



Elmbridge
Borough Council
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**Design and Character Supplementary Planning Document
Companion Guide : Weybridge**

April 2012



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1 Producing the Weybridge Settlement Area Character Assessment

This companion guide forms an integral part of the Elmbridge Design and Character SPD. The guides provide a reference source for considering the character of an area as part of the design process for new development.

1.1 The following Character Assessment for Weybridge has been developed in partnership with the local community assisted by design consultants (Forum Heritage Services and Context 4D) and Elmbridge Borough Council.

Community Involvement

1.2 On 5 April 2011, a community workshop was held at Weybridge Library, which allowed local people to talk about the character of their area and suggest ways in which that character might be maintained and enhanced in light of future development.

Community participants present included:

- 4 members of the Weybridge Society
- 1 member of the Weybridge Conservation Area Advisory Committee
- 1 representative from the Portmore Quays Residents Ltd
- 1 member of the Templemere Residents Society
- 2 members of the Queens Road Business Guild

1.3 As well as providing a wealth of information about their local area, they were instrumental in the subdivision of character areas and the identification of key features.

1.4 The second half of the day concentrated on the design process and allowed participants to see how the new SPD would work in practice.

1.5 Participants were also given the opportunity to appraise the context and setting of a site, using maps and townscape/site appraisal notation charts to assist them. For this, an appraisal of an edge of town centre site was used. Issues such as existing and potential vehicular access to the site, the importance of the creation of a frontage and building line as well as appropriate landscaping were discussed.



1.6 The issues expressed at the workshop have been incorporated into the assessment within the community issues text box.

1.7 A feedback session held on the 14 September 2011 allowed participants to check the assessment adding any additional comments and providing further information. Throughout this process, the Weybridge Society has been involved in the preparation of maps and provision of material for the final character assessment. The input from the local community has helped shape this character assessment.

1.8 Some of the photographs featured in the main document's summary of Weybridge and in the character assessment are courtesy of members of the Weybridge Society.

2 How to use the settlement and sub-area analysis

Step 1: Identify the settlement area and sub-area your development site falls within, using the character area map to help you. The maps also provide an overview of the wider context of the area.

Step 2: Read the introduction to the settlement area, which gives a brief overview and a summary of key features, providing you with a snapshot of settlement character and highlighting key issues identified from community workshops.

Step 3: Read the sub-area analysis, taking note of specific local concerns and where to find additional design guidance.

2.1 In order to inform your design proposal, it is important to evaluate and understand the key characteristics of the settlements and their sub-areas. Understanding an area's character will help to deliver high quality development that contributes to the distinctiveness of the local area and sense of place. In order to do this effectively, the Borough has been subdivided into 8 settlement areas, reflecting those in the Core Strategy. Each settlement area has been further divided into sub-areas, derived from fieldwork and group discussions at the community workshops.

2.2 The sub-area analysis describes its predominant characteristics such as building types, use, scale, grain, tree cover and any heritage assets. Reference may be made to specific design guidance you should take account of when considering your development proposal. In some instances, reference is also made to case studies that may be particularly relevant to the type of development likely to occur in the sub-area. These are contained within the main document and illustrate the process of understanding local character through context and site appraisal, which will generate a

design concept and indicative design. Each case study offers just one solution to how a site could be developed and there may be instances when other case studies are relevant, depending on the nature of the development.

2.3 Where the community workshop identified specific issues affecting a particular sub-area, a box is included to highlight these concerns. This is intended to help you carefully consider the local context and the sensitivities of the site's surroundings. It provides an opportunity to show how you might address specific concerns highlighted in relation to sub-areas. These may not be exhaustive but are provided as prompts for consideration.

2.4 For sites that fall on the edge of two sub-areas or settlement boundaries, you will need to take into account adjoining sub-areas, which may have an impact on the context of the site. In many ways the design requirements of these sites are more complex to resolve as they may be at a key transition between one type of development and another.

2.5 You should use the settlement and sub-area analysis as a starting point to develop a clear context for your proposal. This should be considered in more detail through site visits etc, taking account of the specific location of the development site.

The analysis of character and context should be an integral part of a Design and Access Statement.

3 Weybridge Character Assessment



Introduction

3.1 The settlement area of Weybridge lies in the west of the Borough sharing its boundary with Runnymede, Spelthorne and Woking Boroughs. It is located at the confluence of the River Thames and the River Wey Navigation and is the second largest retail centre in the Borough. In addition to the district centre, there are two further mixed use areas: Queens Road local centre and the Oatlands village centre. These mixed use sub-areas are becoming an increasing focus for bars, restaurants and independent retailers and add to the character and distinctiveness of the settlement area. It also boasts the largest employment area, Brooklands, which has historic associations with the motor industry, early aviation and commercial flight.

3.2 Weybridge began as a small village at a fording point across the River Wey. There were two large estates beyond the village which have influenced the way in which the area has developed. These are Oatlands Palace, built in the mid-16th century, and Dorchester House, built in the 1670s. Both of these buildings have been demolished but the land-take and subsequent development of these areas reflects boundaries which has provided variation in townscape character. Weybridge is now a well established residential area providing for the larger family house set in mostly generous mature gardens.



