
Templemere Conservation Area

Character Appraisal and Management Plan



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illustrated on behalf of Elmbridge
Borough Council by
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Front cover: Terraces of houses set within a mature landscape, Templemere
Back cover: OS Map 1895

Templemere Conservation Area Character Appraisal & Management Plan

This document has been commissioned by 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 approaches from the Templemere Residents' Society Ltd to consider Templemere for conservation area status.

An investigation into the potential for conservation area designation was carried out between December 2015 and June 2016 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 Templemere Working Group which included local residents, the Surrey Gardens Trust and officers from Elmbridge Borough Council. Forum Heritage Services were appointed as heritage consultants to facilitate the project, lead the workshops and co-ordinate and produce the Appraisal and Management Plan.

The document was the subject of wider public consultation for a six week period commencing on 5 December 2016. The comments received informed the final document which was considered by Elmbridge Borough Council's Planning Committee on 13 June 2017 and the decision was taken to designate Templemere as a new Conservation Area and to endorse the Appraisal document.

This document would 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 would be the subject of periodic future review providing the opportunity to take account of new planning policy as it arises.

The document will be available in PDF format on the Council's website www.elmbridge.gov.uk.

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Assessment of the Character and Appearance of Templemere

1 Introduction

A conservation area is defined as an "Area of special architectural or historic interest, the character of which it is desirable to preserve or enhance". It is the quality and interest of the area, rather than the individual buildings which is of primary interest when designating a conservation area. There are currently 25 designated conservation areas within the Borough, which cover more than 1800 properties. These include historic town centres, village greens, a philanthropic retirement village, a 1920s motor racing circuit and river navigation channels. A recent designation included a 1970s estate with contemporary brick and glass buildings arranged around an 18th century lake.

Templemere is an exceptional example of a number of developments carried out in the 1960s and 1970s by the development company Span Developments Ltd. Span were influential housing developers during the 1960s, whose design philosophy was itself an evolution of the Modern Movement in architecture. Constructed c1963-65, the Templemere estate conforms to the Span ethos of the time, which was to build new houses to accommodate existing landscape features and to devise plans which fostered a sense of community. Templemere has been well cared due to an existing covenant and the efforts of its residents.

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. 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 area and identifies opportunities for enhancement. It is in conformity with Historic England's guidance as set out in Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management (February 2016). This document seeks to:

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

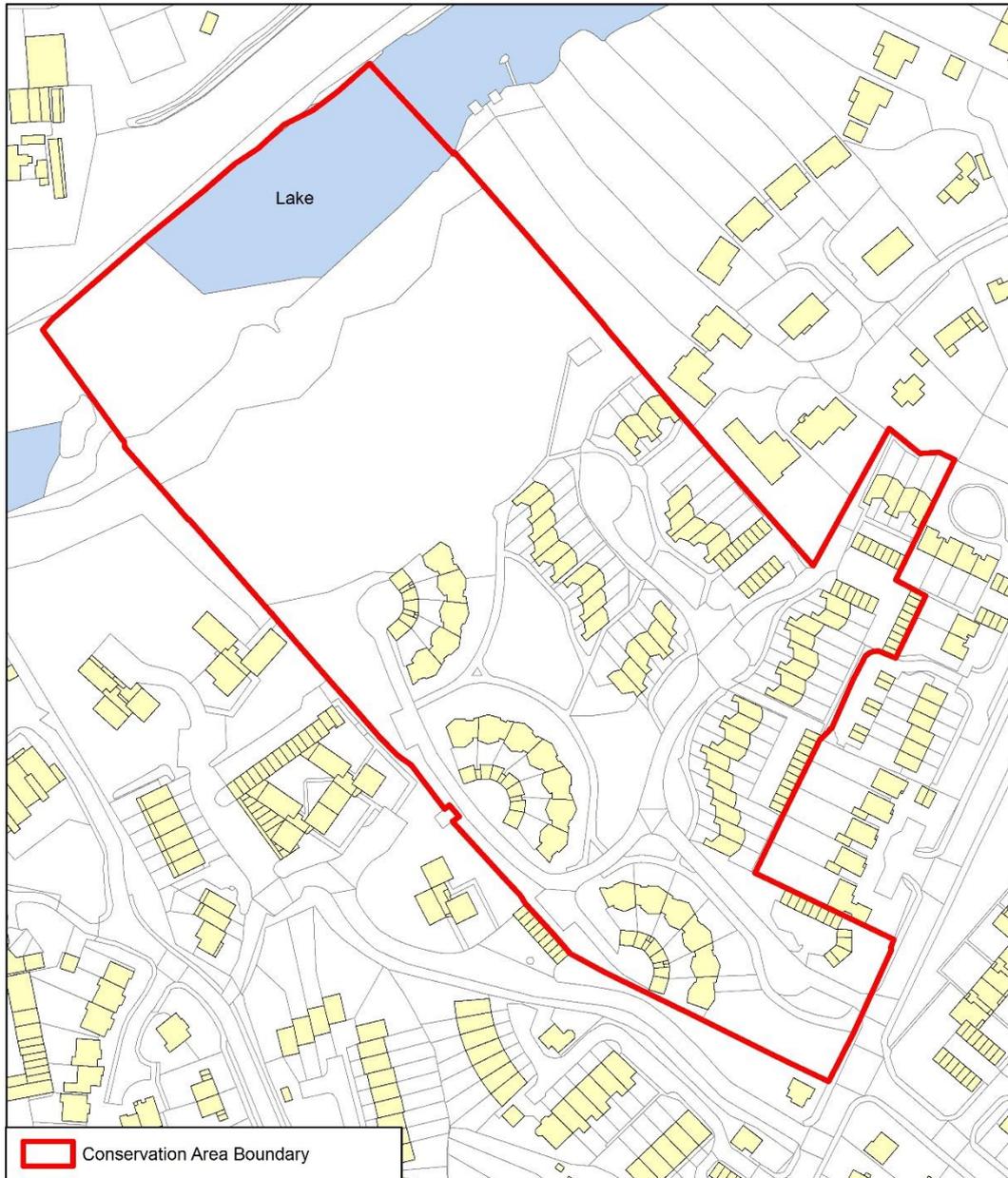
This document would therefore provide a firm basis on which applications for development within the Templemere Conservation Area can be assessed. It should be read in conjunction with NPPF policies and Historic England Guidance. In addition, it should be read in conjunction with the Elmbridge Local Plan. Currently this includes the Elmbridge Core Strategy (2011), the Elmbridge Development Management Plan (2015) and the Elmbridge Design and Character Supplementary Planning Document (2012).

Figure 1 provides an aerial view and Figure 2 a map view of the Templemere Conservation Area and its immediate context.



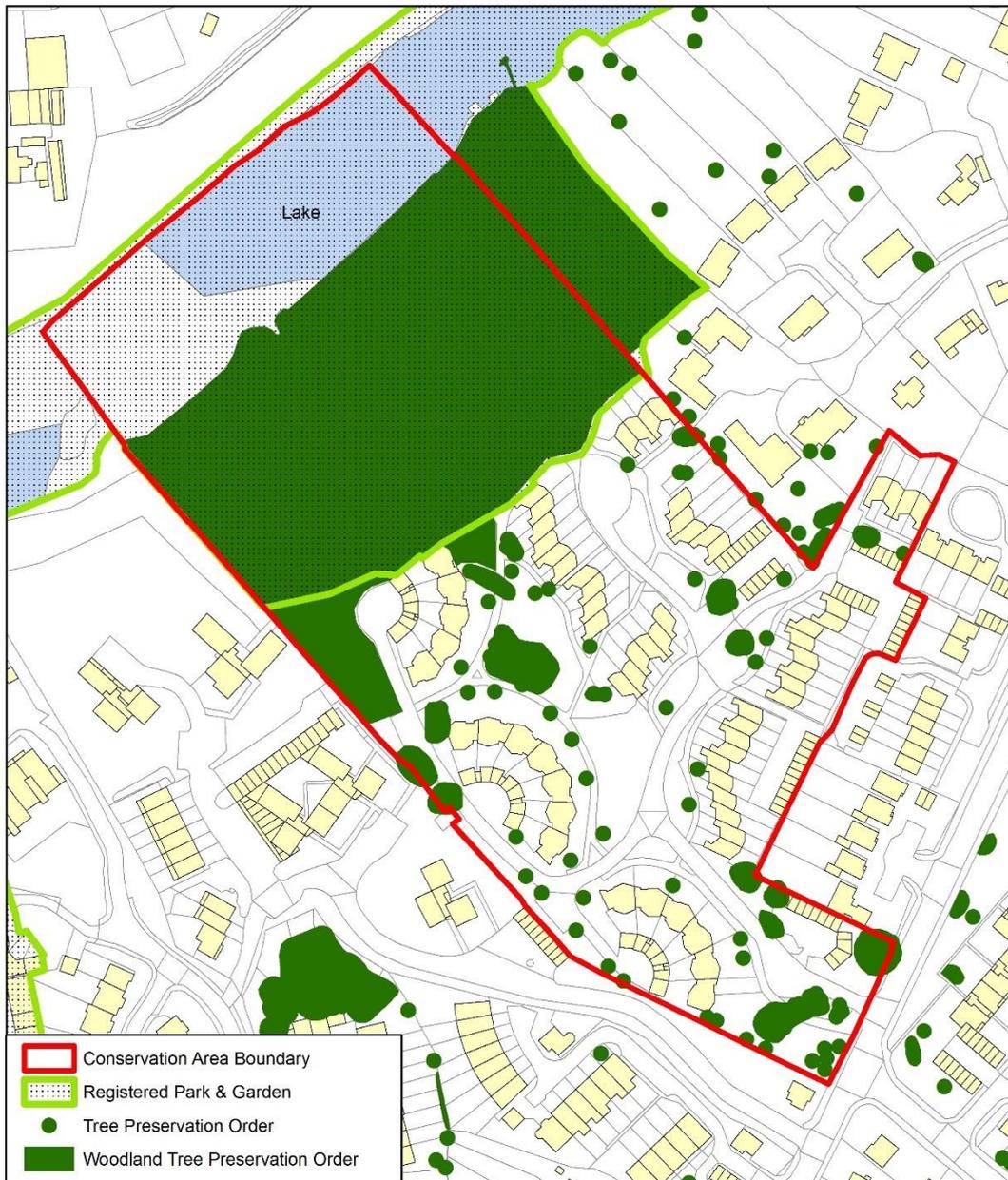
Figure 1: Aerial photo of Templerere (2012-13)

Planning designations within and adjacent to the site include Green Belt land to the north which extends to the River Thames. Oatlands Park Hotel due east is a Key Strategic Landmark [1 of 20 identified] with a Key Strategic View [1 of 7 identified] from the Oatlands Park Hotel over Broadwater Farm and the Thames Floodplain. With regard to heritage assets Oatlands Park Hotel and the Lodges are both Grade II Listed Buildings, the buried site of Oatlands Palace is a Scheduled Monument and Area of High Archaeological Potential and Oatlands is a Grade II Registered Historic Park or Garden. This designation covers the 22ha including the Broad Water Lake, Oatlands Park Hotel and grounds and the part of the Templerere estate leading from the terrace to the lake. These designations are shown on Figure 3.



