

# Lakeside Drive Conservation Area Character Appraisal & Management Plan



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Front cover: No.5 Lakeside Drive within its lake setting  
Back cover: 1914 Ordnance survey map

# Lakeside Drive Conservation Area Character Appraisal & Management Plan

This document was commissioned by the Heritage Section, Planning Services, Elmbridge Borough Council as part of its statutory duty as a local planning authority to consider designation, review, protection and management of conservation areas. The designation of this new conservation area follows requests by the Lakeside Drive Residents Association for consideration of Lakeside Drive as a conservation area.

An investigation into the potential for conservation area designation was carried out between May and July 2013 and formed the basis for the production of this Character Appraisal and Management Plan document. Community involvement is essential in understanding the special nature and different issues for each conservation area. This document has been produced through collaborative working by the Lakeside Drive Working Group which included local residents, the Esher Conservation Area Advisory Committee, the Surrey Gardens Trust and officers from Elmbridge Borough Council. Forum Heritage Services were appointed as heritage consultants to facilitate the project, organise the workshops and co-ordinate and produce the Character Appraisal and Management Plan [CAMP] document.

The document was the subject of wider public consultation for a six week period commencing on 9th September 2013. The comments received informed the final document which was considered by Elmbridge Borough Council's Planning Committee on 26<sup>th</sup> November 2013 and the decision was taken to designate Lakeside Drive as a new conservation area and to endorse the Appraisal document.

This document will be a material consideration with regards to the implementation of the Elmbridge Local Plan as a basis for understanding the area, informing decision making, monitoring and management. It will be the subject of periodic future review providing the opportunity to take account of new planning policy as it arises.

The document is available in PDF format on the Council's website [www.elmbridge.gov.uk/heritage](http://www.elmbridge.gov.uk/heritage) and to purchase in printed form from Elmbridge Borough Council.

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## **Part 1 Assessment of Special Character**

### **1 Introduction**

### **2 Location and Setting**

- (a) Location
- (b) Boundaries
- (c) Topography and landscape setting
- (d) Geology

### **3 The Historical Development of Lakeside Drive**

- (a) Historic background and development
- (b) Archaeology

### **4 Surviving Historical Features within the Lakeside Drive Conservation Area**

- (a) Summary of surviving features

### **5 The Character and Appearance of the Lakeside Drive Conservation Area**

- (a) Street pattern and building plots
- (b) Current activities and uses
- (c) Focal points, views and vistas
- (d) Open spaces, landscape and trees
- (e) Floorscape, street lighting and street furniture
- (f) Summary of features

### **6 The Architectural Context of Lakeside Drive**

- (a) Comparable conservation area designations
- (b) Statutory listed buildings of the 1970s

### **7 The Buildings of the Lakeside Drive Conservation Area**

- (a) Architectural styles and detailing
- (b) Boundaries

### **8 Negative Features and Issues**

## **Part 2 Conservation Area Management Plan**

### **1 Management Proposals**

- 1.1 Legislative background
- 1.2 Proposed boundary
- 1.3 Statutory controls
- 1.4 Locally Listed buildings and Significant Unlisted Buildings
- 1.5 Additional Planning Controls
- 1.6 Trees
- 1.7 Settings and Views
- 1.8 New development
- 1.9 Boundary treatments
- 1.10 The public realm and enhancement

### **2 Monitor and Review**

- 2.1 Public consultation
- 2.2 Conservation Area Advisory Committee
- 2.3 Boundary review
- 2.4 Document review

### **Appendices**

- Appendix 1: Landscape Development and context report
- Appendix 2: RIBA Certificate of Commendation
- Appendix 3: A brief overview of the Modern Movement
- Appendix 4: Guidelines for new development
- Appendix 5: Further reading and information

### **Maps and aerial photos**

- Aerial photograph
- Historic Maps
- Photographs
- Townscape analysis map

# Assessment of Special Character

## 1 Introduction

Lakeside Drive was built in the 1970s to an award winning design by the architect Royston Summers and was one of his most prestigious projects. The estate comprises of 16 detached houses built to a modular design system but each one is individual and unique. The development is set around a lake, which originally formed part of an eighteenth century landscape estate, and within a mature landscape.

This conservation area was designated by Elmbridge Borough Council on 26th November 2013. Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the conservation areas and identifies opportunities for enhancement. It is in conformity with English Heritage guidance as set out in ‘Understanding Place, Conservation Designation, Appraisal and Management (March 2011)’.

This document seeks to:

- Define the special interest of the conservation areas and identify the issues which threaten the special qualities of the conservation area (in the form of the “Appraisal”);
- Provide guidelines to prevent harm and achieve enhancement (in the form of a “Management Plan”).

This document therefore provides a firm basis on which applications for development within the Lakeside Drive Conservation Area can be assessed. It should be read in conjunction with NPPF policies and English Heritage Guidance. In addition it should be read in conjunction with the Elmbridge Local Plan. Currently this includes the Elmbridge Core Strategy (2011) of which policies CS3, CS12, CS14 and CS17 are particularly relevant, saved policies in the Replacement Elmbridge Borough Local Plan (2000) particularly Chapters 7,8 and 10 and the Elmbridge Design and Character Supplementary Planning Document (2012). Saved policies will be superseded by the forthcoming Development Management Plan due to be formally adopted in 2014.



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Figure 1: Aerial photo of Lakeside Drive (2010)

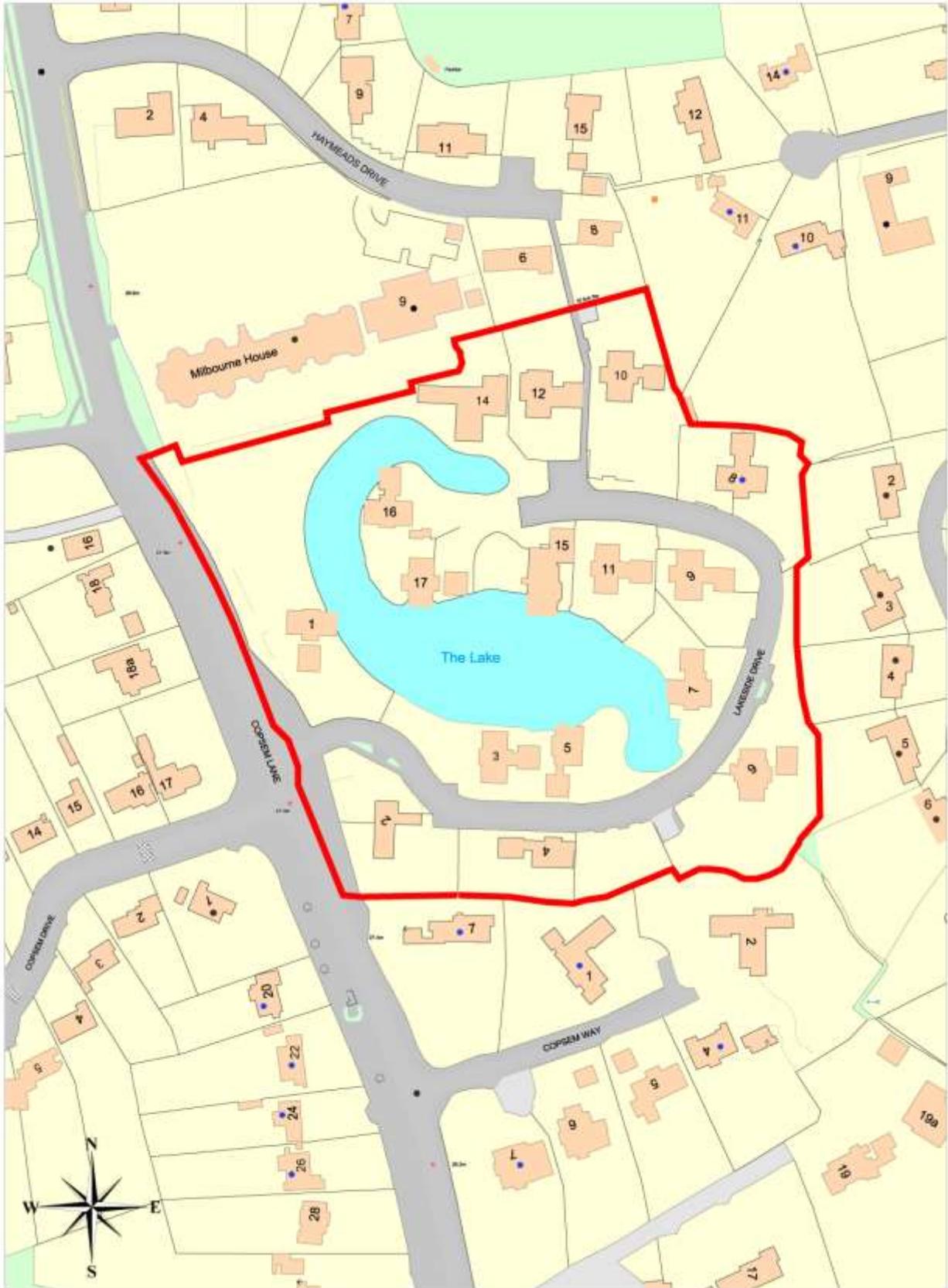


Figure 2: Lakeside Drive and the conservation area boundary highlighted in red

## **2 Location and Setting**

### **(a) Location**

Lakeside Drive is located approximately 1km south of Esher in Surrey. It is a single access road to the east side of Copsem Lane. To the north is Milborne Lodge, a much extended 18<sup>th</sup> century former house now converted to apartments, which is also a locally listed building. To the west, on the other side of the Copsem Lane, lies Claremont Park and surviving farm and outbuildings relating to the estate; namely Tawny House, a former estate laundry, later private house, circa 1740, part of William Kent's improvements at Claremont, Home Farm House, a former 18<sup>th</sup> century stable now converted and sub-divided and Claremont Barn, 1720 by John Vanbrugh, now a house. All of these are Grade II listed buildings. There is also an early 18<sup>th</sup> century stone obelisk which is Grade II\* listed. This building group is now partly subsumed in low density suburban development.

### **(b) Boundaries**

The conservation area boundary shown in Figure 2 follows the property boundaries of the 16 houses which make up the full extent of Lakeside Drive. It is bounded by the communal grounds of Milborne Lodge to the north, the generous grounds of properties to High Garth and Orchard Way to the east and north-east, the gardens of houses to Copsem Way to the south and Copsem Lane to the west.

### **(c) Topography and landscape setting**

The topography is generally flat with very little variation in level across the site. The most distinctive landscape feature is the lake which is central to the development and is glimpsed and viewed from a number of places within the development. There are a large number of mature trees of various species within the development which form part of the landscape setting of most houses.