Old Wey Bridge

Summary of the key features

- High quality built environment to the district centre with a number of statutory listed buildings and two conservation area designations
- Well-established residential suburbs, with significant areas of gated private estates
- Good stock of Victorian and Edwardian houses from modest terraces and semi-detached houses to large detached houses
- Pockets of small estates; some ex-local authority housing and other private developments such as the Span Developments of Templemere, Brackley and Holme Chase.
- Good public access to the Wey Navigation and the River Thames which define the western and northern boundaries of the settlement
- The railway line and Wey Navigation form important 'gateways' to the district centre and its immediate hinterland
- Large areas of tree cover, mostly to private gardens (particularly St George's Hill, lower St George's Hill parts of Oatlands sub-area)



Flatted development in Berkeley Court with significant tree cover forming its setting

Issues identified from the community workshops

- Demand for flats and higher density development in various sub-areas
- Prevalence of gated developments across the settlement
- The scale and dominance of replacement houses throughout settlement
- Loss of trees and landscaping
- Poor connectivity due to large areas of private estate
- The need to protect important landmarks, historic buildings and conservation areas.



Monument Green

Local Landmarks

Featured on Maps WEY1 and WEY2

A. Pillars, Portmore Park Road / Thames Street

B. Oatlands Park Hotel, Oatlands Park, Weybridge

C. Duchess of York column, Monument Green

D. Cast iron bridge across River Wey, Bridge Street

E. Spire of the Church of St James, Church Street, Weybridge

F. War Memorial, Queens Road

G. Church of St Mary's Oatlands, Oatlands Avenue

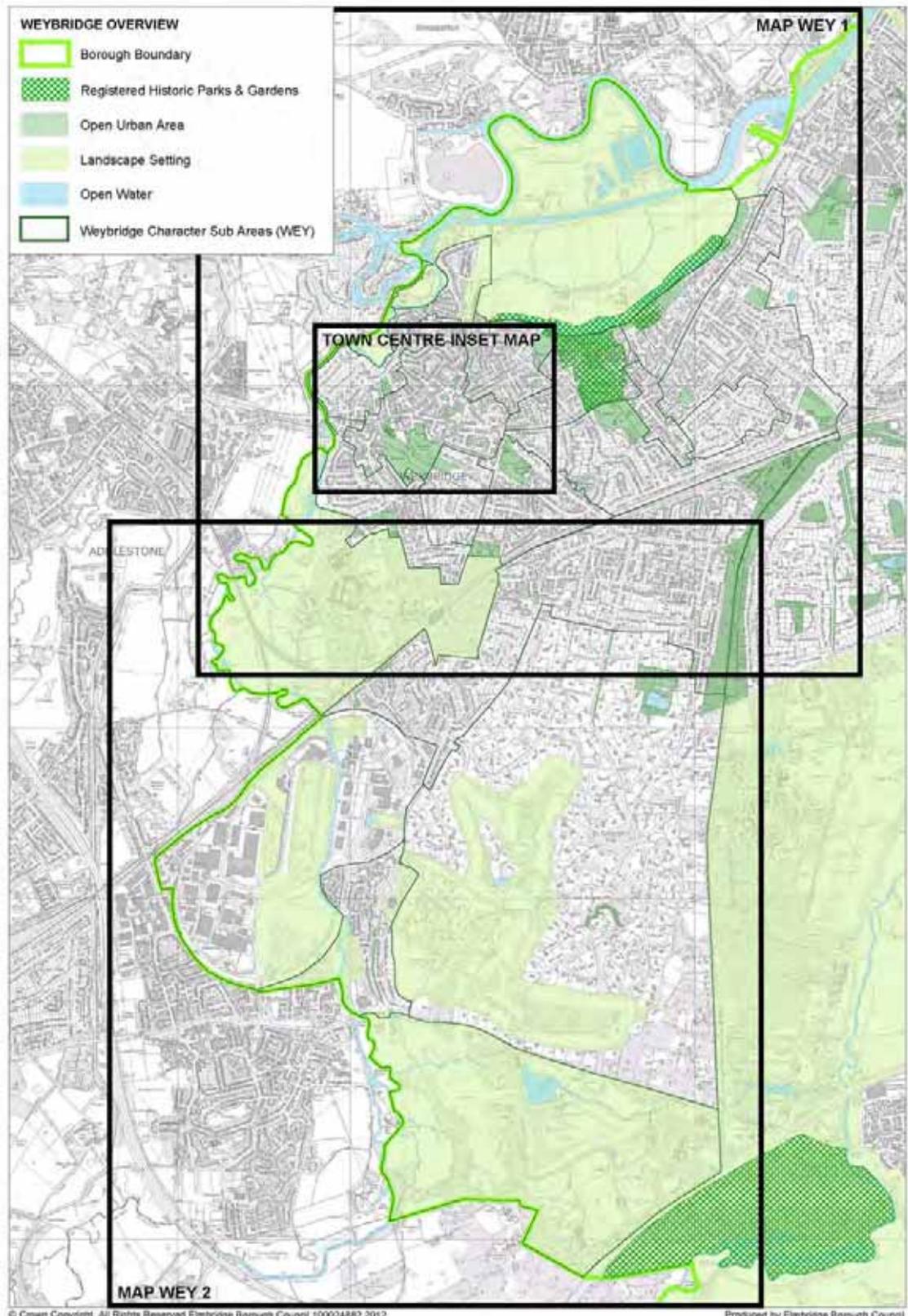
H. United Reform Church, Queens Road / York Road