**Templemere, Weybridge
Conservation Area Boundary**

Figure 2



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Scale in Metres

Templemere, Weybridge Designations



Figure 3: Designations in and adjacent to the conservation area

2 Location and Setting

(a) Location

Templemere is located just over 1km to the east of Weybridge in Surrey. The estate of houses is located off a single access road to the north side of Oatlands Drive. To the north is a stretch of water known as Broad Water relating to the former grounds of Oatlands (now the Oatlands Park Hotel) which presently lies to the west of Templemere beyond later residential development also set within the grounds of the original house.

(b) Boundaries

The conservation area boundary shown in Figure 2 follows the straight property and communal garden boundaries found to the east and west and extends north to the stretch of water and south Oatlands Drive. It is bounded by gardens of private residential developments of Beechcroft Manor to the west and Oatlands Mere to the east.

(c) Topography and landscape setting

The Templemere estate falls within Natural England's Thames Valley Landscape Character Area and within the River Floodplain area in the Surrey Landscape Character Assessment. These areas are characterised by the open river floodplain edged in some areas by wooded ridges and valued for their tranquility and cultural heritage. Templemere and Oatlands are set on a natural north facing escarpment which overlooks the Thames valley and formed the terrace which extended along much of the Broadwater lake. The upper sections of the developed areas of the conservation area are relatively flat and then fall away through the woodland area to the Broad Water Lake. This natural topography was recognised by 18th century landowners who took advantage of and added to the elevated terracing and spectacular views. Part of the conservation area falls within a Registered Park and Garden and most of the trees within the conservation area are the subject of Tree Preservation Orders (both individual and group designations) (Figure 3)

(d) Geology

The geology of the Templemere Conservation Area shares that of the Weybridge environs, that of flat-lying fluvial drift overlying clay (sands and gravels) associated with the river terraces of the Thames valley, deposited on eroded London clay and later course clastics of Lower Tertiary age, which outcrop on rising ground to the south and south-east. The underlying richness of the soil aids the establishment of new planting and the proliferation of tree cover.

3 The Historical Development of Templemere

(a) Historic Background

Templemere would have been part of an enclosed park of about 218ha which formed the Oatlands Palace estate used by Henry VIII. At that time it would have been well wooded and stocked with deer and was used by a succession of monarchs. In the early 1700s it was bought by the 7th Earl of Lincoln who built a new house on the escarpment to take advantage of the topography. He and his successors, particularly the Duke of Newcastle, were responsible for laying out the grounds in the informal 18th century English Landscape style with important designers such as William Kent, Joseph Spence and Stephen Wright. Figure 4, an engraving of 1759 by Sullivan, shows the ultimate “Arcadian English landscape” and importance of elevated house, rolling grassed terraces with artfully grouped trees. The layout of the Broad Water created the illusion that it fed into the River Thames extending the estate by “borrowed views” This was a great period of tree planting and records show existing the 18th C trees of Elm, Oak and Beech supplemented by North American imports including conifers.



Figure 4: An engraving of 1759 by Sullivan, shows the ultimate “Arcadian English landscape”

There are few detailed maps but Figure 5 shows the Oatlands Park Estate which covered about 230ha. Roques map of 1768, Figure 6, shows the approximate location of Templere.

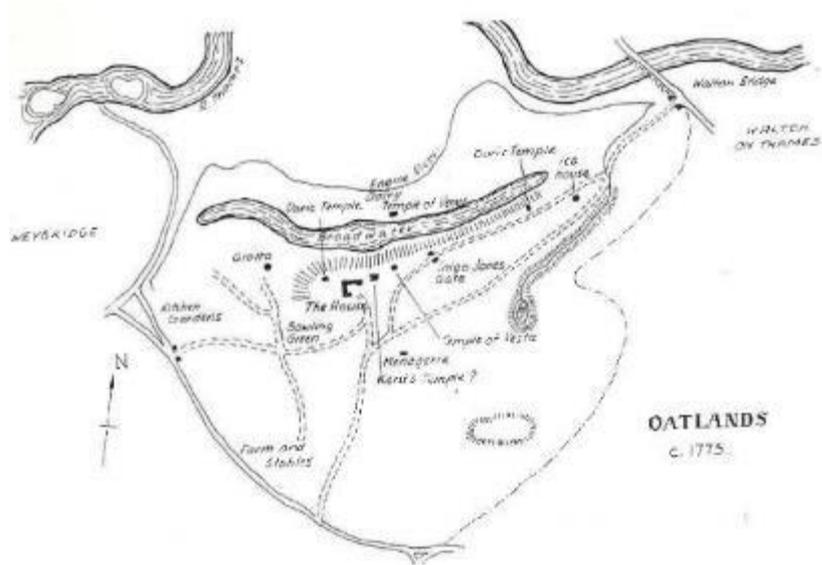


Figure 5: The Oatlands Park Estate covering some 230 ha c1775



Figure 6: Historic Mapping - Rocques map of 1768 (red circle shows approximate location of Templere)

One of the famous buildings, which included the Grotto to the west of the house and Temple of Venus to the north of the Broadwater, was the Temple of Vesta. It was built in the 1770s by Stephen Wright and inspired by the Temple of Vesta at Tivoli. It had a circular stone structure 23 feet in diameter with a portico and columns, it is unclear whether it was deliberately left unfinished to give a “melancholy air” but there

is a similar effect in the ruined temple by the lake and the elevated gothic temple at Painshill. An engraving of 1822 shows in in its “ruined” form and at this time the entire estate was sold and then 3 lots were sold off in 1848 comprising “Beechcroft” “The Temple” (Figure 7) and “Oatlands Mere”.

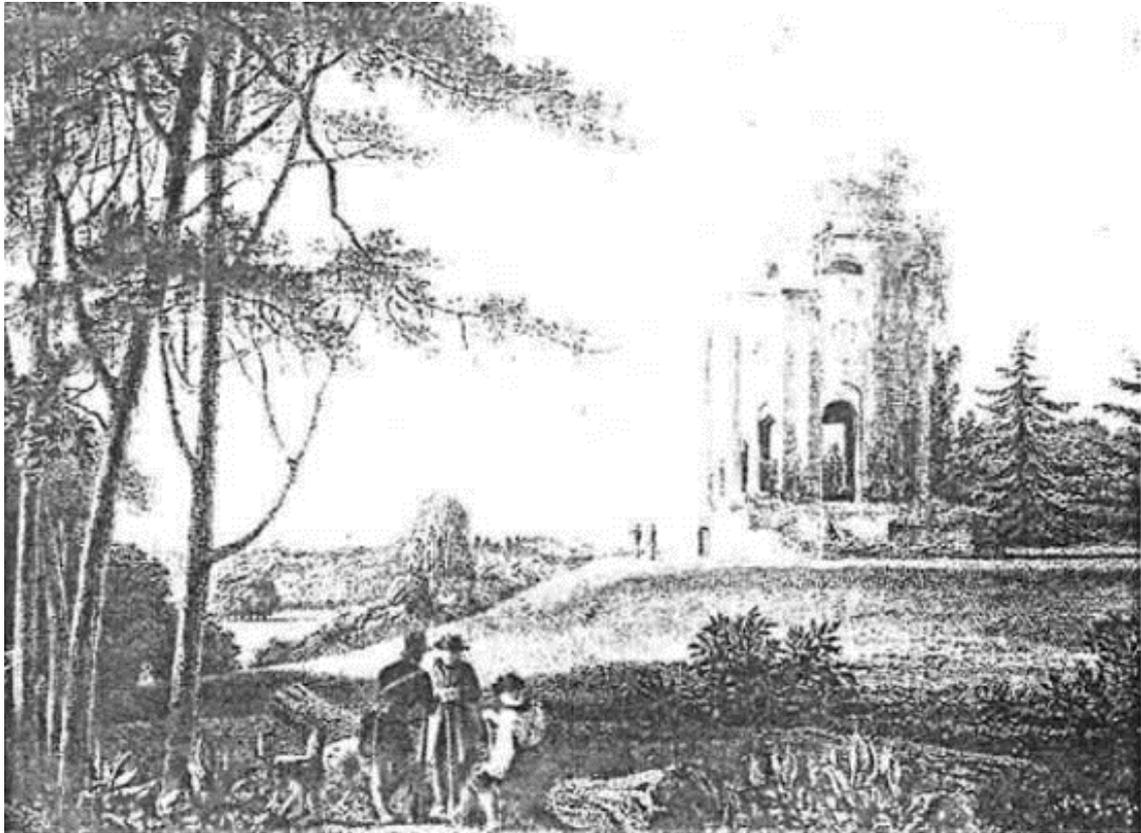


Figure 7: 1822 Engraving of the Temple of Vesta

The 1868 OS map (Figure 8) shows how the structure was incorporated into a Victorian house “The Temple” and the typical ornamental layout of its grounds. The sloping terrace between the house and Broad Water Lake continues to be shown as open mown or grazed grassland. The original site of the house is believed to be beneath numbers 31 and 33 Templemere. The subsequent editions of the Ordnance Survey map in 1895 (Figure 9) is relatively unchanged with the 1914 Ordnance Survey map (Figure 10) showing the house, now called Temple Mere, with rough grassland and trees in this area. The 1936 Ordnance Survey map (Figure 11) shows the same but the house is now demolished.

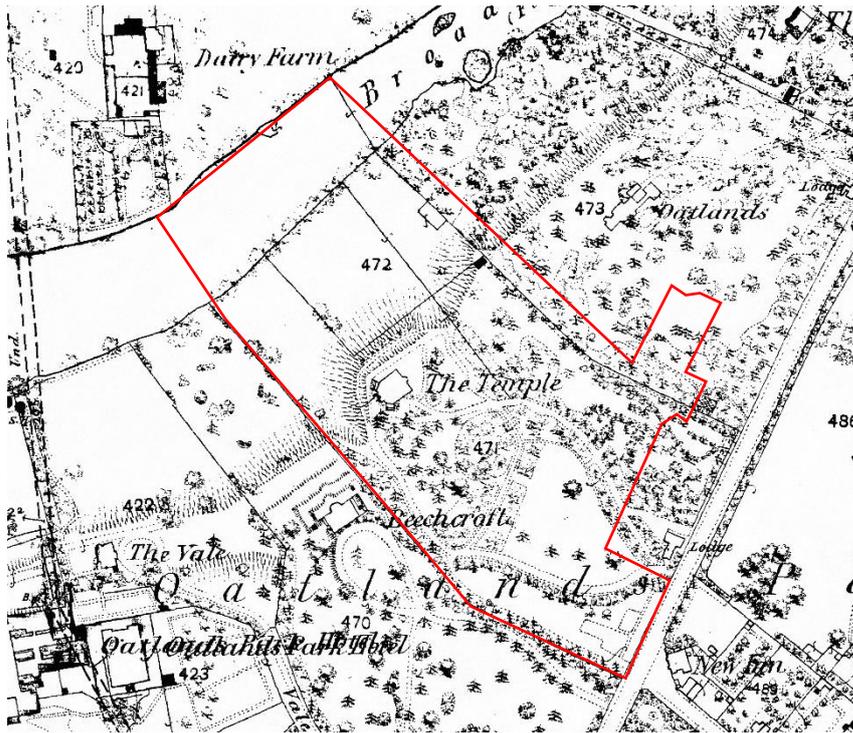


Figure 8: First edition Ordnance Survey map (date) (1 to 25 inch) – with conservation area highlighted