### **(d) Geology**

The geology of the Lakeside Drive area in common with other areas of former open space around the town centre comprises predominantly the damp clay soils of the Claygate Beds and acidic soils of the Bagshot Beds and Plateau Gravels with peat on top. The terrain is lowland heath, formerly predominantly covered by woodland, including both deciduous and coniferous trees, notably oak, beech, silver birch, birch and Scots Pine. These areas were not always wooded, and much of the area was formerly open heathland used as common grazing land. It has not been grazed for many years and secondary woodland has grown over much of the area.



Figure 3: Rocques map of 1768 (red circle shows approximate location of Lakeside Drive)



Figure 4: Tithe map of 1847 (Milbourne House and Ornamental Lake are highlighted by the red circle)

## The Historical Development of Lakeside Drive

### (a) Historic Background

The earliest map evidence, John Rocques map of 1768 shown in Figure 3, shows the area now known as Lakeside Drive as an area of cultivated land and a series of buildings to the east side of what is presently Copsem Lane and south of what was known as Hares Lane, now Milbourne Lane.

The inhabitants of what was the small village of Esher maintained several farms and smallholdings, one of which may be the buildings shown on Rocques map and sustained a living on the land they held as tenants on the 'manorial lands'. This principally comprised the right of common to graze animals on Milbourne Rough, an area which probably encompassed the present Lakeside Drive environs.

Milbourne House was built c1788-89 by John Henry Delavel (created baron in 1786 and the father in law of Earl Tyrconnel who lived at Claremont) and has a history closely related to that of Claremont Park to the west side of Copsem Lane. It is thought that it was built as a hunting lodge to Claremont House.

Alterations to Milbourne Place and Claremont were carried out under the direction of Robert Adam (Delavel Family Papers, Northumberland R O) and prior to John Henry Delaval's departure in 1801 he incorporated more land for Milbourne House and laid a 'plantation' which was a series of individual and groups of trees. The estate, along with Claremont, was bought by the Crown in 1816 by Act of Parliament. The property was described as: 'Milbourne House with coach houses and offices, and gardens, and plantations and pleasure grounds belonging to the parcel of land comprising some 49 acres (including growing timber)'. Princess Charlotte and Prince Leopold gave the property to their principal equerry, Sir Robert Gardiner, who lived there for 50 years. There followed a succession of occupiers directly related to the owners and occupiers of the neighbouring Claremont Park. The farm and outbuildings to Claremont Park to the immediate west of Milbourne House, notably the former estate laundry survive today although they are much altered and converted to residential accommodation.

It is not clear when the ornamental serpentine lake was created. The water feature does not appear to be shown on Rocques map of 1768 but is present on the tithe map of 1847 shown in Figure 4. The map clearly shows the relationship of Milbourne House with its now acquired ornamental lake and the outbuildings forming Home Farm within Claremont Park to the west. The lake is further shown on the Ordnance Survey first edition (25 inch) map of 1868, shown in Figure 5, which also shows a well-wooded estate south of the house. It is notable that this map does not show any laid out footpaths, rides or vistas and is simply extensively planted with trees, reflective of the 'plantation' laid out by Delaval in 1801.

The Ordnance Survey (25 inch) map of 1895 shown in Figure 6 shows a more planned layout in terms of footpaths and planting with some distinction made between open areas and more densely planted spaces. The lake position and shape do not change significantly between 1847 and 1895.

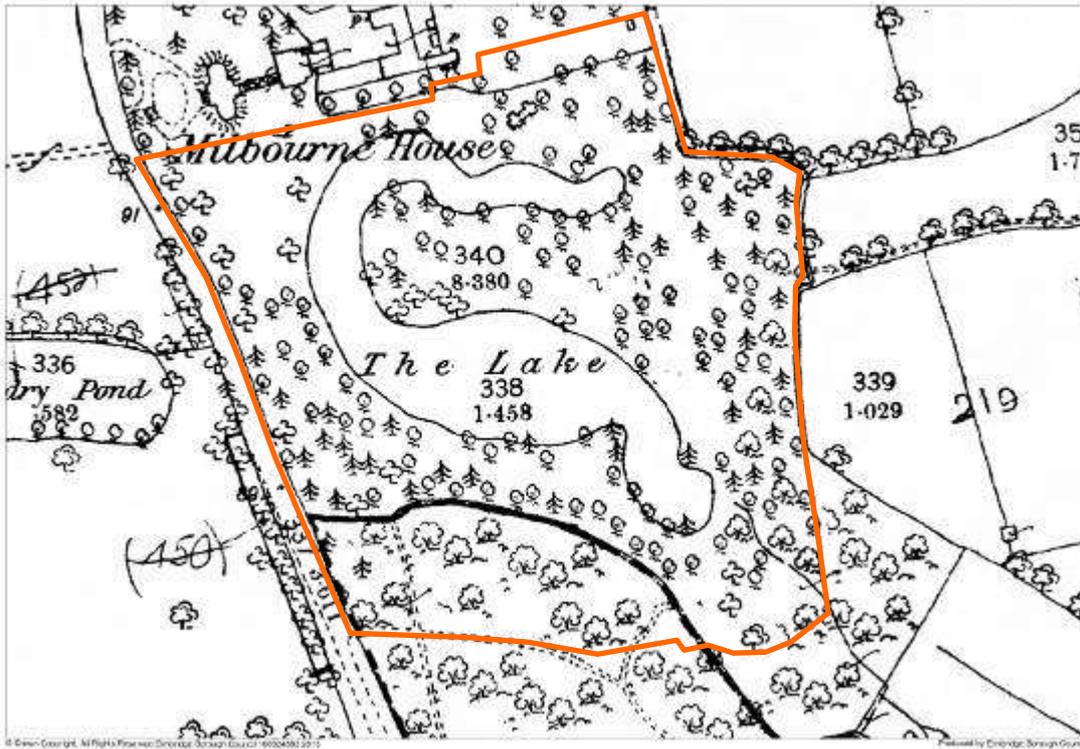


Figure 5: First edition Ordnance Survey map (1 to 25 inch) 1868 – with conservation area boundary highlighted



Figure 6: Second edition Ordnance Survey (1 to 25 inch) 1895 – with conservation area boundary highlighted



Figure 7: Photo of Milbourne House in its lakeside setting c1900

In 1903 a William Hartmann came to reside at Milbourne and it was he who developed a series of planted gardens around the ornamental lake shown in Figure 7. In 1912 the estate, of some 19 ha, was noted for being well timbered with beech, oak and fir (HER ref 13586). On his death in 1926 the estate was broken up and subdivided for new development. Six large houses were built on Milbourne Rough, the area of land to the south of Milbourne House gardens. By 1965 the mansion was in use as offices and occupied by Merz and McClellan, consulting engineers.

The shape and position of the lake remains consistent throughout the historic mapping in Ordnance Survey editions of 1914 and 1939 shown in Figures 8 and 9.

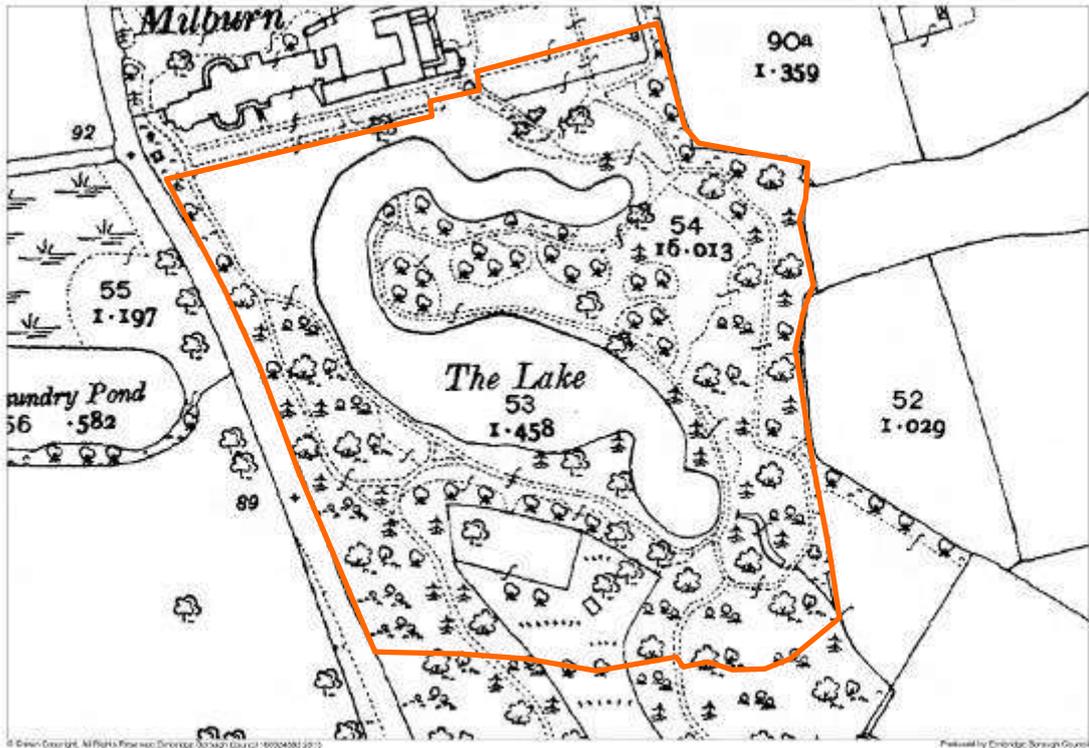


Figure 8: Ordnance Survey (1 to 25 inch) 1914 – with conservation area boundary highlighted

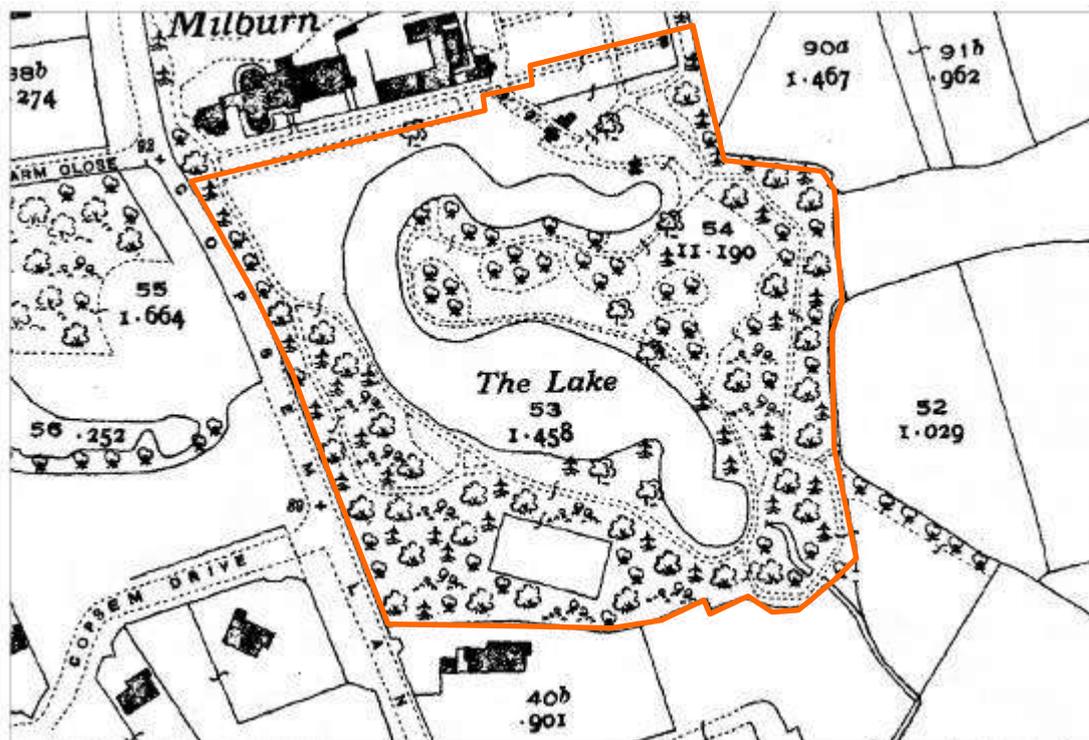


Figure 9: 1939 edition Ordnance Survey (1 to 25 inch) – with conservation area boundary highlighted

In the 1960s the grounds to the south of Milbourne House, 3.6ha in area and containing the lake of 0.8a, were acquired by Pace Developments for new residential development. The scheme comprising 16 detached houses was designed by the architect Royston Summers and constructed between 1971-78.