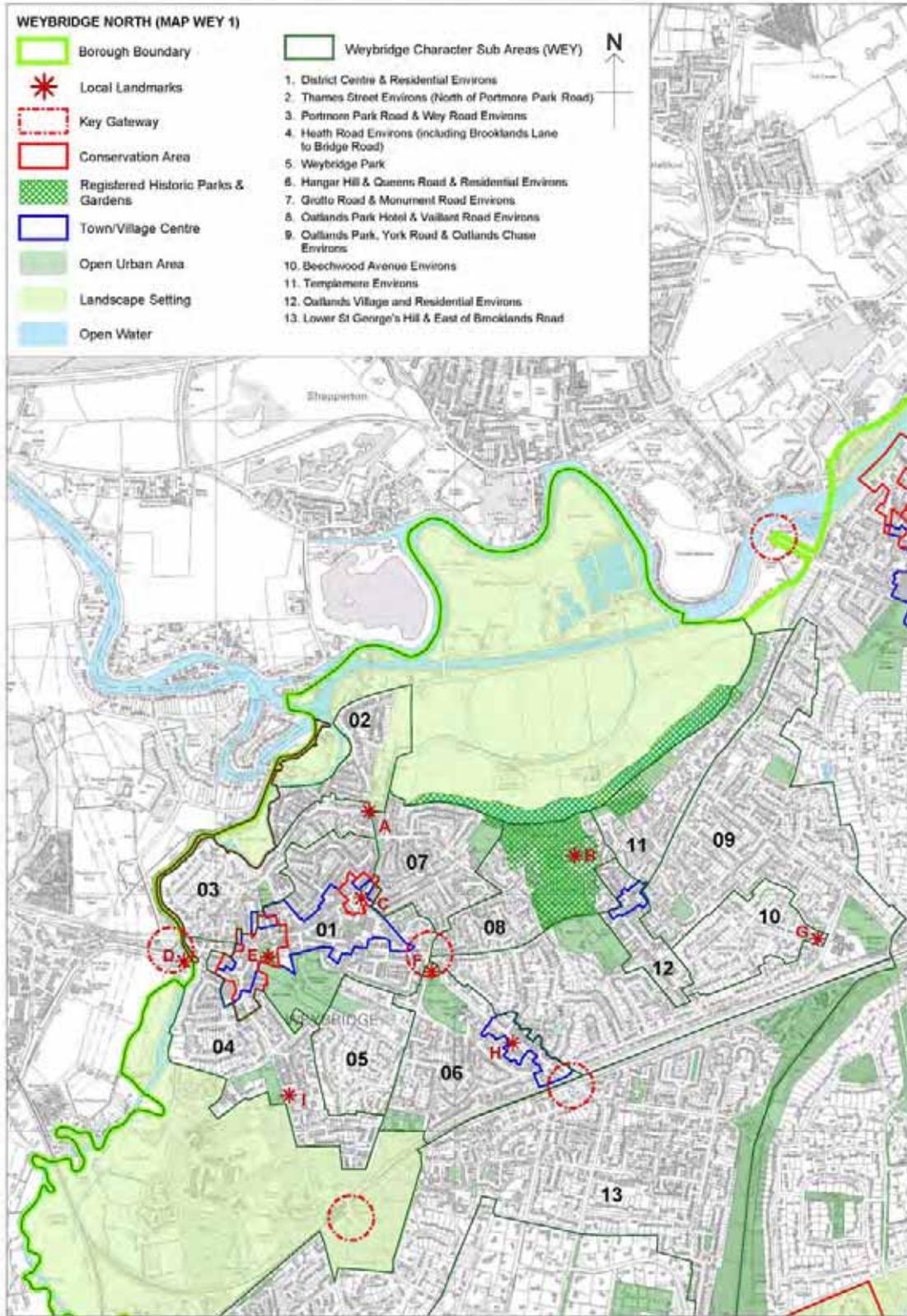
I. Charles Borromeo Church (now known as World Mission Korean Presbyterian church) Heath Road