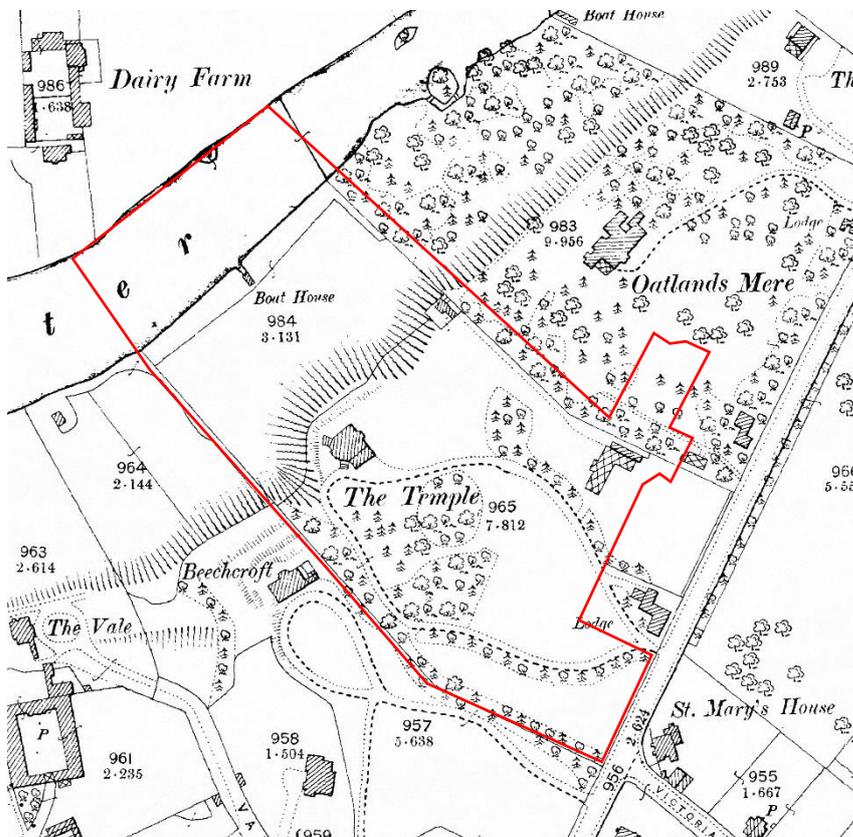


Figure 9: Second edition Ordnance Survey map (1895) (1 to 25 inch) – with conservation area highlighted

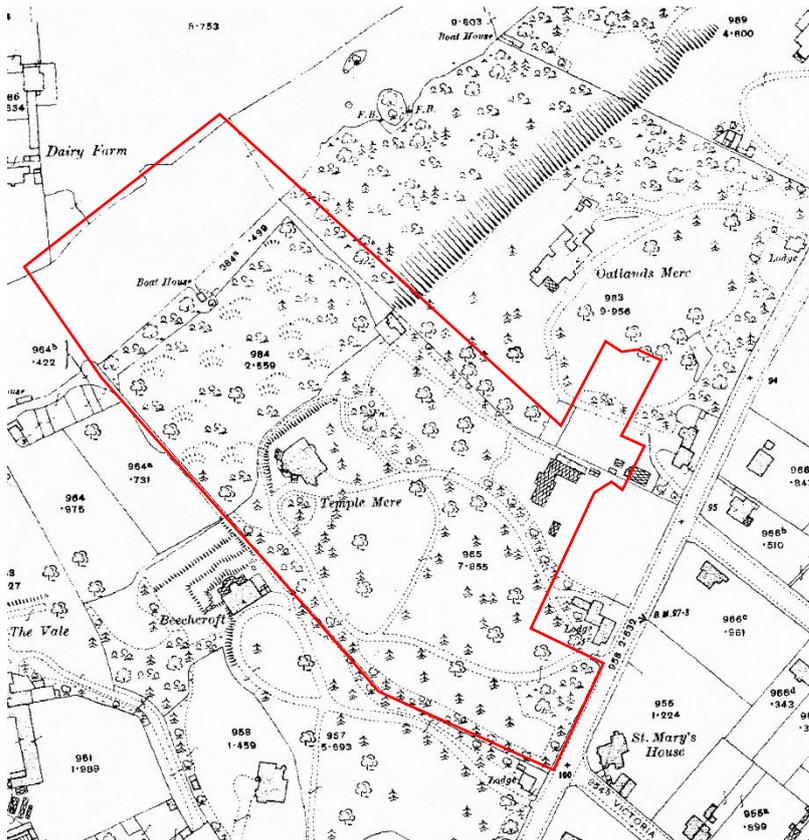


Figure 10: Ordnance Survey map (1914) (1 to 25 inch) – with conservation area highlighted

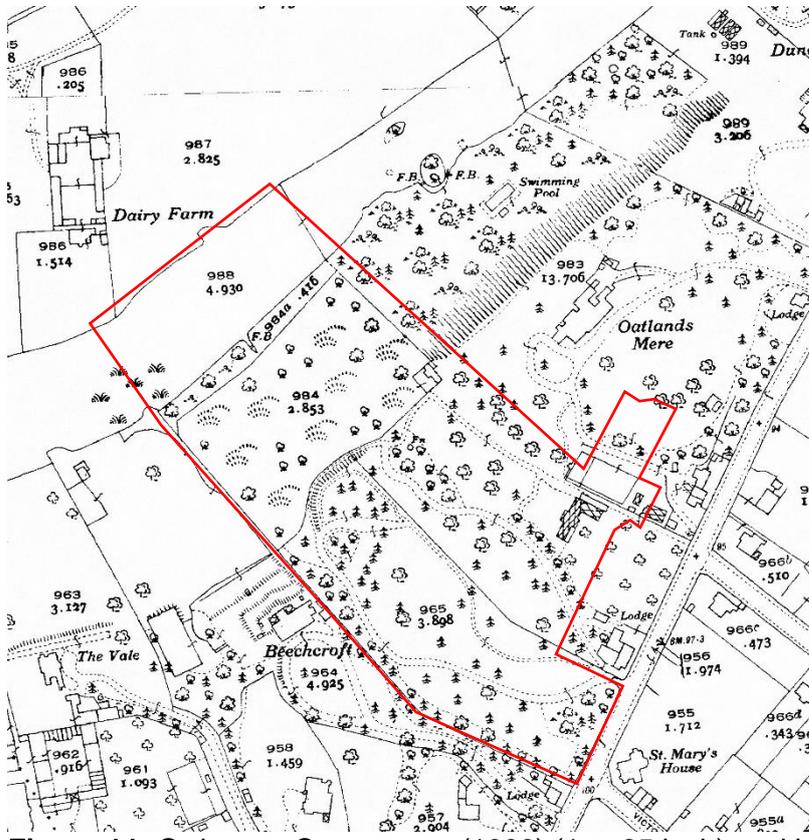


Figure 11: Ordnance Survey map (1939) (1 to 25 inch) – with conservation area highlighted

In March 1961 the site of approximately 18 acres was acquired by SRL Investments Ltd for proposed redevelopment by SPAN. The upper part of the site contained a range of mature trees from previous plantings, notably huge cedars, Douglas firs, scots pine, sweet chestnut, ailanthus and silver birch. The slope down to the bank of the lake had become dense unmanaged woodland. An aerial view taken in 1971 shows the dense tree cover and layout of the new estate. Of the site, one of the SPAN architects, the landscape architect Ivor Cunningham (Eric Lyons business partner) said:

‘It was not until we moved on to a beautiful site at Weybridge that we started having enough confidence to move away from the kind of external space we have been creating. Because of the enormous scale of some splendid cedar trees on the site I attempted to approach the problems of spatial organization quite differently, to try and create less defined space. The space flows on like a water course and loses itself in all directions, bubbling around the trees and clusters, going down into the woods and disappearing¹.

Of particular note is the reference to spacing flowing through the layout of the scheme with no straight lines in the form of buildings or landscape features.

Housing developments by Span, who had appointed Eric Lyons as architect, were conceived with a high quality landscape integral to the whole design and layout. The importance of the functions of scale and space within the design helped to create a sense of place, in this case the retention of as many of the existing landscape features as practicable, particularly the large mature cedars. Lyons, together with landscape architect (and partner) Ivor Cunningham, prepared several alternative schemes for the Templemere site in a mix of houses and flats and of terraced houses. The final proposals adopted comprised 65 houses and 77 garages, the construction being carried out in two phases – the first comprising 18 pavilion houses and 18 town houses, the second 29 town houses.

The standard of the detailing of the hard landscape, as implemented, was consistently high throughout the development: hard surfaces in exposed aggregate concrete, gravel surfaced roads, kerbs, bollards, lighting fittings, signs and numbers were all incorporated as a ‘family’ of designs. The quality of the planting design is a noted example of the Span ethos for communal landscapes. The landscape architect Preben Jakobsen developed a new concept for planting on Span estates, which was fully exploited at Templemere, using repeated groupings and massings of carefully selected plants. Jakobsen used plants in an artistic manner employing scale, proportion and balance in the composition.

(b) Archaeology

The site forms part of the Oatlands Grade II Historic England Registered Park and Garden, however there are no individual features relating to the Park present on the site. There are no Historic Environment Record (HER) entries recorded for the site and it is not within a currently-designated Area of High Archaeological Potential.

The HER identifies some isolated prehistoric finds from the immediate area, including a Mesolithic pick-holder, a Neolithic pick and scraper, and middle Bronze Age cremation urns. The geology of this particular area is a mix of gravels near to a watercourse which could mean that it has a heightened general potential for

¹ Eric Lyons ‘Architects Approach to Architecture’ RIBA Journal, third series, vol.75 no.5 May 1968 p215 (based on a lecture given on 6th February 1968)

prehistoric period archaeological material to be present, as these communities tended to favour such areas. Conversely, the odd mix of geology and large areas of alluvium and brickearth in the near vicinity might mean that prehistoric communities would have had significantly better areas at their immediate disposal to exploit and that therefore this area might not be of such potential.

Understanding of prehistoric settlement patterns may be enhanced by sites such as this however as most interventions are planning and development-related, research opportunities are limited and archaeological investigations in the vicinity are few. Those to date have returned somewhat limited results, although monitoring of development works at Greenland's Farm did produce a number of flint artefacts of likely Mesolithic or Neolithic origin, indicating that there is a general potential for evidence of prehistoric material and land use across this area.

4 Surviving Historical Features within the Templemere Conservation Area

(a) Summary of Historic Development

- An underlying planting regime at large scale to include a number important specimen trees planted in the late 18th/early 19th century which strongly influenced the planning of the present SPAN developments on the site
- Survival in the name of the former location of an important building known as 'The Temple' and forming part of the former Oatlands Park
- Substantially unaltered and excellent survival of features of the built and planted 1960s SPAN estate
- The present development is a response to the scale and physical dominance of historic planting and landscaping through the site²
- The SPAN planting layout and treatment of the public spaces in response to the established mature trees on the site is now considered architecturally and historically significant
- The planting schemes, path layouts, plot divisions and distinction between the developed area and the wooded area to the north giving access to the lake all survive from the original inception and are easily readable and recognizable from the original plans (still available)
- The survival of an historic water feature (Broad Water) which formed an integral part of 18th century planned landscape to Oatlands Park.

(b) Street pattern and building plots

The street pattern and building plots are strongly related to the survival of mature specimen trees, part of the former landscaped parkland which now forms the well-defined landscape structure within which the pattern of development, particularly the grouping of houses, sits. The 'streets' wind around trees and semi-circular groups of houses and open green spaces and through to widened sections of street which form parking and turning areas.