Royston Summers studied at the Architectural Association and as a student he joined the architectural department of Cornwall County Council as part of the team responsible for New County Hall in Truro which was Grade II listed in 1997. He also designed a range of office furniture that later went into commercial production and his first solo job was a new library in Saltash. In 1964 he set up his own practice in Blackheath, London. His first project to attract attention and to win a Ministry of Housing and Local Government medal was "North Several", a scheme of innovative energy-efficient houses using passive solar heating designed with the aid of computers for a group of families, including his own family.

An outline planning application for development of Lakeside Drive was submitted by Royston Summers in 1968. This was followed in 1969 by a detailed application for the first 5 houses, which were to act as exemplars, after which Summers' active involvement with the project appears to have ceased and Michael Wilson took on the detail design/supervision role. The landscape architect Frank Clark (1902-1971) was named as consultant for the planning stage. In 1976 Royston Summers and Pace Developments received a commendation for the development in the RIBA Architecture Awards (see Appendix 2) although it wasn't fully completed at that time.

Lakeside Drive was conceived as a high quality development. In Royston Summers' own words:

- '1. The intention is that all sixteen houses on this site, whether one storey or two storey should be one of a kind. Each will be a variation on a single theme, built of similar components, arranged in slightly different ways
2. The landscaping is carried out in consultation with Professor Frank Clark of Edinburgh University. The revised layout has been designed so as to preserve as many of the existing major, sound trees as possible.'

The intention was to provide the interior and individual gardens of each house with private views through the communal landscape and to adopt a design system which would allow the construction of houses in a rational and in some ways repetitive manner but without any one elevation ever being repeated, whilst allowing quick and easy adaptation to the wishes of the individual purchaser, particularly in relation to interior finishes.

The first house to be built (No. 2 Lakeside Drive) was a prefabricated design imported from Canada and it appears that it may have been the intention to use this system throughout the whole estate. However, a number of revised planning applications for the detailed design of individual and groups of houses ensued and in summary, there were a number of smaller building phases for both one and two storey houses. The earlier houses were all two storey but later in the life of the development, planning permission was given for single storey buildings, only to be replaced again by planning applications for two storey buildings.

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<sup>1</sup> Letter from Royston Summers to Esher Urban District Council 30<sup>th</sup> May 1968 accompanying the outline application for planning permission for Lakeside Drive

Most of the existing trees were covered by a Tree Preservation Order (TPO) which was originally made in 1964 and covered Milbourne House and the area of land to the north and south. The TPO covered trees whether individually or by area, and these were incorporated and retained wherever possible. Prior to work commencing at the lake edges it had become overgrown with a mix of native and exotic planting. The Lake profile was truncated at both ends to accommodate the road layout. A report on the landscape history and development, prepared by a member of the Surrey Gardens Trust is attached in Appendix 1.

### **(b) Archaeology**

There is a limited amount of archaeological and historical information for the area of Lakeside Drive. The majority of the archaeological work in and around the area has been undertaken in the settlement centre of Esher and has included some excavations and watching briefs carried out in response to redevelopment or development work.

The area falls outside and is some distance from any defined Areas of High Archaeological Potential although it did historically form part of the wider context of Claremont Park estate.

## **4 Surviving Historical Features within the Lakeside Drive Conservation Area**

### **(a) Summary of surviving features**

- An ornamental serpentine lake dating probably from the early 1800s (and present on the 1847 tithe map) which has largely retained its shape and position
- A number of fine mature specimen and native trees probably originating from the Milbourne House early 18th century 'plantation' but mainly from the Victorian/Edwardian era.
- The development of the 1970's architect designed residential estate of Lakeside Drive which has changed little since inception
- Some survival of the planting scheme for the original concept of the housing development
- Examples of the original house design, configuration, proportions and materials – particularly to windows and doors
- A clearly defined public and private hierarchy complimented by built form and a series of original boundary walls and planting

## **5 The Character and Appearance of the Lakeside Drive Conservation Area**

### **(a) Street pattern and building plots**

The architect has designed both street pattern and building plots to strongly relate to the shape, extent and position of the ornamental lake. The road winds south around the bottom of the lake and then curves north continuing around in a wide arc to the meet the top narrower section of the lake.

Building plots are carefully laid out so as to generally have a strong visual and, in the case of the properties to the water's edge, a physical relationship with the lake. Houses are laid out on a strong north-south or east-west axis so as to maintain privacy and residential amenity for owners. In this respect the sitting rooms and principle bedrooms enjoy private views of gardens or the water. Elsewhere, the houses are set sufficiently back from the observer or have the defensive barrier of the lake thus maintaining a sense of public and private space without the need for high hedges or walling.

Boundary walls form an important part of the building plot definition particularly to the roadside but they are never dominant or overbearing and careful planting has helped to relieve their impact to certain parts of the conservation area.

### **(b) Current activities and uses**

Lakeside Drive comprises entirely detached private family residences. There are some private communal areas which are managed by a residents association and this includes the lake. The road is an adopted highway and its maintenance and upkeep comes under the responsibilities of the Surrey County Council Highways department.

### **(c) Focal points, views and vistas**

Views, terminated views, glimpses and vistas are identified on the townscape map shown in Figure 18.

The focal point of the conservation area is the lake. The lakeside setting is not immediately apparent from Copsem Lane and the first open vista across the lake as the road curves north is very well considered and is perhaps the best public view of the houses in their lakeside context.

Glimpses of the lake are seen between and sometimes through houses. The entrances are often designed with glazed panels or opposing doors to allow views through to the waters' edge. Views are occasionally terminated by houses, sometimes comprising unrelieved brickwork with a narrow slot window. This is generally informal and the design of the layout and positioning of the houses in relation to the landscaping does not give rise to long extended views or large open planned vistas. Rather, views are generally short and intimate and well controlled by the positioning of buildings or boundary walls or the placing of landscape features. This is a very strong characteristic of the area, its informality and integration with its historic and contemporary landscaping.

There are no significant landmark buildings within the group. Milbourne House, now Princess Gate, could be considered as a local landmark and the original section is a

locally listed building. However, it is only glimpsed upon from the conservation area and no longer plays the significant role it has had when Lakeside Drive formed part of its formally planted gardens.

The service towers to the individual houses occasionally perform the role of a local landmark within the context of Lakeside Drive but they merely act as indicators of the way in which the various house variations are modelled and do not play a significant landmark role other than in very local view of some of the houses set within their landscaped grounds as shown in Figures 14 and 15.

#### **(d) Open spaces, landscape and trees**

Open space within the conservation area comprises of areas of grass either acting as communal areas or private garden spaces. The open character of some of the front garden spaces and the ability to view houses within an open garden setting is a strong and positive characteristic of some of the houses to Lakeside Drive. This tends to be typical of those that are set back from the lake and therefore have been given more of a landscape setting.

The trees form an integral and highly significant role in the character and appearance of Lakeside Drive. There are four distinct landscape phases starting with the 18th century landscape for the Claremont Estate of which the serpentine lake is the only surviving feature. Then the Victorian/Edwardian estate and the planting of which some remains including the Blue Cedar, Oak, London Plane and Swamp Cypress species. The garden was then overgrown before it was sold for development in the late 1960s.

During the design and construction phase in the 1960s and 1970s many of the existing trees were retained as a key part of the setting and the lake was truncated and dammed at one end. New trees including Pine, Silver Birch, Norway and Japanese Maples were planted together with more invasive Rhododendrons and Bamboos. From the 1980s onwards smaller Japanese Maples, Cherry and Poplar trees and Tasmanian ferns were introduced together with screen hedges such as Leylandii, Photinia and Escallonia.

The survival of landscape elements from the 18<sup>th</sup> and 19th centuries through to the present day and the layering of these is a very significant feature of the established character of Lakeside Drive, and reinforced by a high standard of maintenance. Trees also figure significantly in the setting of the conservation area and those mature trees to Orchard Way and High Garth form an important part of the setting of the conservation area.

#### **(e) Floorscape, street lighting and street furniture**

The road and pathways are generally unassuming and of a standard layout and specification, and do not appear out of place in terms of the period of the development. The street lighting is modest and discreet and does not impact on the architectural quality of the houses or their setting. Street furniture is limited to street signs and a switch cabinet for telecommunications equipment. The latter is poorly located in front of the best view of the lake and its lakeside houses.

#### (f) Summary of features

- Unique twentieth century architecture within an eighteenth century landscape to form an elegant and uncontrived character area
- Mix of single and two storey elements to each unique house made up of a component 'kit' of garage, service area (including entrance and tower) and living/bedroom quarters which include the characteristic window walls
- Strong relationship of built form to the lakeside shown in **Figure 10**
- Open garden spaces to the waterfront
- Curving road giving rise to attractive developing and constantly changing views throughout
- Boundary walls helping enclosure of private garden spaces and providing comfortable enclosure to the street scene
- Glimpsed views to the lake through house service cores
- An open character within mature trees, boundary walls and some mature hedging
- Mature landscape setting, particularly where trees form a strong backdrop to houses and the lake setting shown in Figure 11
- Glimpsed views through to the refurbished and extended Milbourne Lodge, now called Princess Gate



Figure 10: The landscape setting of the lakeside



Figure 11: The garden setting of houses set back from the lake

## 6 The Architectural Context of Lakeside Drive

An overview of the modern movement can be found at Appendix 3. The houses of Lakeside Drive can be considered to form part of this movement but with a special emphasis on landscape setting. Immediately post-war and through to the latter part of the 1970s, the setting formed an important part of the development of groups of houses with the emphasis on community and the blending of external and internal spaces, concepts which are still developing and continue to be seen in housing evolution today. This makes an area with very special character and appearance.