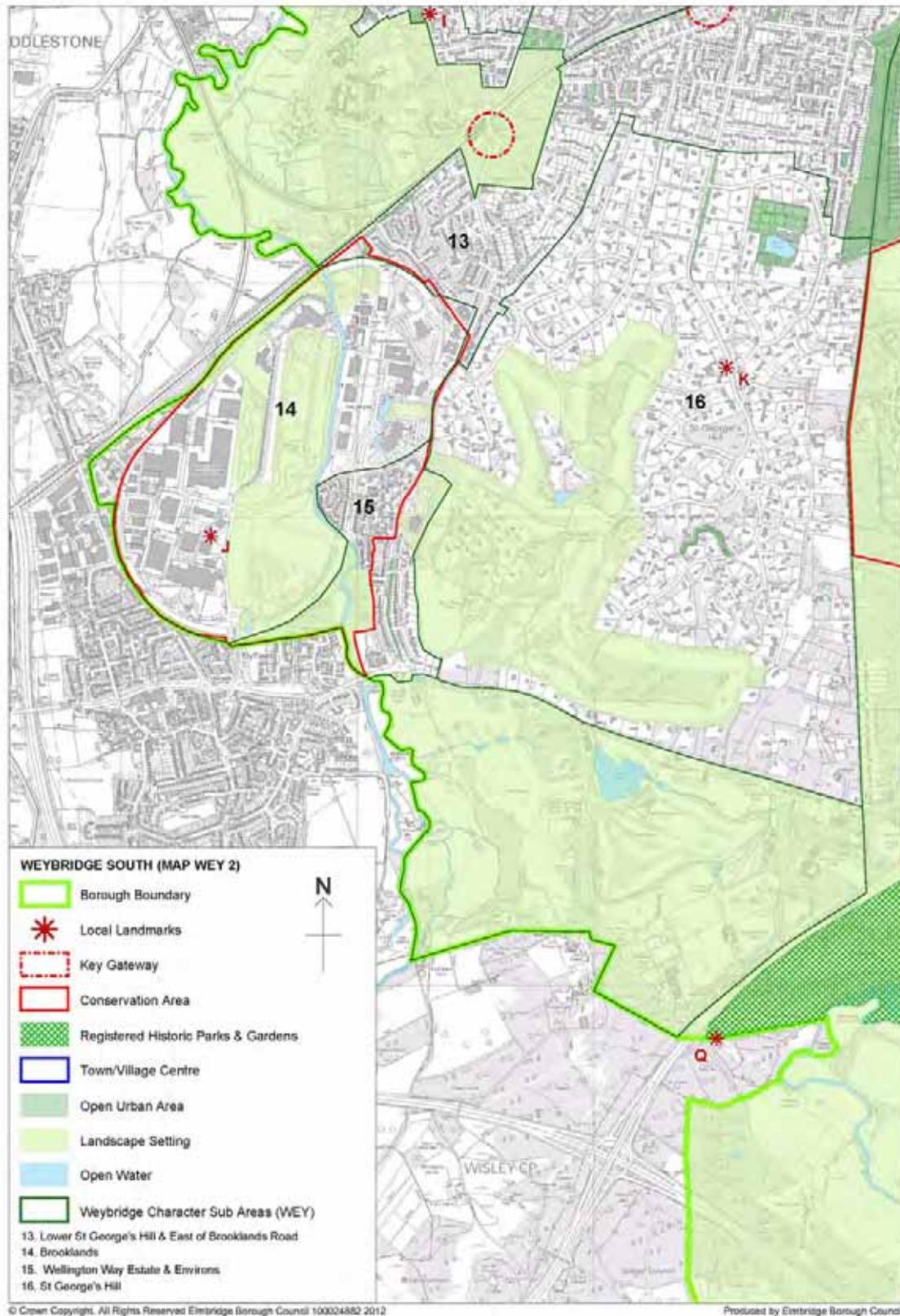
J. Former Aero Control Tower, de Havilland Drive

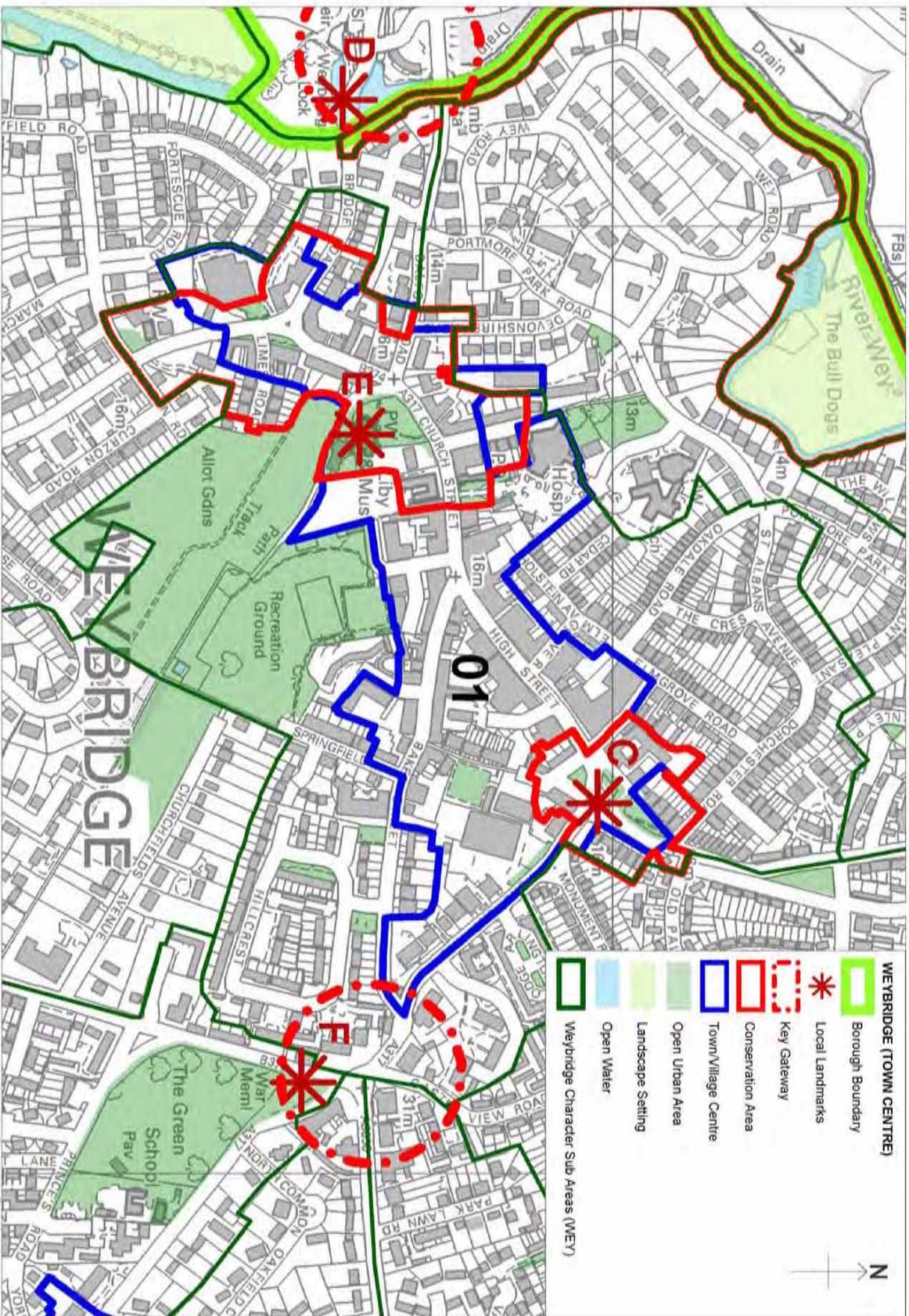
K. Water Tower, Old Avenue, St Georges Hill