Building plots are carefully laid out so as to have both a shared open space to the front and a private garden space to the rear. The houses respond to the mature landscaping particularly the trees which provide the base for the plot layout. There are three groups of semi-circular terraces and six straight and staggered rows of terraced houses. Each house has a separate garage and these are arranged in parking courts to the edges of the estate plan. There is a well-defined series of high quality spaces which relate to their role. The communal spaces between house groups are well landscaped but open. Garage courts are mostly screened by high brick walls in engineering bricks or by close boarded fencing where less evident. Throughout there is a carefully planned and managed planting scheme.

² Eric Lyons (architect to Span) is quoted as saying: 'The site has some superb trees and the scheme is designed to exploit the scenic qualities of the landscape. The woodland that drops to the lake has not been built on but will provide an attractive walking and play area and give access to the lake for boating and so on'

5 The Character and Appearance of the Templemere Conservation Area

(a) Summary of features

- Grouped two storey houses in staggered terraces and crescents with faceted facades and projecting porches
- Lack of architectural hierarchy; homogeneity of detailing, e.g. windows, doors, etc
- Buildings set within well-defined planting plan
- Open communal garden spaces between house groups
- Building transparency and the flow of light is an important part of the architectural character.
- Curving access road with level edges and break out areas for parking
- Boundary walls to garage courts and private gardens helping enclosure of these spaces and providing comfortable enclosure to the street scene
- Glimpsed views between house groups to woodland beyond
- Glimpsed views to Broad Water between trees
- There is a constantly changing building line which adds to the informality and organic nature of the groups
- Views between house groups are often framed by tree canopies

(b) Current activities and uses

Templemere comprises entirely linked-terraced private family residences. There are some private communal areas and garage courts which are managed by a residents society. The road is a private road and not adopted highway and therefore would not come under the responsibilities of the Surrey County Council Highways department. There is a very strong sense of community and the residents are a broad demographic mix with retired owners as well as families with young children. There is an active residents society which encourages (and upholds through the administration of covenants) the protection of the buildings and spaces within the development and organizes regular meetings and events for the owners of the properties. The sense of community is a strong and very positive part of the character of Templemere. This produces a very strong sense of place in terms of the collective value the residents place on the importance of maintaining a strong community spirit.

(c) Focal points, views and vistas

Views, terminated views and glimpsed views are identified on the townscape map (Figure 25). The development is a relatively enclosed landscape which does not look for wider or borrowed views in contrast to the 18th century designs. There are no formal vistas or planned views within Templemere, however the nature of the planned landscape of both the 18th century underlay and the 20th century interventions have produced a considerable number of multiple and complex views and glimpsed views where trees, hedges and sometimes boundary walls channel views through and out of the developed areas into the open communal spaces. Generally views within the built form are internalized as they are within the dense woodland adjacent to the lake.

The intentional constantly changing building line of the housing groups provides constant and almost uninterrupted visual interest throughout. Eric Lyons, the main architect for the scheme said: 'This concept of 'flow' in the landscape is the basic theme. The shaping of all of the buildings is devised to prevent rectilinear perspectives and create long vistas. The emphasis thereby goes onto the landscape, which is re-interpreted to establish a spacious residential environment.'

Views are often framed and occasionally terminated by landscape features, in particular, a series of specimen trees; mature cedars, a survival of the earlier planting schemes of the Oatlands Park (Figure 12). The views into service areas containing garaging are intentionally restricted and these areas are masked by carefully placed high brick walls which also enclose private garden spaces.



Figure 12: The cedar trees within the development are important landmarks and compose views within Templemere

(d) Open spaces, landscape and trees

The open spaces within the study area comprise areas of grass either acting as communal areas for residents or private garden spaces. The open character of communal frontage spaces and the ability to view houses within an open setting is a strong and positive characteristic of all of the house groups within Templemere.



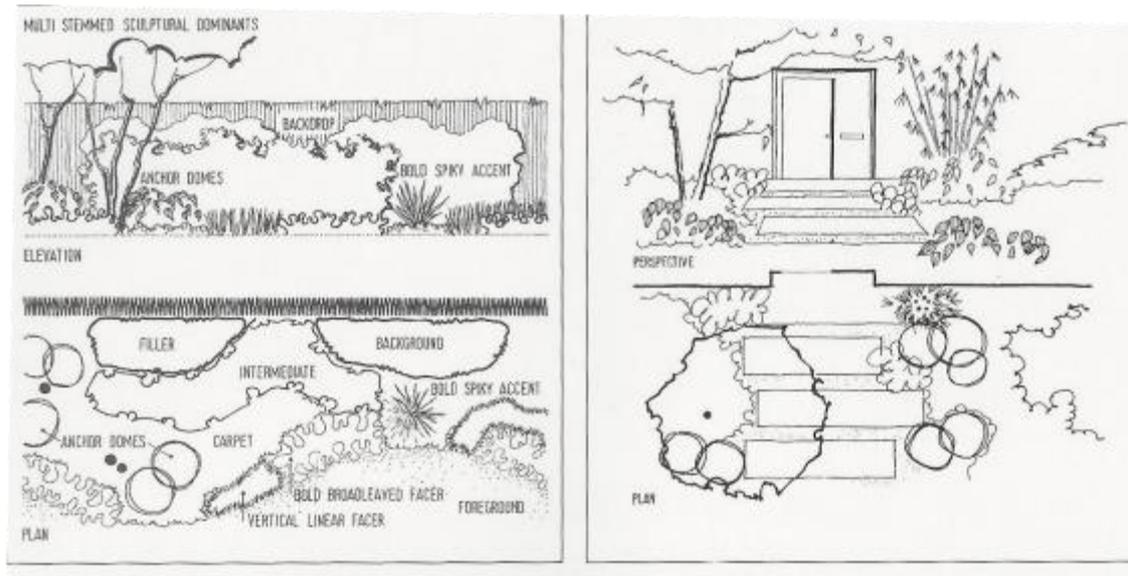
Figure 13: The open communal frontages forming the setting of houses and house groups

Trees throughout the study area form an integral and highly significant role in the character and appearance of Templemere (Figure 13). The SPAN designers saw the existing landscape and trees as having a major influence on their design and potential amenity but were not influenced by the 18thC landscape history and layout and its longer views due north. Later phases of planting are also highly significant as they reflect 20th century experimentation with soft landscaping to provide a very real sense of community and cohesion throughout the development. Plant types, their colour, smell, coverage and physical characteristics were all carefully considered in the original landscape design.

The survival of elements of the landscaping from the 18th century through to the present day and the layering of these features is a very significant characteristic of the established landscape character of Templemere. Trees figure significantly in the setting of the study area to the west and to the east and particularly to the north where the steeply wooded banks which lead down to Broad Water form an important backdrop to the buildings and landscaping of Templemere. Mature trees to be found within the wooded area include oaks, sweet chestnut and hawthorn. Tree maintenance, clearance and upkeep of paths and other amenity areas within the wooded area is managed by the Residents Society and the woodland floor has been informally surfaced and left to semi-woodland under the tree canopies. Lower sections to the south side of Broad Water have recently (April 2016) been cleared and sown with grass seed.

New tree planting was added as a foil to the mature cedars – yellow tones contrasting with the dark green and blue of the cedars and evergreen shrubs; silver birches were transplanted within the site for initial structure. Tall shrubs planted in blocks and climbing plants provide screening and relief, and contrast against the dark brick walls. The designed landscape extends up to house frontages with smaller scale planting exploiting key design elements of sculptural form, texture and colour.

Although the planting mix to the first stage of the development already contained a much wider range of plant material than used by Span on previous schemes (see Appendix 3), the mix was further expanded by Jakobsen in the later planting plans for the second stage of the development, emphasizing his own stylistic approach. An important element of the character of these planting schemes is the layering of plants through careful choice of species and coverage and the use of varied colours in terms of flowers, leaf and bark. This careful attention to detail is an important part of Jakobsen's legacy and something which forms an important part of the character and appearance of the landscaped spaces throughout the estate.



Preben Jakobsen's juxtapositioning of different plant types for different roles such as 'background' or 'foreground' and in the use of different plant forms and textures to frame the entrances to houses

Contemporary photographs show how little has changed and this can probably be credited to a good selection and grouping of original tree and shrubs (see Figure 14) and to the activities of the Templemere Residents' Society Ltd. A Tree Preservation Order made in 2000 covers individual trees within the built-up area and there is a Woodland Order of the same date on the slope to the Broadwater Lake.



Figure 14: The landscape setting of Templemere (from Oatlands Drive)

(e) Hard landscape – surfaces, walls, lighting and signage

The hard landscape is generally underplayed and subtle. Surfaces are of an exceptional quality with the welcome absence of tarmac but in its place a combination of resin-bonded gravel finishes and gravel surfacings to metalled roads and paths. The ‘flow’ of space (a consistent and continual theme) is evident throughout the layout of the scheme, with no straight lines in the form of buildings or landscape features. Each house has its own small private garden (to the rear) enclosed by screen walls and communal garage courts are similarly enclosed by brick walls, presenting a sense of cohesion across the site (Figure 15). Of particular note is the way in which open areas are contoured with paths at lower levels so as to effectively hide them from view.



Figure 15: Enclosure of parking courts with planting and brick walls

Roads (which remain private) interweave amongst the existing mature trees to provide access to the houses, garage courts and small parking areas, sited so as not to dominate the external spaces. Footpaths are separated from the roads to link up to house frontages. The standard of the detailing of the hard landscape, as implemented, was consistently high throughout the development: hard surfaces in exposed aggregate concrete, gravel surfaced roads, kerbs, use of stone setts, bollards, lighting fittings, signs and numbers were all incorporated as a 'family' of designs (Figure 16). Designed street furniture is limited only to a main entrance sign in contemporary 60s typeset (Clarendon) (Figure 17) with other details such as house and garage numbers in Akzidenz Grottesque. There are standard highway street signs at the entrance to Templemere, which are utilitarian and do not reflect the quality of design elsewhere.