### (a) Comparable Conservation Area designations

There are a number of conservation areas which have been designated in England because they reflect the spirit of the mid to late 20th century period. Perhaps the most influential developers of housing in the period was Span Developments. A number of their early schemes are now designated conservation areas. This includes Parkleys in Ham (1955, London Borough of Richmond Upon Thames), Mallard Place (1984, London Borough of Richmond Upon Thames) the first and last Span estates, The Fieldend Conservation Area near Teddington and the Manygate Lane Estate in Shepperton. The latter shares many of the characteristics of Lakeside Drive although all of these examples are at a far higher density than Lakeside Drive. The houses to the Manygate Lane estate are influenced by the houses of Marcel Breuer and Alvar Aalto. In these houses, the Modernist flat roof, edged in aluminium strip, emphasises the precise 3-dimensional geometry of cubic forms. Cross wall construction, with brick flank walls. Open plan interior with circulation space in the core. Blurring of indoor/outdoor space is a key theme. All of these characteristics are shared by the houses of Lakeside Drive.

There are, however, very few conservation areas designated associated with houses of the 1970s. The closest comparison in terms of period is Lillington and Longmore Gardens (1970 City of Westminster). This is high density housing on a large scale and very different in form to the Lakeside Drive Development. It does however share the accolade of a RIBA commendation in 1973.

### [b] Statutory Listed buildings of the 1970s

Statutory listed buildings (Grade I, II\* or II) from the 1970s period are very rare and nationally there are only a very small number (less than 10) on the statutory list. These houses have to be of exceptional architectural interest and essentially in their 'as built' state (although there are exceptions). A notable building which shares some of the characteristics of those built to Lakeside Drive is the Anderton House, Barnstable, built 1970-72 by architects Aldington, Craig and Collinge shown in Figure 12. This house is Grade II\* listed and is perhaps most significant for the way in which the plan blurs the relationship between inside and outside area, reflective very much of the period and seen in the houses to Lakeside Drive.

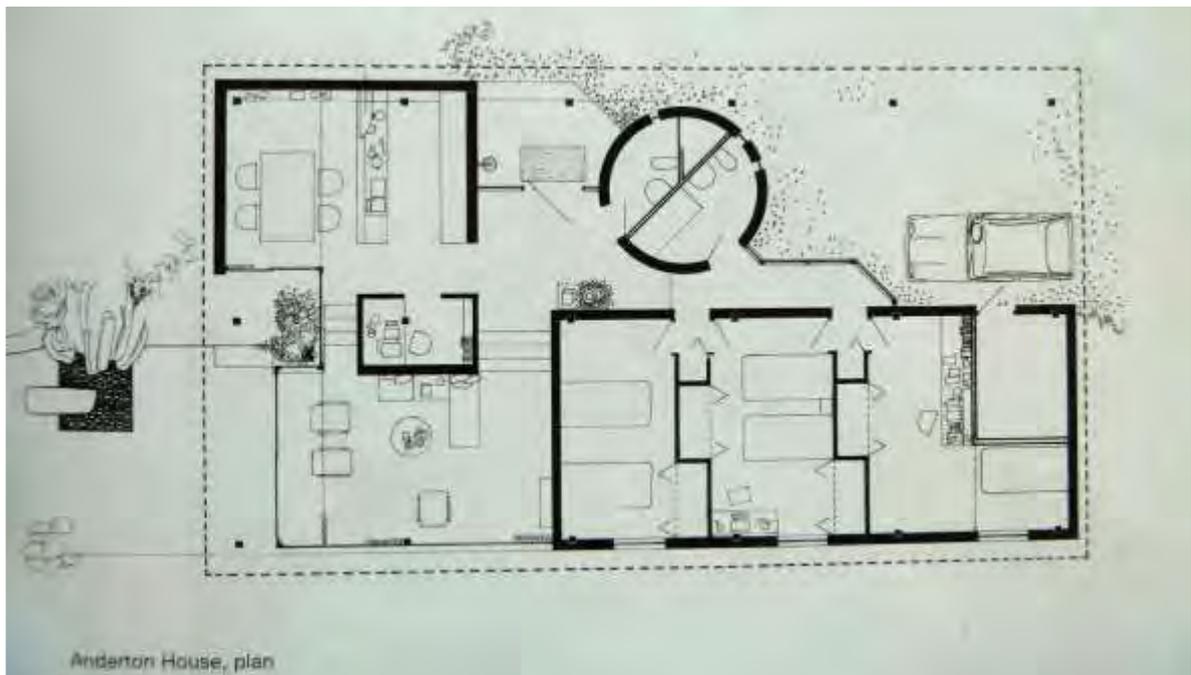


Figure 12: Anderton House, Barnstable 1970-72 Architect: Aldington, Craig and Collinge  
Statutory listed Grade II\*

## 7 The Buildings of the Lakeside Drive Conservation Area

### (a) Architectural styles and detailing

The architectural style of the buildings was conceived as a kit of parts which have been placed together in a number of different configurations to provide the varied but complementary house plans seen today shown in Figure 13. This can be summarised as follows; a double garage unit, a unit for linking the garage to the house which also acts as an entrance porch. A characteristic of this element is that there is often a view through the house at this point. There is then a pair of service cores, one being the tower which is the equivalent of 2.5 storeys. These contain the entrance hall and kitchen. There leads off from this the sitting room at ground level and bedrooms or study at first floor level. The arrangement of these elements follows three key rules:

- Each house should sit within its own grounds
- As many houses as possible should have a view of the lake
- Each house should be afforded privacy to its principal rooms

To each house there are window walls - a bank of windows forming one side of the plan, usually the sitting room and principal bedroom shown in Figure 14. The original windows comprised timber mullions with double glazed aluminum units and sliding sashes built into the fenestration sequence. A number of these have been replaced with different types of opening window sections and casements.

The walls comprise of sulphate-resisting, reinforced concrete foundations with Staffordshire brown-brindled smooth faced engineering bricks in stretcher bond up to two courses above the finished water level. Above this level, facing bricks both internally and externally are purple multi-stocks. External joinery was originally western red cedar treated with a stain preservative. A notable feature of the brickwork is its recessed mortar joint set back from the brick face giving a very crisp and new feel to the brick elevations despite their 30 plus years.

Internally joinery is Canadian white rock maple and grade 'A' Finnish birch plywood. Heatherbrown quarry-tiles (which were used to match the brickwork) have been used outside and inside, particularly as a wall finish in some of the noise-generating, 'wet' areas such as utility rooms and bathrooms. This attention to materials led the architects journal to remark;

'From a technical stand-point, therefore, the buildings, inside and out, require no maintenance, other than washing with water'<sup>2</sup>

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<sup>2</sup> Architects Journal Vol. 165, no.15, 1977 Apr.13 pp. 691-703



Figure 13: House Plan showing the combining of the various component parts

The house plan and selected elevations and in particular its use of the Golden Section (a proportion relating to the pattern book building of the Georgian period) give the houses a very high level of aesthetic quality which is not immediately apparent but explains why the houses now sit very comfortably within their landscape setting. The scale is human throughout, there are no sudden changes or contrasts in terms of the transition between elements of the building. This is a very important part of the understanding of the architectural language which has been employed throughout Lakeside Drive.

Windows throughout have a strong vertical emphasis - seen as narrow slots or divided by substantial mullions in the window walls and this is juxtaposed with the strong horizontal line of the roof parapet with hidden flat roof behind. The balance of opening to void brickwork is an important part of maintaining the character of these houses.

There is a notable exception to the house group. No.2 Lakeside Drive differs from the remaining houses. It is steel framed with vertical stained timber weatherboard external cladding. The windows also vary from those seen to the remaining houses being larger picture windows with top lights and a low transom bar. Although a modular design, this house is very different in approach and does not follow the architectural 'rules' defined by the remaining houses in the Lakeside Drive. It is no less architecturally distinguished and positively contributes to the quality of the group.

### **(b) Boundaries**

Boundaries are formed from an attractive and clever integration of soft planting, brick boundary walls and the walls of houses. It is this subtle variation in boundary treatment, which complements the enclosure to the roadside and adds to the overall quality of the built environment. Houses, particularly to the southern section of the conservation area are integrated into the streetscene very successfully as shown in Figure 15. They are brick, matching that of the houses with the occasional use of horizontal boarded fencing, in staggered stained timber boarding. The brickwork is stretcher bond and also has the distinctive use of a deep mortar joint with the mortar recessed from the face of the brick. This creates an attractive shadow to the joints and emphasises the crispness and precise nature of the smooth brick used throughout Lakeside Drive.



Figure 14: Two variations on the modular system of garage, service core and tower and entrance link and living and bedroom areas with window walls



Figure 15: Soft planting, boundary walls and houses are carefully integrated into the townscape of the development

## 8 Negative Features and Issues

The conservation area is extremely well maintained and attractive. There are few significant negative features or issues evident. However, small scale incremental changes and/or developments which do not recognise the special character and appearance of the area can detract from its special quality. A few emerging issues are identified as follows and these could form the basis for future guidance within a Management Plan document:

### (a) Changes to windows and doors

Where windows and doors have been replaced with alternative designs these mostly reflect the spirit and delicacy of the original design. However, some have been less successful and variations in materials used, colour, section of glazing bars and mullions can have a cumulatively negative effect on the overall character of the individual houses.

### (b) Extensions or alterations to houses

Some houses have been extended, most notably to create an additional room over the garage. This has begun to erode the overall effect of the modular nature and composition of the original houses. Major changes to any one of the 16 houses such as the introduction of a pitch roof or the rendering or painting of brickwork would have a radical and highly detrimental effect on the character and appearance of the group.

### (c) Screen planting

There are some instances where additional planting has complicated the original simple landscape scheme. This can occur where fast growing species of hedging has been planted or existing hedges left to grow beyond their original height and gardens become separated where they were once part of the wider open landscape character of the development.

### (d) Loss of views to the lake

There have been some incidences where landscaping or alterations to the internal layout of houses have reduced or removed incidental or the architect's intentional views to the lake. This is particularly the case in terms of the entrance halls. The installation of a metal telecoms box in the middle of the main view of the lake is a negative feature.