3.3 The following maps can be viewed in more detail using the Council's interactive mapping system 'My Elmbridge' which is located on the Elmbridge Borough Council homepage









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The sub-areas

WEY01: District Centre and Residential Environs

Overview

3.4 The area comprises the commercial district centre and the surrounding residential areas. It has a particularly fine grain with a relatively high density.



High Street

3.5 The predominant type of development is retail along the High Street, Baker Street and Church Street with residential above and office buildings in and surrounding the area. Buildings are generally two and three storeys often utilising roof spaces.

3.6 Above shops, individual units are frequently articulated with upper projecting bays and gable dormers. The townscape is often enlivened with the use of gables.



View looking east along Church Street into High Street

3.7 Historic plot division has been retained to much of the centre and are reflected in individual shopfronts and plots.

3.8 The Church Street section of the district centre is designated as a conservation area and comprises an important secondary retail area which includes bars, restaurants, a good variety of shops, a post office and library.

3.9 Roads off the High Street, particularly to the north, contain houses which are predominately Victorian and Edwardian, two to two and half storeys, mostly with smaller gardens, 1m side boundaries and on street parking provisions.

3.10 Many of the houses in this part of Weybridge are characterised by their red bricks, grey/red roof tiles, sash windows and low front brick walls or hedges.



Springfield Lane

3.11 To the east of the district centre the main A317 road rises up Monument Hill where there are higher density apartment blocks (Manor Court) and in Hillcrest and St James Mews there is late 20th century housing including some apartments.

3.12 With medieval origins the district centre settlement plan, particularly the strong curve to the building line and relatively narrow width of some side streets, has a good heritage value with a number of statutory and locally listed buildings located in the sub-area.

3.13 There are two designated conservation areas - Monument Green and Weybridge Town Centre. Character Appraisal and Management Proposals documents have been produced and contain detailed assessments of the two conservation areas.⁽¹⁾

3.14 The Green at Monument Green and the green space to the junction of Church Street and Bridge Road mark the ends of the centre's main street and is punctuated by the churchyard at the junction with Balfour Road. These well defined attractive open green spaces contribute to the leafy and green character of much of this settlement area.

3.15 In addition the setting of the centre to the south comprises Churchfields Recreation Ground and allotments. The recreation ground and adjoining allotments provide a significant green setting and highly valued amenities for local residents. These green spaces are lined with mature broadleaf trees.

3.16 Whilst from some parts of the centre the landmark spire of St James Church is often glimpsed between or over buildings, there are good views of it from Balfour Road looking into Weybridge.



Balfour Road and St James' Church spire

Opportunities

3.17 These are generally limited to infill development due to Victorian streets located off the built up district centre.

3.18 However, due to its sustainable location and access to services, mixed use high density development will be encouraged in the district centre. For that reason, **Case Studies CS4, CS5 and CS6** are relevant.

3.19 For guidelines for new development in and adjacent to the two conservation areas refer to the Weybridge Town Centre and Monument Green Conservation Area and Character Appraisal and Management Proposals

WEY02. Thames Street Environs (north of Portmore Park Road)

Overview

3.20 The extent of this sub-area is very much defined and constrained by its proximity to the River Wey to the west and River Thames and its Green Belt to the North and East. The Broadwater to the south forms the edge of Oatlands.



View looking south along Thames Street

3.21 This area has streets/roads generally containing either medium or high density housing. The period and styles are not normally mixed in each street/road.

3.22 There are older, attractive and grand two storey villa-type houses of the Victorian and Edwardian periods and other uses such as the well-used public houses sit aside terraced 19th century streets and late 20th century apartment development (Jessamy Road for example).

1 For more information regarding these conservation areas and to view the Character Appraisal and Management Proposals please see www.elmbridge.gov.uk/planning/heritage



View from Thames Street looking west to Whittets Ait, Jessamy Road

3.23 Most development is no more than two storey although some late 20th century development is higher. This diverse townscape mix and the close proximity of the river (with glimpsed views frequently seen from the roadside) make this a small but diverse and attractive part of the settlement area.

Opportunities

3.24 There is limited scope for large scale development with most houses generally being the subject of extension and alteration, sometimes substantial changes. There may be some scope for infill development.

3.25 **Case studies CS1 and CS2** will be relevant to the type of development likely to occur in this sub-area.

3.26 Any future development close to the river frontage should take account of specific design advice detailed in **section 6 on Riverside Development**.

WEY03. Portmore Park Road and Wey Road environs

Overview

3.27 This sub-area is defined and constrained by the River Wey and the high density housing of the district centre area (WEY01).

3.28 It comprises an informal layout of roads with generally very late Victorian and Edwardian houses on large plots on Portmore Park Road.



Houses along Portmore Park Road

3.29 Similar late Victorian and Edwardian houses and large post-war houses are found in most of the roads e.g. Wey Road. Parts of Wey Road contain a mix of styles with some high quality contemporary houses.