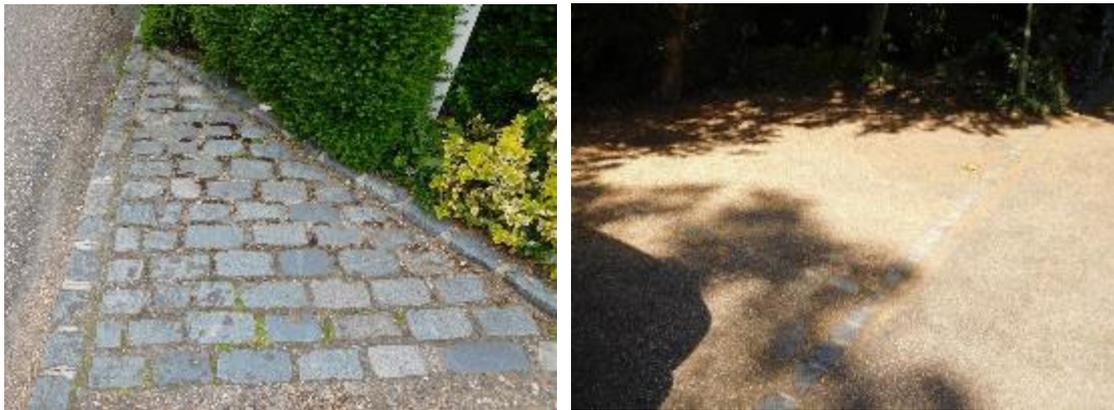


Figure 16: (left and right) Attention to detail with carefully considered and consistent hard surfaces

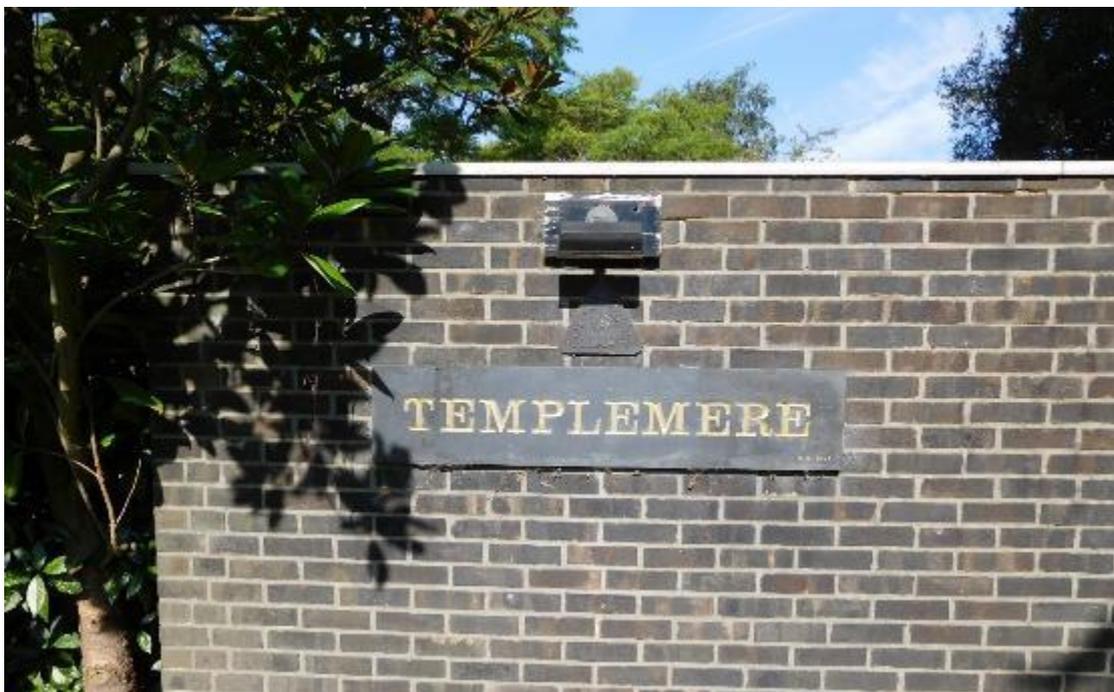


Figure 17: Entrance sign in 'Clarendon'. The secondary font used throughout the estate is 'Akzidenz Grottesque'

6 The architectural context of the Templemere Estate

The Templemere estate is a product of the design philosophy evolved from the Modern Movement in architecture. This 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' also expressing itself in new and experimental forms of furniture where the term 'form follows function' described the approach. Most Modern Movement houses in both the United States and Britain tended to be individual architect-designed residences, and few developments were speculative buildings in the same style. Templemere is one of these rare examples.

Whilst the houses of Templemere can be considered to form part of this Modern Movement, there is a particular and very distinctive emphasis on landscape setting within the estate's design. In the immediate post-war era and through to the latter part of the 1970s this 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.

There are a number of designated conservation areas in England which reflect the spirit of the mid to late 20th century period. The most influential developers of housing in this 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, Shepperton. All these designated examples share common characteristics with Templemere and in some cases share the same building plan although SPAN were careful to vary the plan and adapt it to the needs and requirements of the site. This is seen to great effect with the octagon plan and faceting of facades at Templemere.

The houses within the Templemere 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. They are of cross wall construction with brick flank walls. Their open plan interiors with circulation space in the core and the blurring of indoor/outdoor space are key themes.

There was increasing emphasis in the mid to late 20th century on designing groups of houses which separated their owners from their cars. These principles regarding the re-establishment of the community and separation of cars was based on the Radburn model itself an American response to the English Garden city. This has also influenced the layout and design of the estate particularly the separation of parking areas and garaging from communal and landscaped areas.

Templemere forms one of a number of Span developments within the Borough and other examples include Castle Green, Brackley and Holme Chase in Weybridge. These have been initially investigated but do not appear to be of the same quality as Templemere.

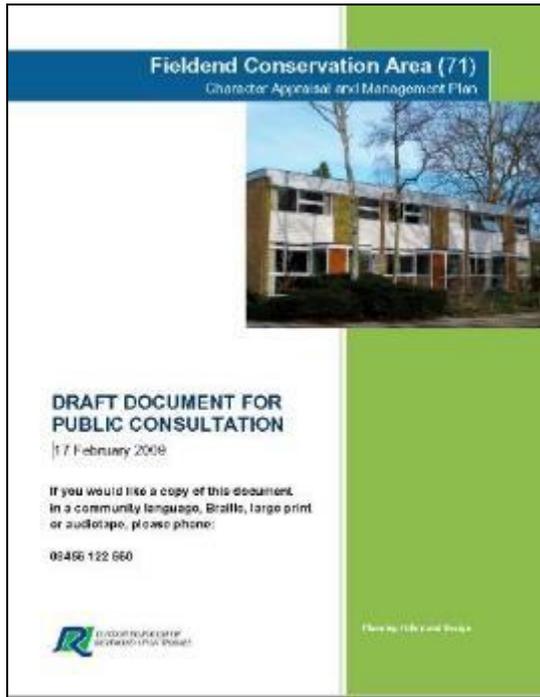
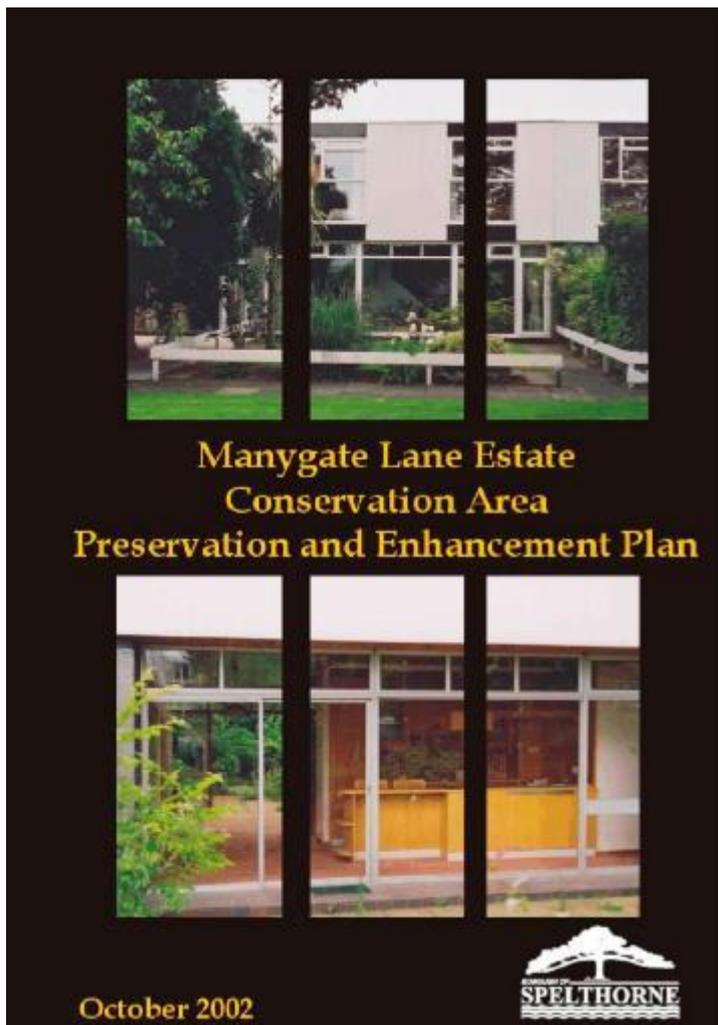


Figure 18: The Fieldend estate was built 1960-61 by Priory Hall Ltd., now better known as SPAN Development Ltd, led by Eric Lyons and Geoffrey Townsend.



Manygate Lane
Shepperton, TW17

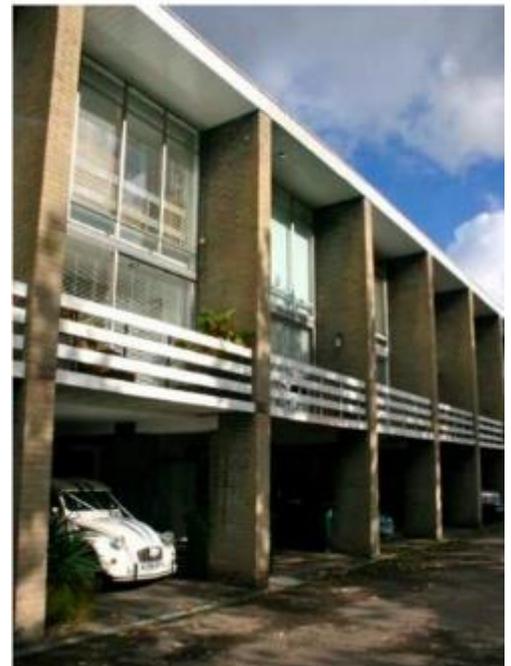


Figure 19: The Manygate Lane Estate Architect: Edward Schoolheifer (Lyon Group) c1964.

7 The Buildings within the Templemere Conservation Area

The houses of Templemere follow an established pattern of quiet innovation by the Span development group. The architects developed a series of house types in terms of plan form and responding elevational treatment which was repeated over a number of developments. The houses of Templemere are a derivative of the type 2 (T2) plan which sees the plan staggered and so can be used to amend the overall plan to create staggered terraces. This plan was known as the T2Y plan. Similarly, the L1 plan is derived from offsetting the more standard 'T' plans with main living areas offset from the kitchen and entrance hall. This is seen to great effect on the crescent elements of the estate. Both plans, the T2Y and the L1 are unique to the Templemere development but are logical derivatives from the house plans employed throughout the Span developments³. It should be noted that the unique derivatives of the plan types are as much about allowing for and understanding the positive impact of landscaping as they are for practical construction (and cost).

The house designs are based on the desire to allow maximum light into the open plan thus providing a feeling for the occupiers of being integrated into the surrounding carefully planned and human-scale landscaping (Figure 20). At the same time the large windows to the principal facades both reflects external landscape character and allows views into the houses and through to the gardens to the rear. This transparency and flow of light is an important part of their architectural character. The detailed design of houses is not showy or particularly radical but has a distinct presence and quality which elevates the houses above much of what was being built at the time elsewhere.

The houses were conceived as modern 'machines for living' a term used originally by the Swiss architect Le Corbusier (see Appendix 2) in referring to breaking down the house into a series of simple and logical functional spaces. The open planning living/dining/kitchen spaces with open stairs to first floor reflect this simplicity and functionality which were seen as 'modern' and 'new' concepts at the time of inception. The large expanses of glass to let in light and allow views into carefully crafted spaces was all part of trying to gain a sense of spatial quality and openness both inside and outside the house. What is of particular importance to Templemere is the immediate response the architects had to the established landscape quality and how they worked with the scale of the landscape in designing the buildings which were to sit within it.

The architectural style of the buildings is consistent throughout and the quality of the grouping comes in the repetition of features such as windows, doors, porches, brickwork detailing and roof details and the rhythm this generates in oblique views of both the crescents and staggered terraces (Figure 21).