## Part 2 Conservation Area Management Plan

### 1 Management Plan

#### 1.1 Legislative background

The designation and appraisal of any conservation area is not an end in itself. The purpose of this document is to present proposals to achieve the preservation and enhancement of the conservation area's special character, informed by the appraisal, and to consult the local community about these proposals. The special qualities of the Lakeside Drive conservation area have been identified as part of the appraisal process in the first section of this document and will be subject to monitoring and reviews on a regular basis. This guidance draws upon the themes identified in Section 8 of the conservation area appraisal 'Negative features and issues'. The document satisfies the statutory requirement of section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 namely: *"It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."* Section 69(2) states: *"It shall be the duty of the local planning authority from time to time to review the past exercise of functions....and determine whether any further parts of their area should be designated as conservation areas"*

The document reflects Government guidance set out the National Planning Policy Framework and English Heritage guidance titled 'Understanding Place, Conservation Designation, Appraisal and Management (March 2011). Also policies and supplementary guidance that form part of the Elmbridge Local Plan and the advice leaflet 'Conservation Areas' produced by Elmbridge Borough Council

It is recognised that this area is not one where large-scale development is likely to occur and generate major investment and improvements. It is important that the development control process ensures the preservation of special character and that opportunities are taken to identify and implement enhancements.

#### 1.2 Proposed boundary

The Lakeside Drive estate boundary reflects the well-defined extent of the garden enclosures of the houses which line Lakeside Drive and the communal areas which surround the ornamental lake and form part of the approach to Lakeside Drive from Copsem Lane.

#### 1.3 Significant Unlisted Buildings

There are no statutory listed buildings or buildings included on the Local List within the conservation area. However all of the 16 buildings that fall within the conservation area would be considered as Significant Unlisted Buildings which make a positive contribution to the character and appearance of the conservation area. They are marked on the Townscape Appraisal map. The Council will encourage all applications for extensions and alterations to the buildings of Lakeside Drive to be carefully considered and assessed against saved Policy HEN11 and future replacement policies in the emerging Development Management Plan.

**Recommended Action: The Council will seek to ensure that the 16 houses of Lakeside Drive which are all defined as Significant Unlisted Buildings are protected from inappropriate forms of development, or unjustified demolition.**

## 1.5 Additional Planning Controls

The character appraisal has identified that there is a potential threat to the character and appearance of the conservation area from inappropriate alterations to buildings. This is principally due to changes to windows, doors and poorly designed extensions in materials which do not match and/or are not of the same quality as the original buildings.

The design of extensions can normally be controlled through existing planning powers, unless, in the case of extensions they are considered permitted development. Certain minor works and alterations to unlisted buildings, in use as single family dwellings, can normally be carried out without planning permission from the Council. Development of this kind is called "Permitted Development" and these minor alterations can cumulatively have an adverse effect on the character and appearance of a conservation area. In order to maintain the high quality of design apparent throughout the conservation area, it is important that the design guidance given in Appendix 4 and general guidance on development in conservation areas is followed. The appraisals identified that the following alterations pose a threat to the special character of the certain areas of the conservation area:

- loss of original windows and doors;
- painting or repointing of brickwork or the application of render;
- removal or alterations to boundary walling

The active Residents Association and the Lakeside Drive covenant (which operates independently from the planning system and its legislation) does much to preserve and protect the character and appearance of Lakeside Drive.

**Recommended Action: The Council will seek to ensure that planning applications are assessed in accordance with published design guidance and respect the Lakeside Drive Conservation Area**

## 1.6 Trees

The tree types and distribution of trees within the conservation area are one of the key defining characteristics of the conservation area and strongly relate to the original inception of the development as a housing scheme which utilised and emphasised the existing layering of historic landscape character and added its own layer of hard and soft landscaping.

It has been noted that on detailed survey of Lakeside Drive, there has been a steady loss of large, over-mature trees since the establishment of the development and replacements have consisted of a diverse range of smaller scale trees rather than native forest type species due in part to the limited space available. Additional planting by the residents has added to the luxuriant character of the development but the wide range of plant material has diluted the original cohesive appearance of the landscape.

Trees play a major part in the townscape of Lakeside Drive. The attention of householders is drawn to the fact that felling or lopping of trees can only be undertaken with permission or after a period of notice. Trees that have reached the end of their life should be replaced by a species appropriate to the area and which will achieve a mature height appropriate to their location. Future replacement planting within communal spaces and adjacent garden areas (where visible from the

access road) when it becomes necessary could be taken from a selected list, perhaps using existing successful plant combinations to provide scale and continuity.

**Recommended Action: The Council will seek to review the existing TPO and consider the use of Tree Preservation Orders to further protect trees in appropriate circumstances, where a tree, or group of trees has significant amenity value and is considered to be potentially under threat. This will include trees both within the conservation area and those outside the conservation area which are considered to contribute to its setting, or to views identified in the appraisal.**

#### 1.7 Settings and Views

The views of the lake from both communal areas and private spaces within the conservation area are one of the defining features of the character of the conservation area. In particular the view from the roadside across the lake (see **Figure 16** Townscape Analysis map at the end of this document) gives a real sense of the concept of the layout and careful positioning of buildings and access points to the lake in order to enjoy the integration of water, soft planting and built form. In this respect, maintaining and enhancing views to the lake are essential in order to preserve the character and appearance of the Lakeside Drive Conservation Area.

**Recommended Action: The Council will seek to ensure that new development respects the important views identified within the Appraisal within, into and out of the conservation area. The Council will seek to ensure that these remain protected from inappropriate forms of development.**

#### 1.8 New development

There are very limited opportunities for any redevelopment within the Lakeside Drive Conservation Area, although some improvement or enlargement of the existing buildings may be possible subject to very rigorous controls. The Council will encourage good quality schemes that respond positively to their setting. Further guidance is found in Appendix 4.

**Recommended Action: The Council will seek to determine applications with regard to national and local planning policy**

#### 1.9 Boundary treatments

Since inception of the development, the original planting scheme relating to boundary treatments has been eroded by subsequent planting. It is now difficult to identify the precise species used in the initial landscape proposals but examples of small to medium sized shrubs, mainly evergreen, planted to the roadside include berberis, cotoneaster, lonicera, euonymus, phormium and viburnum with climbers softening garden walls – ivy, boston ivy and wisteria. The use of these shrubs for boundary definition will be encouraged where possible. Whilst hedges along the road frontage of plots have been maintained at a reasonable size the maturing screen vegetation within and between properties has encroached into the open lawn areas limiting views to and across the lake.

The retention and maintenance of boundary walls is an important part of the management of the Lakeside Drive Conservation Area. In particular, the use of appropriate brick types, in terms of size, colour, texture and equally important colour and specification of mortar mix and use of a set back joint will all be important in

maintaining and where appropriate adding to or altering existing boundary walls. As a general rule close boarded fencing and other forms of timber boundary fencing are unlikely to be acceptable within the conservation area.

**Recommended Action: The Council will seek to resist proposals to remove or significantly alter original boundary walls or for new boundary treatments which fail to respect the form and materials of original boundary treatments within the Lakeside Drive Conservation Area.**

## **2 Monitoring and Review**

The following actions are recommended to ensure that the character appraisal and management proposals are accepted and acted upon by the local community.

### 2.1 Public consultation

The draft Lakeside Drive Conservation Area Character Appraisal and Management Plan has been created through collaborative working by the Conservation Area Working Group. This has been a partnership between Elmbridge Borough Council and the local community (including the Esher Conservation Area Advisory Committee). The programme was managed by Forum Heritage Services. An initial workshop identified the key issues important to the area, which were incorporated into the document. Drafts were circulated among the working group and amended in the light of comments received.

The appraisal and management proposals were then subject to a six week period of wider consultation.

### 2.2 Conservation Area Advisory Committee

The Council has an established Esher Conservation Areas Advisory Committee (CAAC), which comprises a cross section of local residents, including representatives of amenity associations and professional people. The Council consults the CAAC on applications affecting the character and appearance of the conservation area. The Committee also plays an important role in the general care and monitoring of the conservation areas and makes proposals for their improvement. It is suggested that a member of the Lakeside Drive Residents Association is invited to join the existing Esher CAAC to provide local expertise and representation.

**Recommended Action: The Council will continue to support and consult the CAAC, and the community in general where appropriate, on applications within the Lakeside Drive Conservation Area. The Council and the CAAC will work together on recording and monitoring projects and identifying and, where appropriate, implementing enhancement opportunities.**

### 2.3 Boundary review

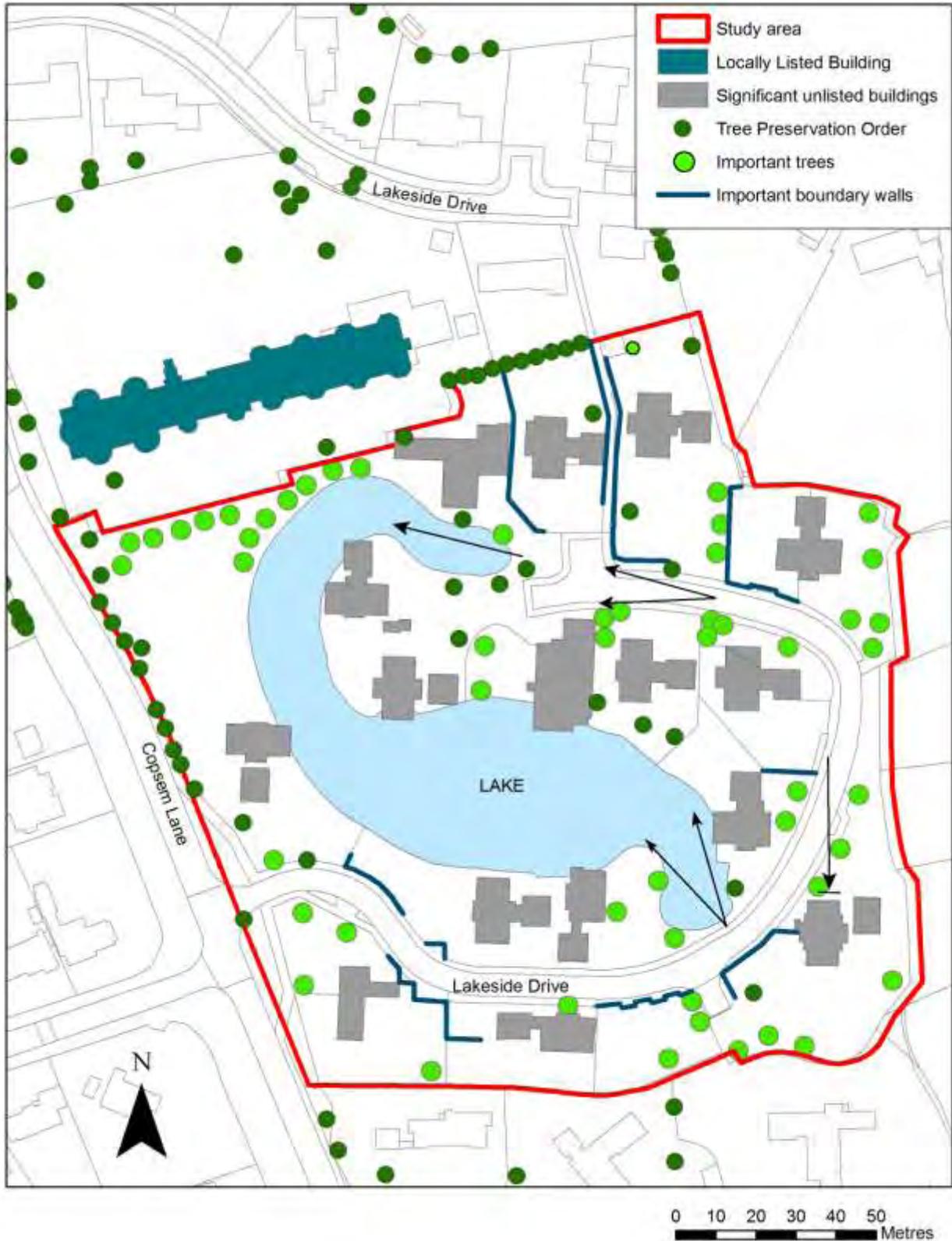
It is unlikely that boundary review will be a significant issue with regard to the unique nature and highly defined character of the Lakeside Drive Conservation Area. However, in accordance with its statutory duties the Council will regularly review the boundary of the conservation area to ensure it is sound and that the buildings and structures within it retain their special qualities.

