorative corbels and brackets (16, 17 and 18).



## 5.0 Architecture, Details and Materials

The primary characteristics of the TCA with respect to architecture, details and materials are outlined below:

- There is a predominant use of red brick as well as buff brick with red brick detailing within the TCA (1) along with some use of white render (2) and hanging tiles (3) on primary or corner frontages, generally at first floor level. The use of rough cast is visible in some mid-late 20<sup>th</sup> Century development.
- Contrasting red and buff brick bands and quoins are visible on some buildings (4) along with horizontal banding and window/door surrounds (5).
- Roofs utilise a mixture of grey and red tiles (6) with red/buff brick or white render chimneys.
- Some front gables feature expressed timber frames and painted decorative wooden barge boards at the eaves in a range of patterns (7).
- Predominant window types are sash and casement with concrete/stone lintels (8), with some occasional use of more unique types including oculus windows (9).
- White window frames are generally used. Window bays employ both sash and casement types, often featuring increased detailing and ornamentation utilising rendered concrete/stone pillars and lintels.





The primary characteristics of the TCA with respect to landscape and public realm are outlined below:

- Some properties feature small front gardens fronted by low brick walls (1). Others feature hardstanding areas utilised for car parking (2) which have eroded the streetscape to some extent. Rear gardens are generally larger.
- Within older streets to the west of the TCA there is a general lack of planting (3), with some smaller trees and hedges seen within the occasional larger front gardens or within visible rear gardens (4).
- Leigh Road in particular features larger residential plots incorporating stepped front gardens to account for the change in topography. These are generally well planted (5). Otherwise, larger front gardens/driveways are mostly found within 20<sup>th</sup> Century development to the east (6) and are in many cases set back from the road behind grassed verges (7).
- Some small interstitial grassed areas featuring mature trees and other low-level planting are located within mid-late 20<sup>th</sup> and 21<sup>st</sup> Century estates (8).
- There is a lack of larger dedicated open spaces within the TCA, though the area is situated adjacent to Anyards Road Recreation Ground (9) to the west as well as allotments to the north. St Andrew's Primary School to the east features large playing fields in private use.



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