Mix of styles, Wey Road

3.30 There is some infill of modern houses to older sections and some flatted development, but this is limited.

3.31 Development is mainly low density with limited areas of medium density. Dwellings are predominately two storey with some larger houses having rooms in attics (some original and some converted).

3.32 Despite most houses having off-street parking, on-street parking, given the close proximity of the district centre, has a significant impact on the character of the sub-area with cars often part-lining one or both sides of a road.

Opportunities

3.33 There are limited infill opportunities within this sub-area but replacement of dwellings may form part of future patterns of development. Therefore, **Case studies CS1 and CS2** will be most relevant.

3.34 Any future development located close to the river frontage should take account of specific design advice detailed in **section 6 on Riverside Development**.

WEY04: Heath Road Environs (including Brooklands Lane to Bridge Road)

Overview

3.35 This sub-area contains many large Victorian/Edwardian suburban villas and terraces, some in semi-rural settings (for example those to Brooklands Lane) with some modern infill.



Mayfield Road

3.36 The sub-area features an important gateway and route from the train station to the district centre. It is heavily wooded in places and includes a significant green open space at the Heath Road and Brooklands Lane junction.



The Green at Heath Road and Brooklands Lane junction

Opportunities

3.37 Extensions and alterations to existing dwellings are common in this sub-area along with some replacement dwellings and sub divisions of plots. For guidance on replacement dwellings and sub division of plots see **Case Studies CS1 and CS2**. Guidance in the **Home Extensions Companion Guide** will also be of relevance.

3.38 Due to its gateway location and proximity to the train station, higher density development may be appropriate. However, there is limited scope for any major development due to the well established nature of the sub-area and the Green Belt designation to the west.

WEY05: Weybridge Park

Overview

3.39 This sub-area is characterised by large two storey detached houses in a variety of styles, but some still respond to the Arts and Crafts movement.

3.40 Houses sit in a semi rural setting with many older mature broadleaf trees retained.

3.41 Houses are often concealed by landscaped front boundaries and building lines are set back beyond driveways.



View of Weybridge Park from east entrance

3.42 There is a notable narrow section to many of the roads (which have a more lane type quality) within this sub-area with very limited opportunity for on-street parking in places. This combined with well-landscaped front boundaries, often with trees and the winding pattern of some roads adds to this Arcadian character.

Opportunities

3.43 The majority of development in this area is of a minor nature, with residential dwellings often being extended and altered, and some limited sub division of plots which responds to the area's proximity to the district centre.

3.44 For further design advice please see **Case Study CS2** as well as the **Home Extensions Companion Guide**. **Case study CS1** may also be relevant in relation to the principles of a replacement dwelling.

WEY06: Hanger Hill, Queens Road and residential environs

Overview

3.45 This sub-area includes the Queens Road local centre, a key gateway to the district centre that provides shops, cafés and restaurants.

3.46 The local centre is modest with two storey buildings and attics lit by dormer windows.

3.47 There are a number of larger business and commercial buildings opposite the main shopping parade.



Queens Road shopping parade

3.48 This area also includes the residential streets to the south (bounded by Hanger Hill and the railway). This part of the sub-area comprises leafy suburban, generally narrow, streets (around and including Pine Grove and Princes Road) with a diverse mix of periods and housing types and other uses.



View looking east along Pine Grove

3.49 The scale varies but is mostly two storey houses with the occasional three storey flatted development.

3.50 The Cricket Green on the junction of Queens Road and Hanger Hill is a significant green open space and this along with the War Memorial form a key focal point.

3.51 Two storey detached, early 19th century Regency style properties front part of the Green. They are characterised by an unusual departure from red brick and clay tile, utilising painted stucco and natural slate.



Regency style houses to the edge of the Green

Opportunities

3.52 Due to its gateway location and access to services, there may be opportunities for further flatted development around the Queens Road local centre and so **Case Study CS1** is particularly relevant for ensuring these developments are of high quality.

3.53 Given the openness of the Cricket Green, careful regard should be had to the role of future development in the townscape.

WEY07: Grotto Road and Monument Road Environs

Overview

3.54 This sub-area comprises mainly ex-local authority housing (some of which is in private ownership) from the inter-war and post-war periods.

3.55 Housing is medium density for the older properties and high density in the newer areas. The medium density housing is mostly two storey, set in narrow plots of detached, semi-detached and short rows.

3.56 There is a 'cottage scale' to much development in this sub-area with upper windows often tucked under the eaves of tall roofs with large brick chimneys.



View looking east along Monument Road

3.57 The medium density houses are generally set back from the roadside in small gardens. Most of these gardens are laid over to parking and this has had a significant impact on the character of some roads.

3.58 The newer high density housing is generally in the centre of the area with a variety of small dwellings, flats, community hall and an apartment block. Another older tall apartment block is on a prominent corner. The area also contains a large school which fronts on to Thames Street.

3.59 Despite a high level of off-street parking, kerbside parking is still common and often defines views along roads.

3.60 The area contains the remains (mostly below ground) of Oatlands Palace, constructed mainly between 1537-45 for Henry VIII. This area is defined as a Scheduled Ancient Monument. Above ground survival is limited to sections of brick wall and gates (between Grotto Road and Old Palace Road).

Opportunities

3.61 There is limited scope for major development within this sub-area.

3.62 There may be the potential for replacement dwellings but this is more likely to take the form of sub-division of plots, see **Case Studies CS1 and CS2** for further advice.

WEY08. Oatlands Park Hotel and Vaillant Road environs

Overview

3.63 This sub-area comprises the Oatlands Park Hotel, a Grade II listed 19th century former house set in grounds much of which is Green Belt, with a golf course forming part of its setting.