**Recommended Action: The Council will continue to review the boundary of the conservation area in accordance with Best Practice and guidance on management of the historic environment.**

#### 2.4 Document review

This document should be reviewed periodically in the light of the Local Development Plan and emerging government policy. A review should include the following:

- A survey of the conservation area and boundaries;
- A 'Heritage Count' comprising of a dated photograph record of the conservation area
- An assessment of whether the management proposals detailed in this document have been acted upon, including proposed enhancements;
- A Buildings At Risk survey;
- The production of a short report detailing the findings of the review to reflect any changes to the character or appearance of the area that have occurred since the current document was prepared and setting out any proposed actions and amendments.
- Public consultation on the review findings, any proposed changes and input into the final review



**Figure 16:** Townscape analysis and heritage assets

## Appendices

- Appendix 1: Landscape development and context report
- Appendix 2: RIBA Commendation Certificate
- Appendix 3: A brief overview of the Modern Movement
- Appendix 4: Guidelines for new development
- Appendix 5: Further reading and information

## Appendix 1: Landscape development and context

Historic Parks and Gardens Survey by the Surrey Gardens Trust

Lakeside Drive, Copsem Lane, Esher, Surrey (Tq141636)

### Landscape history and context

During the 18th century the estate to the south of the lodge formed part of the open land of Esher Common but without the lake (Rocque plan 1768). By 1801 a Claremont Estate Survey plan (James Chilcott, PRO ref MPEE 1/215) shows 'Milburn Villa', built by Delavel, and its ancillary buildings with the lake located to the south within a 'Pleasure Ground'. Tree planting around the villa was likely to have reflected species used within the Claremont estate at this time but the Esher Tithe Map (dated 1847 SHC) does not show planting within this area – only the lake. Succeeding OS Maps from 1868-1939 (SHC) show the profile of the lake virtually unchanged from that shown on the Tithe Map.

During the 19th century the range of plant species was extended. The tree report by Tilhill (dated 1968) identifies a number of mature specimens including cedar, oak, beech, pine, liquidamber, and swamp cypress, in addition to lime and horse chestnut included in the TPO dated 1964.

The 1868 OS Map shows areas of woodland to the east, south and west of the lake in a mix of deciduous and coniferous species with a more open approach to the lake from the house terraces to the north. By the date of the OS 1895 survey a series of footpaths had been recorded running around the lake within wooded and open (grassed) spaces. The 1914 OS Map shows little change to the earlier plan of the lake area but introduced additional footpaths within the Rough and a more formal layout of the gardens and structures near the house. Informal footpaths followed much of the lake perimeter and linked up to the house, the route defined by groups of rhododendrons and more ornamental planting. In the area enclosed by the serpentine lake groups of trees and underplanting in blocks were interspersed within glades. Within the lake water lilies were grown with clumps of rushes/reeds to the margins.

Further tree species planted in the early years of the 20th century are indicated by the more mature trees which have been retained within the Lakeside Drive site – maple, cypress, poplar, plane, sycamore and cupressus. Shrub species (as found on site today) used as the landscape structure within an informal layout included rhododendron, laurel, yew, holly and bamboo, but the understory is also likely to have included a wider range of conifers, ornamental shrubs and perennials within the mix.

The landscape proposals for the 1970s development introduced a new range of plants, as well as using species already present on site, within the public areas whilst retaining suitable mature trees as a structural element. The trees planted in the 1970s included pine, cedar, maple (with purple foliage), silver birch, cherry, rowan and alder. Planting within gardens now contains a wide range of the more ornamental tree species, i.e. magnolias, Japanese maple, cherry. Privacy to and between plots has been achieved with hedging, predominately evergreen, using laurel and rhododendron with cupressus screening on the development boundary. It is now difficult to identify the precise species used in the initial landscape proposals

[no detailed planting schedules are available] but examples of small to medium sized shrubs, mainly evergreen, planted to the roadside include berberis, cotoneaster, lonicera, euonymus, phormium and viburnum with climbers softening garden walls – ivy, boston ivy and wisteria.

There has been a steady loss of large, overmature trees since the establishment of the development and replacements have consisted of a diverse range of smaller scale trees rather than native forest type species due in part to the limited space available. Whilst hedges along the road frontage of plots has been maintained at a reasonable size the maturing screen vegetation within and between properties has encroached into the open lawn areas limiting views to and across the lake. Additional planting by the residents has added to the luxuriant character of the development but the wide range of plant material has led to a dilatation of the cohesive appearance of the landscape. Future replacement planting within communal spaces and adjacent garden areas (where visible from the access road) when it becomes necessary could be taken from a restricted list, perhaps using existing successful plant combinations to provide scale and continuity.

The approach to Lakeside Drive along Copsem Lane with the retained mature trees located in the highway verge enhances the setting whilst providing visual separation and privacy.

Report and following plant schedules are reproduced by kind permission of Graham Sutton, Surrey Gardens Trust, August 2013

Schedule 1 – Historic Planting (Illustrative)

Planting	18 <sup>th</sup> Century	19 <sup>th</sup> and early 20 <sup>th</sup> Century
Trees	Beech Cedar – Lebanon Lime Oak – English and Turkey Lime Plane Scots fir	Alder Beech - Purple Cedar – Atlantic Cypress Fir - Douglas Horse chestnut Liquidamber Maple – Silver Poplar Silver birch Swamp cypress Sycamore Willow
Understorey	Hazel Holly Laurel - Common and Portuguese	Bamboo Cupressus Rhododendron

Schedule 2 – 20<sup>th</sup> Century Redevelopment Planting  
(1970s Public and Plot Frontage Areas)

Trees	Large shrubs	Medium-small shrubs	Others
<p>Large/medium:</p> <p>Birch – Common and Paper Cedar - Deodar Fir - spruce Ginkgo Liquidamber Norway maple</p> <p>Small:</p> <p>Flowering cherry Magnolia Maple – Japanese and Box Elder Palm - Chusan Rowan</p>	<p>Arundinaria Cotoneaster Elaeagnus (deciduous) Hazel Holly Laurel Magnolia (deciduous) Mahonia Pittosporum Pyracantha Viburnum (evergreen and deciduous)</p>	<p>Azalea Aucuba Berberis – evergreen, deciduous, purple foliage Box Choisya Cotoneaster Cortaderia - Pampas grass Euonymus Hebe Ivy Lonicera Phormium Skimmia Viburnum</p>	<p>Hedges:</p> <p>Cupressus Laurel - Common and Portuguese Rhododendron</p> <p>Wall plants/climbers:</p> <p>Boston Ivy Honeysuckle Ivy – golden var. Jasmine Magnolia - grandiflora Vine - fruiting and ornamental Wisteria – floribunda</p>

Note: Schedules based on original planning application plans and species identified on site or in immediate vicinity on visits in May and June 2013; does not include most recent plantings within the development.

Schedule 3 – Indicative Replacement Planting

Trees	Large shrubs	Medium–small shrubs	Others
<p>Large:</p> <p>Acer platanoides 'Crimson Sentry' Pinus sylvestris</p> <p>Medium:</p> <p>Betula pendula 'Tristis' Ginkgo biloba</p> <p>Small:</p> <p>Acer capillipes Magnolia kobus Prunus serrula Sorbus aucuparia</p>	<p>Fargesia nitida Cotoneaster lacteus Elaeagnus x ebbingei Ilex aquifolium Viburnum rhytidophyllum Viburnum tinus Viburnum x bodnantense 'Dawn'</p>	<p>Berberis darwinii Berberis thunbergii 'Atropurpurea' Euonymus fortunei (vars) Phormium tenax Skimmia japonica 'Rubella' Viburnum davidii</p> <p>Ground cover plants:</p> <p>Lonicera pileata Hedera helix 'Hibernica' Pachysandra terminalis</p>	<p>Hedges, tall:</p> <p>Prunus lusitanica Rhododendron sp.</p> <p>Hedges, low:</p> <p>Ilex crenata (not box) Lonicera nitida 'Ernest Wilson'</p> <p>Wall plants and climbers:</p> <p>Hedera colchica 'Sulphur Heart' Lonicera japonica 'Halliana' Magnolia grandiflora Parthenocissus tricuspidata 'Veitchii' Pittosporum tobira Wisteria floribunba 'Macrobotrys' Vitis coignetiae</p>

## Appendix 2: RIBA Certificate of Commendation

Royal Institute of British Architects  
Architecture Award 1976

# Commendation

Lakeside Drive, Esher

Designed by Royston Summers

for Pace Developments Limited (Developer)

and built by Pace Developments Limited

President *W. J. M. M. M.*

Awards Committee *Hyman G. M.*

Chief Executive *W. D. Edmunds*

## Appendix 3: Summary of the Modern Movement

### The Modern Movement

#### 1920 - 1965

##### Introduction

The following text provides an outline of the origins and architectural approaches characteristic of what is called the Modern Movement. It is intended to assist in understanding the architectural significance and detailing associated with Lakeside Drive.

##### General Background

The Modern Movement was a self-conscious style created by architects and theorists inspired by a desire to break with the past and to express the spirit of a new machine age.

The new design philosophy also expressed itself in new and experimental forms of furniture where the term “form follows function” adequately described the approach. In its aim to change society’s attitude to design it was not universally popular: most Modern Movement houses in both the United States and Britain tended to be individual architect-designed residences, and few developers were prepared to risk speculative building in the same style. Manygate Lane is one of these rare examples.