³ For more information on the evolution and use of the plan types in Span Developments, please refer to Eric Lyons and Span (2006) edited by Barbara Simms



Figure 20: Complexity and function of planting in relation to paths and built form



Figure 21: Repetition of architectural features and faceting of the facades

Original windows and doors were painted timber frames with aluminium sashes, with windows characterized by large areas of glass broken by transoms producing asymmetrical window configurations. Doors vary in design from solid doors with fanlights and side lights to doors with upper and lower sections of glazing. The roofs to the staggered terraces are broken pitches providing a clerestory of windows between the varied roof pitch. The crescent groups are flat-roofed. The faceted façade of the terraced elevations is reflected in the zinc roof which follows this articulation creating a very attractive wavy edge to the eaves line. There is a narrow 'gap' (sometimes painted black) which acts as an inset string course (between ground and first floor) which was deliberately conceived to link all buildings together as a group. This has survived largely intact although has been lost or altered in places (Figure 22).

Brickwork is relieved by plastered (and painted) columns which further contribute to the sense of rhythm and repetition of architectural features to the facades. This is also evident to the termination of both porch roofs and main roof.



Figure 22: Window details, inset string course between floors, roof profile

There is genuine attention to detail which heightens the sense of architectural quality. For example, in the parking court to the crescent each of the garages is painted in the same colour and each house is demarked by its number to the lower right-hand corner of the barge board above the garage door in the same font and typeset of lettering (Figure 23).



Figure 23: Consistent use of colour and detailing to parking courts of crescents

Boundaries, where found, complement the enclosure to the informal road system and usually either enclose private gardens or parking courts or in some cases both. They are mainly brick, matching that of the houses in stretcher bond although there is one instance of the use of Flemish bond. It is not clear why there is this change in bond. The boundary walls are varied in plane with sections projecting and recessed areas breaking up the boundary wall and relieving their visual dominance (Figure 24). This boundary wall treatment compliments the rhythms present throughout Templemere and contribute to the sense of quality and careful thought to spatial quality which is felt throughout the development.



Figure 24: The brick walls enclosing gardens and parking courts are an important part of the spatial management of the development

8 Negative Features and Issues

(a) Changes to windows and doors

Some windows and doors have been replaced with alternative designs which mostly reflect the spirit of the original design. Some, however, particularly in relation to door design have been less successful. Although a small scale change, variations in materials used, colour, section of glazing bars and mullions particularly to windows where they form such a large part of the façade can have a significant cumulative negative effect on the overall character of the individual houses and the estate.

(a) Addition of satellite dishes

There are some instances of the installation of satellite dishes in prominent locations to facades. These are disruptive and unattractive features which should be better placed in locations which are not visible from communal areas.

(c) Repairs to surface treatments

There have been some unsympathetic repairs to the surfaces of roads and parking areas which have not been undertaken with the attention to detail that should be demanded appropriate for an area with such a sensitive soft and hard landscape character.

(d) Poorly designed street signs

The standard design of highway street signage to the entrances of Templemere does not sit favourably against the high degree of attention to detail to design, typeset and material quality of that found within Templemere development.

(e) Erosion of SPAN landscape strategy

The gradual loss of the mature Cedars, failure of some planting due to age and/or wear and replacement with less successful/representative species.

(f) Increase in car ownership

The increase in car ownership since the inception of the development is putting pressure on the open appearance of the estate; however this is an inevitable part of 21st century life.

Note: The Templemere Residents' Society has produced an excellent House Style and Product Guide to raise awareness of some of the issues highlighted above (See their website: www.templemere.co.uk)

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 areas' special character, informed by the appraisal, and to consult the local community about these proposals. The special qualities of Templemere 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 Historic England guidance in their Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management (February 2016). 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. It is important that the development control process ensures the preservation of special character and that opportunities are taken to identify and implement enhancements. It should be noted that the character area appraisal will be a material consideration in determining applications which affect land adjacent to the conservation area boundary and that the character and appearance of the setting of the conservation area will have to be carefully considered by prospective applicants and Elmbridge Borough Council in order to preserve, enhance or better reveal the significance of the heritage asset; in this case the Templemere estate.

1.2 Conservation Area Boundary

The Templemere Conservation Area boundary reflects the well-defined extent of the communal garden areas as well as the houses and their associated private rear gardens, parking courtyards and garages. It includes the wooded slopes to the north which lead down to the ornamental lake which once formed part of the Oatlands estate. The boundary has been taken to the north side of the lake to include the far bank, land owned and managed by the Templemere Residents' Society Ltd.

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 65 houses, their boundary walls and garages and walls forming parking courts 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 (including change of use) to the buildings of Templemere to be carefully considered and assessed against policies in the Local Plan.

Recommended Action: The Council will seek to ensure that the 65 houses, their boundary walls and garages and walls forming parking courts which are all defined as Significant Unlisted Buildings are protected from inappropriate forms of development, or unjustified demolition.

1.4 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 architectural detailing (including changes from original materials) which do not match and/or are not of the same quality as the original design. Many of these changes fall outside planning control. However there is a pro-active Residents' Society and the Templemere covenants do much to preserve and protect the character and appearance of the estate.

The design of extensions can normally be controlled through existing planning powers, unless they are considered permitted development. In order to maintain the high quality of design evident throughout the conservation area, it is important that the design guidance given in Appendix 1, and general guidance on development in conservation areas is followed as well as the guidance provided by the Residents Society. The appraisal identified that the following alterations pose a threat to the special character of the certain areas of the conservation area:

- loss of original window and door pattern/materials/colour(s);
- Changes to some cladding, decorative string courses, roof structure and materials
- Changes to or loss of figures in original typeset
- Removal or alterations to boundary walling (including repointing)

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

1.5 Trees

The species and location of trees within the conservation area is one of the key characteristics of the conservation area and strongly relates to the original inception of the development. This is as a new housing scheme which utilised the existing of historic landscape character and added its own sophisticated and complex landscape layer. Trees continue to play a major part in the townscape character of Templemere. Works to trees covered by existing Tree Preservation Orders require an application to and permission from the Council and works to other trees [with a stem diameter of 75mm and above] require a 6 week period of notice to the Council. 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 estate) when it becomes necessary could be taken from a selected list to provide scale and continuity.

Recommended Action: The Council will seek to continue on-going discussions with the Templemere Residents' Society regarding the future management of trees with the emphasis on amenity, wildlife and views (existing and potential) within the conservation area and in areas considered to form part of the setting of the conservation area.

1.6 Hard and soft landscape

The hard and soft landscape throughout Templemere is an integral part of the success of the development and set the estate apart from imitators and/or other private road developments in the vicinity and further afield. The layering and complexity of plant and tree selection first promoted by the landscape architect for the scheme, Preben Jakobsen and his skill at specifying species which have an almost structural role in framing entrances and focusing views and 'sign-posting' footpaths. This high quality designed planting scheme in addition to the original footpaths, bollards and boundary walls is vulnerable to both incremental and major change where planting has been completely re-designed and/or original species removed. There is both documentary and physical evidence for the original planting schemes which are generally remarkably intact. The Templemere Residents' Society have researched and managed the planting and there is a copy of the original planting schedules compiled by the Surrey Gardens Trust which can be found at Appendix 3 and will be useful when replacing or introducing new planting.

Recommended Action: The Council will encourage the continued upkeep and maintenance of the hard and soft landscaped communal areas of Templemere in accordance with guidance from the Templemere Residents' Society.

1.7 Setting and Views

Maintaining and enhancing general vistas and the views across open green spaces enhanced by structural planting and the focus on mature trees is essential to maintaining the carefully planned character and appearance of Templemere's communal gardens. The designed views within the estate focus on the magnificent examples of specimen trees (Cedar of Lebanon), a remnant from an earlier historic period which now form the focal point for key long views across the estate (see Figure 26 – Townscape Analysis Map). There are glimpsed views through the woodland to the northern slopes down to the lakeside and attractive views from the lake edge itself looking south-west and north-east out of the conservation area. Consideration should be given to managing the woodland views in a more pro-active manner and potentially considering the removal of some trees to better reveal views to the lake and beyond which form part of the Oatlands Registered Historic Park and Garden.

Recommended Action: The Council will continue to consider views and setting of both the Registered Historic Park and Garden and Conservation Area when considering development which may affect these.

1.8 New development

There are very limited opportunities for any redevelopment within the Templemere Conservation Area and the Templemere covenants prevent alterations to the construction or exterior appearance of the houses. Where improvement or enlargement of the existing buildings may be possible these would be subject to very rigorous controls and the Council will encourage only good quality schemes that respond positively to their setting. Further guidance is found in Appendix 1.

Recommended Action: The Council will seek to determine applications with regard to national and local planning policy and in relation to the guidance set out in the character appraisal.

1.9 Boundary treatments

The retention and maintenance of boundary and garden walls is an important part of the management of the Templemere Conservation Area. In particular, the use of relevant brick bonds, appropriate brick types, in terms of size, colour, texture and equally important colour and specification of mortar mix 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 Templemere 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 Templemere Conservation Area Character Appraisal and Management Plan has been produced through collaborative working by the Templemere Working Group. This has been a partnership between Elmbridge Borough Council and the local community. 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.

2.2 Proposed Conservation Area Advisory Committee

The Council has established a number of Conservation Area Advisory Committees (CAACs) across the Borough. These comprise of 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 recommended that the Council works with Templemere residents to set up a new Templemere CAAC to provide local expertise and representation, should designation be approved.

Recommended Action: The Council will support and consult any new CAAC on planning applications within the Templemere Conservation Area

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 Templemere Conservation Area.