3.64 The Park is a Grade II listed Registered Park and Garden and extends to 22 hectares of formal gardens, pleasure grounds and parkland.

3.65 The park and in particular remnants of its landscaping forms the setting for a number of housing developments spanning a period from the 1930s through to the 1980s.



Churchill Drive, adjacent to Oatlands Park

3.66 The trees in particular form an important part of the park and its impact on the wider developed areas. Recent residential development in this area includes two storey housing and a private gated estate with some three-storey town houses.

3.67 There are also a few medium density mid 20th Century developments of two storey houses (Vaillant Road, Churchill Drive and Marlborough Drive and environs).

3.68 This area, in common with WEY11 Templere environs, has a high degree of crescent and cul-de-sac housing layouts making this area less permeable and legible than others once off the main Oatlands Drive.

Opportunities

3.69 There is limited scope for development within this sub-area given the sensitivities of the setting of a Grade II listed house and its grounds.

3.70 There may be some opportunity for single house replacements. Principles explained in **Case Study CS1** will be of most relevance in this development scenario.

WEY09. Oatlands Park, York Road and Oatlands Chase environs

3.71 Despite its size this sub-area has considerable cohesion and consistency.

3.72 It is predominantly mixed residential 20th Century two storey houses at a low to medium density on medium to large plots with some post-war three storey flatted development interspersed throughout.



Flatted development on Oatlands Chase

3.73 All houses are set back from the roadside in gardens and the building line is generally consistent within roads giving an often uniform and pleasing rhythm to the layout of streets.



View south along Oatlands Chase

3.74 There are many small to moderate sized estates built by individual developers throughout the area (for example Tower Grove, Oatlands Close and The Paddocks).

3.75 There is more permeability than other parts of Oatlands (for example north of Oatlands Drive) with roads generally set on informal grids.

3.76 Within this development pattern there are some important open spaces such as those at Cleves School and Oatlands Recreation Ground which includes a bowling green, pavilion, a children's play area and paddling pool.

Opportunities

3.77 Development is likely to take the form of both sub-division of larger plots and replacement of houses with flatted development. **Case Studies CS1, CS2 and CS3** will be most relevant.

WEY10. Beechwood Avenue environs

Overview

3.78 This area comprises Beechwood Avenue, Broom Way and Cleves Wood. It is a self contained area with only two access points, one on Oatlands Avenue adjacent to the Church of St. Mary Oatlands, the other to St. Mary's Road. It is thus separated from surrounding developments.

3.79 The houses are moderate to large in size and stand on plots averaging 0.2 hectares in area. The houses are in a variety of styles, but they are predominantly two storey and date from early 20th Century. The area has a rural aspect particularly in the southerly stretch (close to Oatlands Avenue) with its good tree coverage and grass verges.



Beechwood Avenue

3.84 The Templemere estate (Span developments) and Berkeley Court and Lakeside are typical examples of house and flat development usually in grouped buildings but retaining an important and sometimes historically significant landscape setting (this is particularly the case for Templemere as it is built around some fine specimen Cedar of Lebanon trees).



Span development of Templemere

Opportunities

3.80 Development in this sub-area mainly consists of householder extensions and alterations. For advice on achieving high quality modifications to existing dwellings please see the **Home Extensions Companion Guide**.

3.81 Replacement dwellings are also common in this sub-area and **Case Study CS1** provides advice on designing this type of development.

WEY11. Templemere environs

3.82 Overview

3.83 This sub-area lies to the north of Oatlands Drive with much of the area forming part of the former grounds to Oatlands Park House (now a Hotel). This is part of the Grade II listed historic Park and Garden. The area is a few metres higher than the Thames Valley plain and there is an escarpment down to the edge of Broadwater Lake extending from the rear of the Oatlands Park Hotel to Walton Bridge.

3.85 The scale varies between two and three storeys with housing generally set in blocks but usually set back from the roadside in their own grounds.

3.86 This area, in common with sub-area WEY08 has been laid out as a series of cul-de-sacs making this area less permeable and legible than the southern sections of Oatlands once off the main Oatlands Drive.

3.87 There are several 3-storey flatted developments on the North side of Oatlands Drive.

Opportunities

3.88 There is very limited scope for development within this sub-area other than the possible replacement of individual dwellings. **Case Study CS1** will be of most relevance to this type of development proposal.

WEY12. Oatlands Village and residential environs

Overview

3.89 The area known collectively as Oatlands (sub-divided into five sub-areas) has a very strong identity focused on its village centre.

3.90 The local centre of Oatlands Village is located on the section of Oatlands Drive between St Mary's Road and Vale Road with retail frontage along Oatlands Drive.

3.91 This mixed use group largely comprises houses converted to shops at ground floor and residential accommodation or small offices above.



Offices, shops and cafes add to the character of Oatlands Village

3.92 It forms the heart of a local community distinct from Weybridge or neighbouring Walton on Thames.

3.93 The building line lies at the back of the pavement for this part of the sub-area and this increased enclosure further emphasises the sense of place to this part of Oatlands.

3.94 To the south of the village's commercial centre, the spine of the original village extends along St Mary's Road. Here small two storey houses, semi-detached and in short terraces, date from the late 19th century and early 20th century and are at a relatively high density.

3.95 There is some later infill but the character is generally of older pockets of housing at a village scale interspersed with 20th century development. In addition to predominantly residential uses there is a primary school (Oatlands infants' school) and working men's club.