By the early 1900’s, leading German and Austrian designers had reacted against excessive ornament and laid the foundations for an architecture that relied on space, proportion and smooth surfaces. One of the first, the Austrian Adolf Loos (1870-1993), spent three years in the United States from 1893 to 1896. His critical essay “Ornament and Crime” (1908) rejected ornamentation as degenerate, and his interior designs were instrumental in forming the Modern Movement. Frank Lloyd Wright (1867-1959) in the United States was also an important influence on the movement, with his simplified horizontal forms.

Following World War I, the turmoil of Europe encouraged avant-garde movements in all the arts, and a distinctive cubic architecture emerged from the De Stijl group in Holland and Le Corbusier (1887-1965) in France. Britain was slow to respond to these influences, although Le Corbusier’s *Vers une Architecture* was published in English in 1927 and outlines his “Five Points for a New Architecture”: *piloti* (houses on pillars), horizontal windows, free plan, free facades and flat roofs.

Some of the earliest flat-roofed houses in Britain were a small, relatively unimpressive group of workers’ houses in Braintree, Essex, built in 1919 by Crittall’s, a firm of window manufacturers. In 1924 Crittall’s went on to develop the garden village of Silver End in Essex which has some of the first recognizably Modernist houses in Britain. The imaginative interiors designed in 1929 by Raymond McGrath (1903-77) at Finella, a refurbished Victorian house at Cambridge, are acknowledged as being a forerunner of Modernism. Throughout the 1930’s, both in the United States and Britain, the distinction between the Modern Movement proper and popularised versions of it, variously labelled as “moderne”, “half-modern” or “jazz-modern”, are hard to make. The differences may be found less in physical appearance than in the intentions and attitudes of the designer and client, since

Modernism aimed at a new way of life, with increased sunlight, fresh air and contact with nature, all of which were already taken for granted by most middle-class suburban Britons and Americans.

Perhaps for these reasons Modernism was slow to make converts in both countries, which already had more sophisticated traditions of domestic design and lifestyle than Continental Europe. Nonetheless, the imagery of health and cleanliness was one of Modernism's main selling points and the elimination of mouldings and ornamentation could be justified as a way of avoiding dirt and reducing housework.

Less appropriate to the domestic scale were Modernism's structural innovations, and many houses were treated as experiments in concrete and other materials that were quite unjustified functionally. The lack of traditional weather-proofing details created problems of maintenance, and many Modernist houses have subsequently been much altered. In Britain, only some 300 individual Modernist houses were built, mostly in suburbs where they are misfits. A rare West Country example is The Yacht Hotel, Penzance, built in 1936.

In the United States, Modernist houses are also in a minority. Frank Lloyd Wright spans the whole period, without fitting into it neatly. His famous house Falling Water (1935) in Pennsylvania, with its horizontal lines of smooth concrete, was the closest he got to the Modern Movement. In California, Irving Gill (1870-1936) made fascinating experiments with prefabricated concrete construction before 1914, and arrived independently at a style similar to Adolf Loos. Later, the Austrian Rudolph Schindler (1887-1953), who began his American career in Chicago, built the Lovell Beach House (1925) at Newport Beach, California, a revolutionary concrete structure. Schindler had gone 30 per cent over budget, so when his client wanted another house, he went to a fellow Austrian émigré, Richard Neutra (1892-1970). Neutra's Lovell House, which in the event was 100 per cent over budget, is another landmark in the development of Californian Modernism.

On the East Coast, the Swiss-born William Lescaze (1896-1969) was a pioneer in Modernist architecture but the diffusion of the Modern Movement had to await the arrival of exiles from Nazi Germany – Walter Gropius (1883-1969), Marcel Breuer (1902-81), Ludwig Mies van der Rohe (1886-1969), and others – at the end of the 1930's. Their work continued to be influential into the 1950's, partly through their teaching activities. But Modernism remained a minority style amid American suburban eclecticism.

In Britain in the interwar years the 'modern' style was expressed in individually commissioned private houses mostly built in the south of the country. The Architectural Review had published details of some sixty examples by 1940. Some notable examples are Newton Road, Paddington by Denys Lasden, and Old Church Street, Chelsea by Mendelsohn and Chermayeff, and Sun House, Hampstead by Maxwell Fry. These and the relatively few other examples of what had become known as the 'International' or 'modern' style were in stark contrast to the bulk of inter-war architecture.

Immediately after the war shortages of materials in Britain diminished ubiquitous use of concrete in modern architecture and experiments were made in the use of painted weatherboard, brick and tile hanging. In this way the 'modern' or 'international' style of the 1920's and 1930's in Europe were introduced on a larger scale to Britain as a mature style without any significant transitional development.

The 1950's brought a new generation of architects, labelled "New Brutalists", who rebelled against the mild Scandinavian "Contemporary Style" Modernism of the 1940's. They returned to the pioneer works of the 1920's for inspiration, combined with the continuing influence of Le Corbusier and Mies van der Rohe. Texture was reintroduced to materials, and heavy, over-structured forms were preferred.

By the early nineteen sixties most of the best design work in the modern style was being commissioned by Local Authorities and universities particularly in the housing and education fields. The London County Council architects department were by this time attracting some of the country's top designers and a number of innovative Council housing layouts were emerging.

It was against this background that the first of the private estates began to capture the imagination of a section of the home buying public. Coupled with the simplicity of the buildings themselves, and perhaps as a contrast to it, the role of the landscape designer began to be recognised. These new layouts were often designed in close harmony with the existing mature landscape features. The large wall to ceiling glazing allowed the garden spaces to interact with the interior design ideas. Lakeside Drive incorporates all these ideas in both overall layout and interior design.

Often this work was seen as unpalatable and contributed to the widespread disillusion with Modernism in the 1970's. Although, many architects have continued to work within the Modernist tradition, it effectively ended around 1975, since when its influence in domestic design has again been restricted to a handful of individual houses, but with some rare examples of small estate design.

Reproduced with the kind permission of Andrew Hill, Listed Building Consultant at Elmbridge Borough Council.

## Appendix 4: Guidelines for new development

### 1. Introduction

The Lakeside Drive Conservation Area poses particular challenges in terms of providing advice on new development. Despite some erosion of the architectural detailing and the modular principles of the original houses within the Lakeside Drive Conservation Area, there remains a very clear cohesion and recognisable architectural quality throughout.

The original values and architectural principles are still evident and much of this is due to the good management and advocacy of the Lakeside Drive Residents Association and covenants over which they preside. The combination of the lakeside setting, retention of a complex layering of trees and soft planting from various historic planting phases and the planting from the original developments inception give this area a strong sense of place and an established character of real quality and distinctiveness.

### 2. Contextual Design

There is a clear architectural quality to the houses, reflected in historic architectural recognition and present day acknowledgement of their well considered design. All development, but especially that in conservation areas, must respond to its immediate environment, its 'context', in terms of scale, form, materials and detailing. Applicants for planning permission must therefore provide with their proposals a 'Design Statement', to justify the design decisions that have been made as the scheme developed and how it relates to its context. Development opportunities within the conservation area will be likely to comprise modest extensions, where the 'context' – the existing host building and its immediate surrounding buildings and structures (to include boundary walls) - may be obvious, but still needs to be acknowledged and respected in new design.

The emphasis in any new development or alterations must be on the need to provide a high quality of design. Positive change in such a sensitive townscape can provide vitality and interest and designation as a conservation area should not stifle well thought-out contemporary design of a quality in material and detailing terms of its neighbours.

The basic form of extensions should be governed by the very clearly defined urban grain, scale, materials height and massing of existing houses within the conservation area. This is particularly important within the context of Lakeside Drive as the development strictly conforms to a set of principles set out in the appraisal which dictate and define the existing development and should inform and where necessary control the extent to which individual buildings can be extended and new buildings such as for example garden buildings can be added. These elements should be used to set out the basic form of the building or addition, including roof shape and pitch, height, depth of plan and the rhythm and composition of the façade.

### 3. Urban Grain

The “urban grain”, or form, of historic development has been described in some detail in Part 1 of this document.

In summary, the houses of Lakeside Drive have been very carefully positioned to maximise views of the ornamental lake and maintain the privacy of the occupants despite the use of large expanses of windows to key elevations. This established urban grain is not easy to interpret on the ground due to soft planting and the limitation of public viewpoints but in plan (see townscape map at the end of this document) the highly sensitive nature of the way in which the buildings relate to each other and the lake or roadside is apparent and should be carefully considered in terms of new development or extending or altering existing development.

This “urban grain” is an important part of the character of the conservation area and should be protected. Proposals for new development must include a detailed analysis of the locality and demonstrate that there is a full appreciation of the local townscape and how it has developed, including the relationship of houses, to landscape and the public realm and of course materials.

### 4. Scale

Scale is the combination of a building’s height and bulk when related to its surroundings. To Lakeside Drive, the scale of houses in relation to their garden settings and the lake are important considerations. In addition, the scale of various different elements the building are important in terms of defining the modular system that defined the principles of the design of the houses using standardised elements but combining them in unique combinations to give the variation and careful use of scale seen today.

There is a combination of single storey and two storey buildings and importantly a varied scale to elements of the building such as the garages and service spaces as compared with the living rooms and bedrooms.

In practice, it is the combination of scale with layout, landscaping and other factors which determines the quality and “feel” of new development. Development which has a detrimental effect on the character of the conservation area will be resisted. Part 1 of the document explains the architectural importance of the area and new development must recognize the sensitivity of the designs and pattern of built form within the Lakeside Drive development.

### 5. Height and Massing

The height of elements of the built form within this conservation area are very sensitive to change. Of note are the 'tower' elements of the design which form prominent and distinctive elements of individual houses. Development which blurs or destroys this hierarchy within individual building designs will be resisted.

Massing is the combination of the scale of the development, its layout and its site coverage. The vast majority of development in the conservation area will be extensions to existing buildings, and therefore the issue of massing is often less relevant than scale and height. However, the massing of the houses of Lakeside Drive, as defined by their combination of elements (see Figure 13) is very important to the character and appearance of the Lakeside Drive Conservation Area.

## 6. Appearance, materials and detailing

Some of the greatest challenges and potential threats to the character and appearance of the Lakeside Drive Conservation Area are the impact of changes to windows, doors and the material detailing of the houses, such as the colour and finish of joinery such as fascias and door and window frames. The original materials used are identified in Part 1, Section 7.

### Doors

The emerging design ethos of the Modern Movement sought to eliminate superfluous detail and to achieve broad unified surfaces. This desire coincided with the popularisation of plywood, which revolutionized the door. The thin layers of wood, which were bonded together under pressure, produced flush doors with no panels or mouldings; and the layers could be built up so that their total weight was equal to that of a solid wood traditional door.