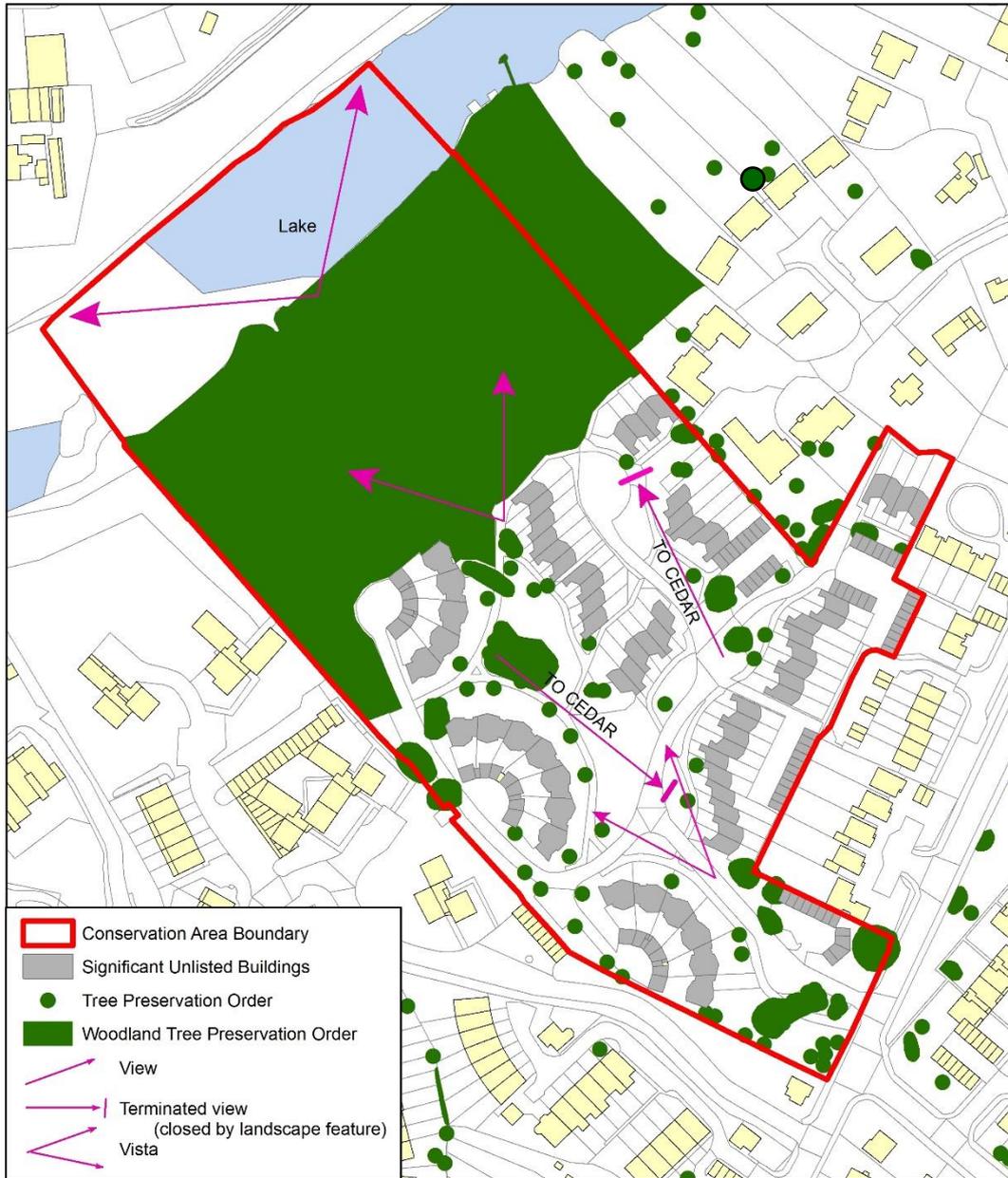
However, in accordance with its statutory duties the Council will periodically review the boundary of the conservation area to ensure it is sound and that the buildings and structures within it retain their special qualities.

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



**Templerere, Weybridge
Townscape**

Figure 25: Townscape Analysis Map

Appendix 1: Guidelines for New Development

1. Introduction

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

The original values and architectural principles are still evident and much of this is due to the good management and advocacy of the Templemere Residents Society Ltd and covenants over which they preside. The combination of the complex layering of historic trees, hard landscaping and soft planting from carefully considered planting schedules devised by landscape architect Preben Jakobsen give this area a strong sense of place and an established character of genuine quality and true local 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 and thoughtfully executed layout and plan. 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 (if at all) to comprise modest extensions, where the 'context' – the existing host building and its immediate surrounding buildings and structures (to include boundary and garden 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 Templemere as the development strictly conforms to a set of principles and unique plan forms (designed specifically for the development) set out in the appraisal which dictate and define the existing development. These 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 existing principles 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 any façades.

3. Urban Grain

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

In summary, the houses of Templemere have been very carefully positioned to maximise the landscape quality of the site (trees, slopes and vistas) and provide interest and depth of vision on walking through the communal areas of the estate. The set-back for houses in terraces, their groupings in crescents and terraces, the rhythms created by projecting porches or roof planes all form part of the grain of the development. This is complemented and framed by high quality soft landscaping which adds to the sense of buildings set in landscaped plots rather than the buildings dominating the plots.

The highly sensitive nature of the way in which the buildings relate to each other and their landscape setting is very 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 the use of materials.

4. Scale

Scale is the combination of a building’s height and bulk when related to its surroundings. In Templemere, the scale of houses in relation to their communal garden settings are important considerations.

There is an important and carefully considered combination of single storey and two storey elements to houses with careful consideration given to the combined massing of terraces and crescents so as not to dominate the landscape setting. In terms of the scale of the facades it is important to note how much of the facades are glazed and provide such a strong sense of openness with the ability to see through houses to rear gardens.

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 potential new development must recognize the sensitivity of the designs and pattern of built form within the Templemere estate.

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 distinctive roof planes which define the skyline to groups of houses within the estate. These rooflines are very important both individually to houses and in defining the almost sculptural qualities of the grouping of houses into staggered terraces and crescents.

Massing is the combination of the scale of the development, its layout and its site coverage. The vast majority of potential 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 Templemere, as defined by their combination of elements (see Section 7) is very important to the character and appearance of the Templemere Conservation Area.

6. Appearance, materials and detailing

Some of the greatest challenges and potential threats to the character and appearance of the Templemere 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; fascias and door and window frames. The original materials used are identified in Part 1, Section 7 and in the advice published by the Templemere Residents Society (see Appendix 5).

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 or part-glazed doors became popular, as front doors and as garden doors seen at Templemere. This was to encourage the impression and promotion of the inside-outside space, and the sense of a landscaped garden or communal space becoming part of the living area of a house. This is most apparent in Templemere.

Front doors are intentionally under-played in the Templemere houses with more emphasis in their glazed framing so as to appear as light and open as possible and above all continued the sense of the communal gardens flowing into and through the plans of the houses.

Windows

In general, the modern movement promoted fresh air and maximum sunlight. Architects, such as Eric Lyons 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 Templemere. The faceted window walls are a defining characteristic of the principal rooms. There are very few original window designs surviving. Some comprised of a series of large tilt and turn timber casements without glazing bars but with deep mullions and transoms between and others had slender aluminium sashes set within the timber frames.

It has been generally accepted by the Templemere Residents' Society in exercising its control over changes through detailed covenants that the replacement of original windows with uPVC equivalents is acceptable provided they match exactly the original mullion and transom configuration (please also see advice published by the Residents Society on their website). These changes have been extensively carried out throughout the estate and they have generally been retention of the original form of window despite the material change.

It is recommended that where original windows are still in place there should be a presumption in favour of retention and retrofitting of elements to improve thermal efficiency rather than complete replacement.

Brickwork

Given the nature and consistent date of construction of the properties within Templemere (including their associated boundary and garden walls and parking courts), the brickwork is consistent in terms of bond (with only a few notable

exceptions), 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 needs to pay very careful regard to getting the brick details right. The original bricks used for the development are no longer available but very good matches can be sourced (see advice published by the Templemere Residents' Society on their website). It will be essential to research and secure the use of appropriate bricks for any changes to the built form 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 joint detailing reflective of that seen to the original buildings.

Painted joinery/cement boarding

Fascia boards are seen above windows and to porches. They are plain and either painted or have a through colour from manufacture. The colour is generally white matching that of the window frames. Proposals for the redecoration or replacement of these panels should look to match the established colour palette and carefully reflect the boards section and finish. There is generally a gloss paint finish to the boards. The detailing of the roof abutments to the porch and first floor fascias is particularly important as the aluminium fascia finish is very modest and understated.

Of particular significance is the modern interpretation of a string course between ground and first floor and comprises a narrow shadow gap which is painted black in most cases (although it has been lost to some buildings). This forms an important part of the original design and was intended to run through all buildings uniting the groups and providing an architectural cohesion to the entire development.

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.

Design Checklist

All new development in the Conservation 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 2: 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 Templemere.

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. Templemere 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 percent 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 percent 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. Secluded but in wide public view (by golfers) is the 1937 house called "Greenside" for Williamson Noble the Queen's surgeon, designed by Connell, Ward and Lucas on the Wentworth estate, Egham. 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 communal frontage areas and garden spaces to interact with the interior design ideas. Span developments and architect Eric Lyons led the way in developing community projects which put buildings and landscape on the same footing.

Span developments were characterized by their mixture of old materials used in a modern manner producing a humane environment that was much admired. Lyons's squares and terraces were a modern vernacular answer to the Georgian tradition of central London, set in lush suburban landscaping but at such relatively high densities (about eighty persons per acre) that Span were frequently in dispute with planning authorities. Eric Lyons was admired for 'bridging the gap' between speculative work and the creativity most architects of his generation only found in the public sector. 'Twenty years ago he would have been regarded as barely respectable, today he is important. He may even come to be looked back upon as a key figure'. (Architectural Review, February 1959). The opportunity to work in such a close partnership with a sympathetic developer enabled Lyons to pursue his own ideas in materials, layout and design. Yet the blocks had to be simple, for 'the architect has to design and organise so that buildings can be produced at the same cost as a builder's scheme providing the same accommodation', Architects' Journal (20 January 1955).

The above Summary is based on an article produced with the kind permission of Andrew Hill, Listed Building Consultant at Elmbridge Borough Council.

Appendix 3: Templemere Stages 1 & 2: Schedule of specified plant species
(Based on plans prepared by Preben Jakobsen, September 1963)

Public and Plot Frontage Areas

Acer campestre
Acer palmatum atropurpureum
'Dissectum'
Amelanchier canadensis
Arundo donax macrophylla
Berberis thunbergii 'Atropurpurea
'Nana'
Caryopteris x clandonensis
Clematis montana wilsonii
Cornus mas 'Macrocarpa'
Cornus stolonifera 'Flaviramera'
Cotoneaster conspicuus 'Decorus'
Cotoneaster salicifolius floccosus
Elaeagnus angustifolia
Euonymus europaeus
Gleditsia triacanthus (8 – 10ft)
Hedera chrysocarpa
Hydrangea petiolaris
Hypericum calycinum
Lavandula 'Hidcote'
Ligustrum lucidum
Miscanthus sinensis 'Variegata'
Phormium tenax
Prunus lauroserasus 'Zabeliana'
Prunus pumila
Pyracantha rogersia 'Flava'
Rhus cotinus foliis purpureas
Robinia 'Kelseyi' (5 – 8ft)
Robinia pseudoacacia 'Frisia' (8 –
10ft)
Rosa hugonis
Rosa rubrifolia
Rosa rugosa alba/rubra
Salix incana
Salix lanata
Sambucus nigra 'Aurea'
Sorbaria lindleyana
Symphoricarpos x chenaultii
Taxus baccata semperaurea
Veronica anomala
Viburnum opulus

Structure Trees – Existing

Acer pseudoplatanus
Ailanthus glandulosa (altissima)
Arbutus unedo
Betula alba
Betula verrucosa (pendula)

Cedrus atlantica glauca
Cedrus libani
Chamaecyparis spp
Liquidambar styraciflua
Pinus sylvestris
Pseudotsuga douglasii (menziesii)
Robinia pseudoacacia
Sequoia (sempervirens?)
Sorbus (sp?) (transplanted)

Shrubs – Existing (Retained)

Ilex aquifolium
Ilex a. variegata (?)
Philadelphus
Prunus lauroserasus
Pseudosasa japonica
Rhododendron
Taxus baccata
Taxus b. aurea

Proposed Planting – Trees

Acer campestre
Acer negundo aurea ('Auratum')
Betula spp
Gleditsia triacanthus
Gleditsia t. 'Sunburst'
Larix gmelinii principis-rupprechtii
Robinia pseudoacacia 'Frisia'