View looking north along St Mary's Road

3.96 The residential roads to the south of the village are relatively high density containing 19th and early 20th century, mainly two storey houses.

3.97 Roads in walking distance of the village centre have been subject to redevelopment with many houses being replaced by flatted development.

Opportunities

3.98 Due to its village location, further higher density development in this locality may be appropriate and should take account of design guidance contained within **Case Study CS1**.

3.99 Other than the area in close proximity to the local centre, this sub-area is fairly well established and is mainly subject to householder extensions and alterations. For advice relating to this please see the **Home Extensions Companion Guide**.

WEY13: Lower St Georges Hill and East of Brooklands Road

Overview

3.100 This sub-area is characterised by a mix of large detached two storey houses and flats, often set in generous wooded plots.

3.101 There is a more formal grid layout to the urban grain than is seen to other parts of the settlement area.

3.102 The public realm is notable for its traditional style boundary walls and railings with hedges and mature, often broad leaf, trees which define the edges of the roadside.

3.103 This distinctive combination of traditional semi-open boundary treatment with walls and gate piers and vegetation behind is an attractive and consistent characteristic to development in this sub-area.



Flatted development on Queens Road

Opportunities

3.105 Due to its gateway location and proximity to the train station, this sub-area could potentially accommodate flatted development and further housing through sub division of plots (depending on the size of the plot).

3.106 See **Case Studies CS1 and CS2** for advice on flatted development and residential plot division.

WEY14: Brooklands

Overview

3.107 The Brooklands sub-area is a large non residential part of the settlement area displaying a coarse grain of development reflective of its use.

3.108 It comprises an out of town retail park; a wide variety of storage and distribution warehouse units; and high quality office space and service facilities.

3.109 Mercedes Benz World together with adjoining hotel and "The Heights" Business Park, combine to form one of the most prestigious commercial developments in the Borough.

3.110 Brooklands Community Park lies immediately to the south and provides a popular and recently created public open space. Providing a tourist attraction, the Brooklands Museum and Brooklands Motor



Bridgewater Road looking north towards Gower Road

3.104 In addition to the regular householder extensions and alterations to properties, the area has seen redevelopment through flatted development and sub division of plots. This is mainly due to its prominent location between two major gateways to Weybridge between Queens Road and Brooklands Road.

Race track adds to the diverse yet complementary uses which make up this complex area.

3.111 The open character of the Mercedes Benz World and the Community Park create the characteristic "open sky" atmosphere of the area.

3.112 Despite its newfound business, tourism and leisure role, the sub-area has high historical significance and sensitivity. The whole area lies within the Brooklands Conservation Area where there are remnant surviving sections of the banked racing track (designated as a scheduled monument) and a small number of Grade II listed buildings. ⁽²⁾



Listed former terminal building at Brooklands

Opportunities

3.113 When considering any new development in this area innovative and modern designs would be encouraged, however consideration to enhancing the historic environment is vital to retaining the unique and unusual character of this mixed use area.

3.114 For further design advice regarding commercial development, please see **section 6**. Additionally, the general design guidance

outlined in **sections 5** will help formulate plans for development or redevelopment within this sub-area.

WEY15: Wellington Way Estate and Environs

Overview

3.115 The Wellington Way Estate consists of principally late 20th century, medium to high density two storey housing on modest plots.



Housing in the Wellington Way Estate

3.116 Landscaping to the front boundaries of properties is beginning to mature which enhances the roadside environment and sense of place.

3.117 There is also a small industrial area and larger dwellings located to the south of the sub-area.

Opportunities

3.118 Due to its established nature, there are limited development opportunities for any further intensification in this sub-area. However, there is demand for householder extensions and alterations. Advice on how to achieve high quality extensions can be obtained in the **Home Extensions Companion Guide**.

2 For further information regarding conservation areas and listed buildings please see www.elmbridge.gov.uk/planning/heritage

WEY16: St George's Hill

3.119 Designated a special low density residential area, St George's Hill is an exclusive private estate predominately containing large gated detached houses, mainly two storey, some with rooms in the roof space.

3.120 Houses are set in very generous wooded plots (which historically were no less than one acre) with large front and rear gardens. They are largely set back from the road concealed by vegetation.

3.121 The estate has a spacious layout, which is landscape dominated containing many mature hedges, trees and gardens.



Typical lane in St George's Hill Estate

3.122 Access is limited exclusively for residents and visitors to the private tennis and golf/country club.

3.123 Some of the older houses within this sub-area are statutory listed and others are of historic and architectural interest. Many of the original houses Walter George Tarrant designed and built have been replaced by much larger dwellings although his original design concept for the estate has been retained. There is a mix of architectural styles with only a small number of contemporary houses.

3.124 There is a scheduled Monument to the south of the sub-area which comprises the remains (including ramparts) of an Iron Age fort.

Opportunities

3.125 The sub-area experiences change through replacement dwellings and householder alterations and extensions.

3.126 Due to its designation as a special low density residential area, and its established covenants, there are few opportunities for new development in this sub-area.

3.127 There is demand for larger replacement houses on the estate and large extensions to properties. For that reason, **Case Study CS1** is applicable with regard to how to achieve a well designed sustainable replacement house. Innovative architecture and creative design solutions for replacement houses will be encouraged.

3.128 For advice on achieving high quality extensions and alterations to existing properties please see the **Home Extensions Companion Guide**.

3.129 In addition, guidance relating to boundary treatments at **section 5** is also important as boundaries form a significant part of the character of this exclusive section of the Borough.