Fully glazed doors became popular, as front doors and as garden doors seen at Lakeside Drive (Fig 17). This was to encourage the impression and promotion of the inside-outside space. The sense of a landscaped garden or communal space becoming part of the living area of a house. This is most apparent in Lakeside Drive and is particularly notable where front and rear doors are aligned in the circulation areas of the house to provide a glimpsed view through houses to the lake and private garden beyond. These are very important design characteristics of the house and glazed doors and entrance screens to both the front and rear of houses should be maintained.



**Figure 17:** Photo of original door

## Windows

In general, the modern movement promoted fresh air and maximum sunlight. Architects, such as Royston Summers designed large windows which ideally formed a continuous element with an outside wall. Living areas had windows, that rose from ground to ceiling level. This is a distinctive feature of the houses of Lakeside Drive (Fig 18). The window walls are a defining characteristic of the principle rooms. There are very few original window designs surviving. These comprised a series of strongly defined vertical timber mullions with selective panels integrating a vertical sliding sash component with very slender frames so as not to destroy the overarching vertical emphasis to the windows elements. These windows did not project forward of the facade thus maintaining the simplicity and clarity of the original design concept. These qualities should be very carefully considered when looking to replace or renew windows in existing houses.



**Figure 18:** Photo of original windows

## Brickwork

Given the nature and consistent date of construction of the properties within Lakeside Drive (constructed between 1971-78), the brickwork (with the exception of No.2) is consistent in terms of colour, texture, size and finish. This is a very important aspect of the design of the development. Proposed extension or alteration to any of the houses or boundary walls within the conservation area need to pay very careful attention to getting the brick details right. The original bricks used for the development are no longer available but very good matches (which have been used in extensions and alterations to date) can be sourced. It will be essential to research and secure the use of appropriate bricks for any changes to the built form within the conservation area. The Council will work with the Residents Association to provide contacts for materials and architects/contractors who are familiar with the nature and strict requirements of new build within the conservation area.

In addition to the careful selection of bricks, equal care needs to be taken on the selection of a mortar specification and the use of a recessed joint reflective of that seen to the original buildings. This is a very distinctive set back straight joint with no camber and is generally a fine mix with very little aggregate of any size. It was probably originally a silver sand and lime cement mix. The hardness of the specified bricks would allow for such a hard mix to be used.

### **Woodwork and joinery**

External joinery was originally western red cedar treated with a stain preservative to produce a dark brown colour. Fascia boards are seen above windows and to porches. They are plain and either painted or have a through colour from manufacture. The colours used range from greys through to very dark green. Proposals for the redecoration or replacement of these panels should look to the established palette of colours, which is mainly dark brown, seen throughout the development and seek to replicate or complement this palette. Generally fascias are not white or cream and do not use gloss finishes – these should be avoided.

### **Driveways**

There is some variation to the treatment of driveways and footpaths. This ranges from tarmac through to gravel (seen to No.2). The preferred finish appears to be a block paving. This is seen in various forms and generally a herringbone type pattern.

Strong colours such as an orange or buff finish should be avoided with more subtle multi-coloured blocks used reflecting but not necessarily matching the brickwork seen to the boundary walls.

### **Decking**

Areas of timber decking have been introduced to enjoy the lakeside view and to date the balance has been maintained between these and the original sloping grassed banks.

### **Retrofitting of renewables and thermal efficiencies**

The installation of solar panels and other methods of energy harnessing should be very carefully considered so as to minimize the impact on public and private views of houses within the conservation area. The use of solar panels on flat roofs where they can be clearly seen should be avoided as they would spoil the clean lines and architectural integrity of the house designs.

Retrofitting of renewables should not be at the expense of the architectural quality of the built form either individually or when seen in groups. It is recognized that maintaining and improving thermal efficiency is important to householders. When retrofitting or introducing new technologies the proportions, appearance and detailing of the existing buildings should be respected.

## 7. Design Checklist

All new development in the area should seek to:

Where relevant and appropriate, achieve continuity and reflect established street frontage building lines,

Maintain the original pattern of development by respecting the grain associated with the original plots and the historic morphology of the immediate area, including retained spaces between buildings which contribute to the local character;

Complement the human scale, height and massing of the existing development in the immediate streetscape and the wider context of the conservation area;

Reflect the proportion of solid to void found in the elevations of the original buildings and employ robust detailing, avoiding fussy or gimmicky use of applied features or detailing;

Respect the hierarchy of development and detailing particularly in relation to the modulation of the houses and their relationship with the street and/or lake and each other;

Reinforce local identity by the use of materials reflecting those used in the original development.

## Appendix 5: Further reading and information

### Books

Mitchell A 1995 *Esher A Pictorial History* (Phillimore & Co Ltd; 1st edition)  
Pevsner N. 1936 *Pioneers of the Modern Movement* (Faber)  
Stevens I. 1977 *The Story of Esher* (Lancet)  
Summers R. **Design for 3 houses, Lakeside Drive**, Esher, Surrey, Royston, 1931-2012

### Articles

**Lakeside Drive, Esher** Architects Journal Vol 165 no.15 1977 Apr 13 p691-703  
**Group of houses, Esher**; Architects: Royston Summers, Jeffrey Mansfield RIBA Journal Vol.83 , No.8, 1976 Aug p336  
**Lakeside Drive, Esher**; Architects; Harvey and Wilson Architects (London)Vol.5 no.1 1975 Feb/March p36  
**Lakeside Drive, Esher, Surrey**; Architects: Harvey & Wilson Country Life Vol. 157 no. 4051 1975 Feb. 20 p442

For further information regarding planning and conservation related matters:

#### **Planning Services, Elmbridge Borough Council**

Civic Centre, High Street,  
Esher, Surrey  
KT10 9SD  
[www.elmbridge.gov.uk](http://www.elmbridge.gov.uk)

Tel: 01372 474474

Further information regarding local history

#### **Elmbridge Museum**

Church Street, Weybridge  
Surrey, KT13 8DE  
[www.elmbridgemuseum.org.uk](http://www.elmbridgemuseum.org.uk)

Tel: 01932 843573

#### **Surrey History Centre**

130 Goldsworth Road  
Woking, Surrey  
GU21 6ND  
[www.surreycc.gov.uk/surreyhistorycentre](http://www.surreycc.gov.uk/surreyhistorycentre)

Tel: 01483 518737

Fax: 01483 518738

General information related to listed buildings and conservation areas:

#### **English Heritage**

General enquiries:  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

Tel: 0870 333 1181

For technical guidance:

#### **The Twentieth Century Society**

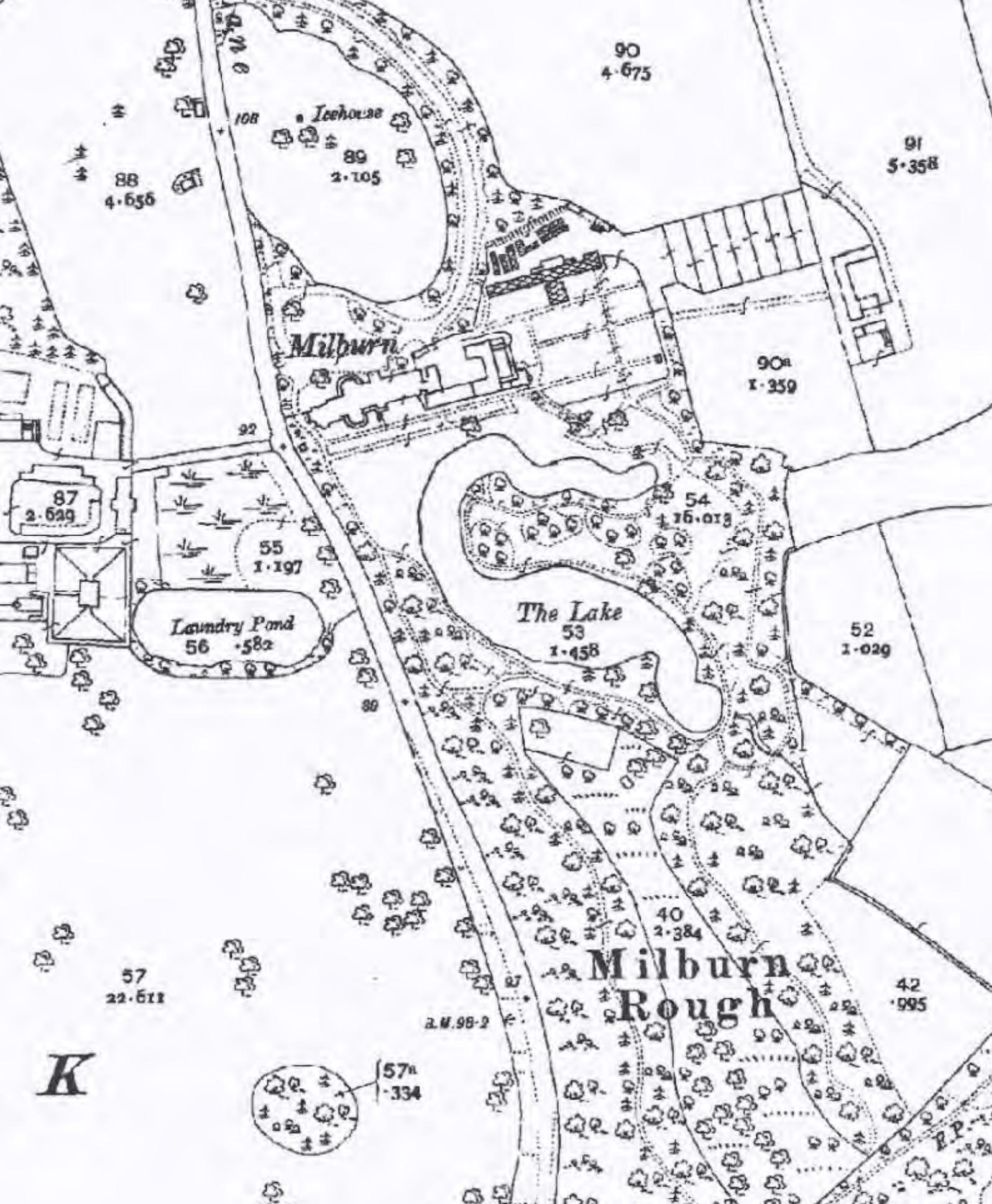
70 Cowcross Street, London, EC1M 6EJ  
[www.c20society.org.uk](http://www.c20society.org.uk)

Tel. 020 7250 3857

#### **The Society for the Protection of Ancient Buildings (SPAB)**

37 Spital Square  
London E1 6DY  
[www.spab.org.uk](http://www.spab.org.uk)

Tel: 020 7377 1644



Copies available for purchase from the Head of Planning Services,  
Civic Centre, High Street, Esher, Surrey, KT10 9SD

Alternatively copies can be downloaded from our website:

[www.elmbridge.gov.uk/heritage](http://www.elmbridge.gov.uk/heritage)