Proposed Planting – Shrubs

Acer palmatum atropurpurea
dissectum
Amelanchier canadensis
Azalea (Rhododendron) 'Bengal Fire'
Azalea kurume 'Nelly'
Azalea k. 'Pink'
Berberis thunbergii atropurpurea
'Nana'
Buddleia fallowiana 'Lochinch'
Caryopteris clandonensis
Cornus alba 'Westonbirt'
Cornus asperifolia (drummondii)
Cornus mas 'Macrocarpa'
Cornus stolonifera 'Flaviramea'
Cotoneaster conspicuus 'Decorus'
Cotoneaster salicifolius floccosus
Elaeagnus angustifolia

Elaeagnus x ebbingei
Euonymus alatus
Euonymus planipes
Hedera chrysocarpa (helix poetica)
Hypericum calycinum
Hypericum moserianum
Lavandula 'Hidcote'
Phormium tenax
Photinia serrulata
Pyracantha gibsii
Pyracantha rogersii 'Flava'
Prunus lauroserasus
Prunus l. 'Zabeliana'
Prunus pumila
Rhus cotinus (Cotinus coggygria)
'Foliiss Purpureis' Notcutts var.
Robinia 'Kelseyii'
Rosa hugonis
Rosa primula
Rosa rubrifolia
Rubus giraldianus (cockburnianus)
Salix daphnoides (bush form)
Sambucus nigra 'Aurea'
Senecio greyi (Brachyglottis
'Sunshine')
Sorbaria lindleyana (tomentosa)
Stephanandra incisa 'Crispa'
Symphoricarpos x chenaultii
Taxus baccata
Taxus b. 'Semperaurea'

Veronica (Hebe) anomala
Vinca major
Vinca minor
Yucca gloriosa

Climbers

Clematis montana wilsonii
Hedera (algeriensis) 'Gloire de
Marengo'
Hydrangea anomala
Hydrangea petiolaris
Vitis (Parthenocissus) henryana

Bulbs

Camassia lightlinii atrocoerulea
Gaultonia candicans

Perennials

Artemesia abrotanum
Arundo dona macrophylla
Bergenia cordifolia
Cortaderia argentea
Cortaderia 'Sunningdale Silver'
Eremurus bungei 'Shelford Hybrid'
Iris pallida dalmatica
Miscanthus sinensis 'Variegatus'(?)

Information on plant species and history prepared by Graham Sutton of the Surrey
Gardens Trust and reproduced with his kind permission

Appendix 4: Conservation Areas and their Designation – Frequently Asked Questions

What is a Conservation Area?

A conservation area is legally defined as ‘An area of special architectural or historic interest – the character of which it is desirable to preserve or enhance’, Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conservation areas are based on areas of architectural and historic interest which will include individual buildings, groups of buildings or landscape features. It is the quality and interest of areas in their entirety, rather than that of individual buildings or features, which defines the special character of a conservation area.

Space between buildings – roads, footpaths, greens, squares, courtyards, paving and historic surfaces, ponds, rivers together with enclosing features – buildings, trees, hedges, walls, railings, and also details such as street furniture and signage – all contribute to the ‘special interest’, identity and individuality of a conservation area. Views into, within and out of conservation areas can be important and sometimes a defining characteristic.

A conservation area is designated when the character or appearance of a place is considered special and worthy of preservation or enhancement. A designation gives a layer of legislative protection intended to ensure change is well-managed and the area’s special sense of place is protected for future generations.

Conservation area designation can help to protect the special architectural or historic interest by providing:

- the basis for policies designed to preserve or enhance all aspects of the character or appearance of an area (as defined by the conservation area appraisal which should accompany any designation)
- control over the demolition of unlisted buildings and works to trees
- stricter planning controls
- a statutory requirement for the local planning authority to consider the impact of proposed development on the character of the area

What is the designation process for Conservation Areas and how long does it take?

The process usually starts with a request for an area to be assessed for the purposes of potential designation. This can come from anyone and the Council also have a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to review the Borough to ensure that all areas that fall within the criteria of having special architectural or historic value are designated as conservation areas. The Council receives a number of requests from local residents and amenity societies to designate new conservation

areas and undertakes an initial investigation to assess whether a site is worthy of further investigation. These are reported to the Planning Committee who agree the shortlist of nominations; many of the initial candidates are not considered to be worthy of further investigation.

An investigation involving heritage professionals, local residents, amenity societies, council officers and other interested parties is then initiated and the findings considered. The Council then publishes a Consultation Conservation Area Character Appraisal and Management Plan for comment. This is then subject to a six week period of public consultation and documents are made available online and in printed form. Following consultation all the comments are assessed and the document amended if necessary. A report is then presented to the Planning Committee and full Council for decision on whether to designate as a conservation area. If approved, the Council has to advertise the designation of the new conservation area in the London Gazette and local newspapers as appropriate.

Does this mean our houses will be listed?

No. The inclusion of a building or buildings on the National Heritage List for England more commonly known as 'listed buildings' is a completely separate process to that of the designation of a conservation area. The listing of buildings is undertaken by The Department of Culture, Media and Sport who are advised on whether a building should be added to 'The List' or not by Historic England. The Council is consulted on potential listings but does not make the final decision.

Generally the constraints on owners of listed buildings, is greater than owners of houses within conservation areas. The inclusion of your house within a conservation area does not mean it is listed, however, there may be a presumption in favour of retaining buildings which make a positive contribution towards the character and/or appearance of a designated conservation area.

Will I be able to extend my home?

Designation does not restrict development per se and there is a national presumption in favour of sustainable development. When considering planning applications there is a higher expectation in terms of design and the use of materials maintain and enhance the character of a conservation area. This is pertinent to those buildings which are considered to make a positive contribution towards the character and appearance of a conservation area. There are more restrictions on the size of a potential extension which can be constructed without planning permission on buildings within conservation areas compared to those outside it. Each application would be assessed on its merits and on a case by case basis and it worthwhile having an early discussion with planning and conservation officers before submitting a planning application. Within a conservation area planning permission is required to demolish all or a substantial part of a building as well as applying for a planned replacement to give some certainty and control over major change.

In practice, it will be very difficult to extend the houses within the Templemere estate without either compromising the architectural character and quality of the existing building and due to the design potentially impacting on the amenities (right to light for example) of neighbouring properties. In each case, any proposed extension would be considered on its own merits and it would need to meet and exceed the test as set out in national and local planning policy of preserving the character and appearance of the conservation area. It is worth noting that this will also be true of proposed developments which are considered to fall within the setting of the conservation area.

Will I be able to change the windows/doors?

Planning permission is not required for:

- Repairs, maintenance and minor improvements, such as repainting windows and door frames
- Insertion of new windows and doors that are of a similar appearance to those used in the construction of the house

However windows and doors to any houses within a conservation area are important features which can often provide a real sense of authenticity and character. The Character Appraisal will provide guidance about how elements such as materials, proportionality and colour make up this character. It is also acknowledged that new technology can provide visually acceptable options which improve security and thermal efficiencies. The Appraisal document will enable owners to consider these elements in order to make the right decision for their property and its setting.

The Templemere Residents' Society Ltd has produced an excellent guide which can help owner/occupiers use contractors familiar with the appropriate design of replacement door or window.

If in doubt as to whether planning permission is required, you are advised to either seek specialist planning advice or apply for a Lawful Development Certificate. Please note that this is separate to any requirement to obtain permission with regard to any covenants on the property or land.

Will I be able to undertake work in my garden?

Yes. Day to day maintenance of your garden and the planting of flowers, small shrubs and the use of garden furniture will be unaffected by the conservation area designation. If there is a tree in your garden, please see below for more information. If you are planning on planting new substantial tree, you may wish to discuss this with the Council's tree officer and/or the Residents Society.

Will I be able to undertake internal changes to my property?

Yes, the internal layout of your house will be unaffected by the designation of a conservation area.

The houses within my area are subject to covenants – would conservation area designation have an impact on these?

No. Any covenants which affect your property or the land upon which your property stands are completely separate to the conservation area designation and its implications. Whilst in some instances they can be complementary and in-fact are one of the main reasons why the area has maintained its special character they are completely separate and have different mechanism for decision-making and enforcement.

Will designation affect my property value?

Research, conducted by the London School of Economics in 2012 found that:

- Houses in conservation areas sell for a premium of 9% on average, after controlling for other factors.
- Property prices inside conservation areas have grown at a rate that exceeded comparable properties elsewhere by 0.2% a year.
- Especially in areas with higher house prices and low deprivation, strong planning control was often linked back to protecting the coherence of a neighbourhood.

For more information, please visit:

<https://historicengland.org.uk/research/current-research/social-and-economic-research/value-and-impact-of-heritage/value-conservation-areas/>

Are there additional planning controls in a designated conservation area?

Yes, there are additional planning controls in designated Conservation Areas which includes:

- Control over demolition of unlisted buildings and structures;
- Control over works to trees which are not subject of a Tree Preservation Order;
- Restriction on the types of development which can be carried out without the need for planning permission (permitted development rights), including roof extensions, cladding, satellite dishes on front elevations and some types of extensions.

Trees

In a Conservation Area, anyone proposing to carry out works on trees must serve on the Council six weeks' notice of the intended works. The notice should contain sufficient information to identify the trees, details of proposed works and reasons.

The Council has six weeks in which to respond and work should not commence until the Council has commented, or the six weeks has expired, whichever takes place first.

Will action be taken retrospectively on changes already taken place (specifically to doors and windows)?

No. No action will be taken on any windows or doors which have already been changed or replaced with other designs.

Will we still be able to organise summer fetes and other communal activities?

Yes, conservation area status would not interfere with these activities

Where can I obtain more information on conservation area designation and management?

The Council's website is a good source of information and has useful links to external bodies, such as Historic England. There are a number of conservation area appraisals and management plans on Elmbridge Borough Council's website. These provide examples of how management policies have been drafted for designated areas within the Borough.

Appendix 5: Further reading and information

Eric Lyons and Span Barbara Simms(editor) 2006
The Buildings of England - Surrey, Nairn, Pevsner and Cherry, 2nd Edition, 1971, p 518.

Michael Symes, "New Light on Oatlands Park in the Eighteenth Century", Garden History Journal Vol 9.2, 1981

Michael Symes, Fairest Scenes: Five Great Surrey Gardens, 1988.

Span publicity material, 1965, Preben Jakobsen archive collection, Museum of English Rural Life, Reading.

For further information regarding planning and conservation related matters:

Planning Services, Elmbridge Borough Council

Civic Centre, High Street,
Esher, Surrey, KT10 9SD

Tel: 01372 474474

www.elmbridge.gov.uk

Further information regarding local history

Surrey History Centre

130 Goldsworth Road

Woking, Surrey, GU21 6ND

Tel: 01483 518737

www.surreycc.gov.uk/surreyhistorycentre

General information related to listed buildings and conservation areas:

Historic England

General enquiries: Tel: 0870 333 1181

www.historicengland.org.uk

For technical guidance:

The Twentieth Century Society

70 Cowcross Street, London, EC1M 6EJ

Tel. 020 7250 3857

www.c20society.org.uk

The Society for the Protection of Ancient Buildings (SPAB)

37 Spital Square, London E1 6DY

Tel: 020 7377 1644

www.spab.org.uk

The **Templemere House Style and Product Guide** (July 2015) published by the Templemere Residents' Society Ltd can be viewed at: www.templemere.co.uk

Dairy Farm

986

638

983

9.956

Oatlands

Boat House

984

3.131

The Temple

965

7.812

964

2.144

963

2.614

Beechcroft

The Vale

Lodge

St. M...

961

2.235

958

1.504

957

5.638

960

812

944

3.800

959

699

943

021

Culverden L...

