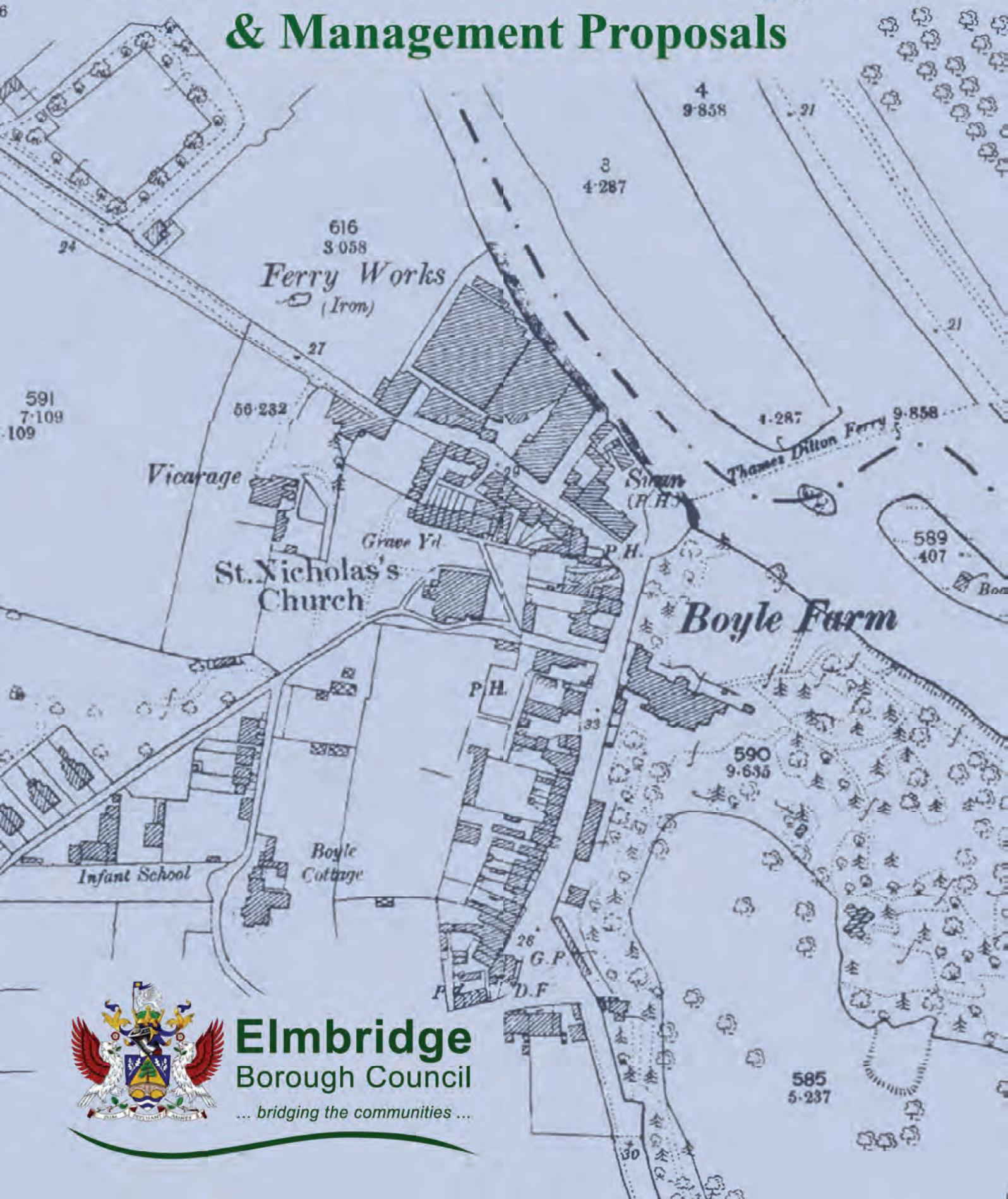


Thames Ditton and Giggs Hill Green Conservation Area Character Appraisal & Management Proposals



Elmbridge
Borough Council

... bridging the communities ...

FORUM
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Services

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Thames Ditton and Giggs Hill Conservation Area Character Appraisal & Management Proposals

This document has been commissioned by the Town Planning Division, Elmbridge Borough Council, as part of its rolling programme of undertaking conservation area appraisals and preparing management proposals.

The document has been produced through collaborative working by the Thames Ditton and Giggs Hill Green Conservation Area Working Group. The group included residents, members of the local Conservation Area Advisory Committee, representatives from a variety of historical, amenity and conservation societies, local Councillors, and officers from Elmbridge Borough Council. Forum Heritage Services and context4D were appointed as heritage consultants to facilitate the project, organize training workshops and co-ordinate and produce the Appraisal and Management Proposals.

The designation, review, protection and management of conservation areas are part of the statutory duties of Elmbridge Borough Council as the local planning authority. However, community involvement is essential in understanding the special nature and different issues for each individual conservation area. The Working Group identified many aspects and issues and these were incorporated into the document at its initial draft stages. This document has been the subject of wider public consultation for a six-week period commencing on 30 January 2009 and comments received have informed the final document.

This guidance document will be a material consideration with regards to the implementation of saved policies in the Replacement Elmbridge Borough Council Local Plan 2000 (REBLP 2000), and used in the preparation of the Local Development Framework (LDF), as a basis for understanding the area, informing decision making, monitoring and management. It will be the subject of an ongoing five-year review providing the opportunity to take account of new planning policy as it arises. The document was considered and endorsed by the Elmbridge Borough Council Planning Committee on 8th September 2009 and by full Council on 7th October 2009. The Council also confirmed extensions to the Thames Ditton Conservation Area comprising Nos 1-11 Speer Road; United Reformed Church, Speer Road; part of rear garden to 30 Station Road; extensions to the Giggs Hill Green Conservation Area comprising Essex House, Leicester House, Gresham House and Raleigh House in Ditton Close and Nos 11, 15, 15a and 26 Angel Road; and one small area to be removed from the Thames Ditton Conservation Area at Beech Holm, Boyle Farm Road.

The document is available in PDF format on the Council's website www.elmbridge.gov.uk and to purchase in printed form from Elmbridge Borough Council.

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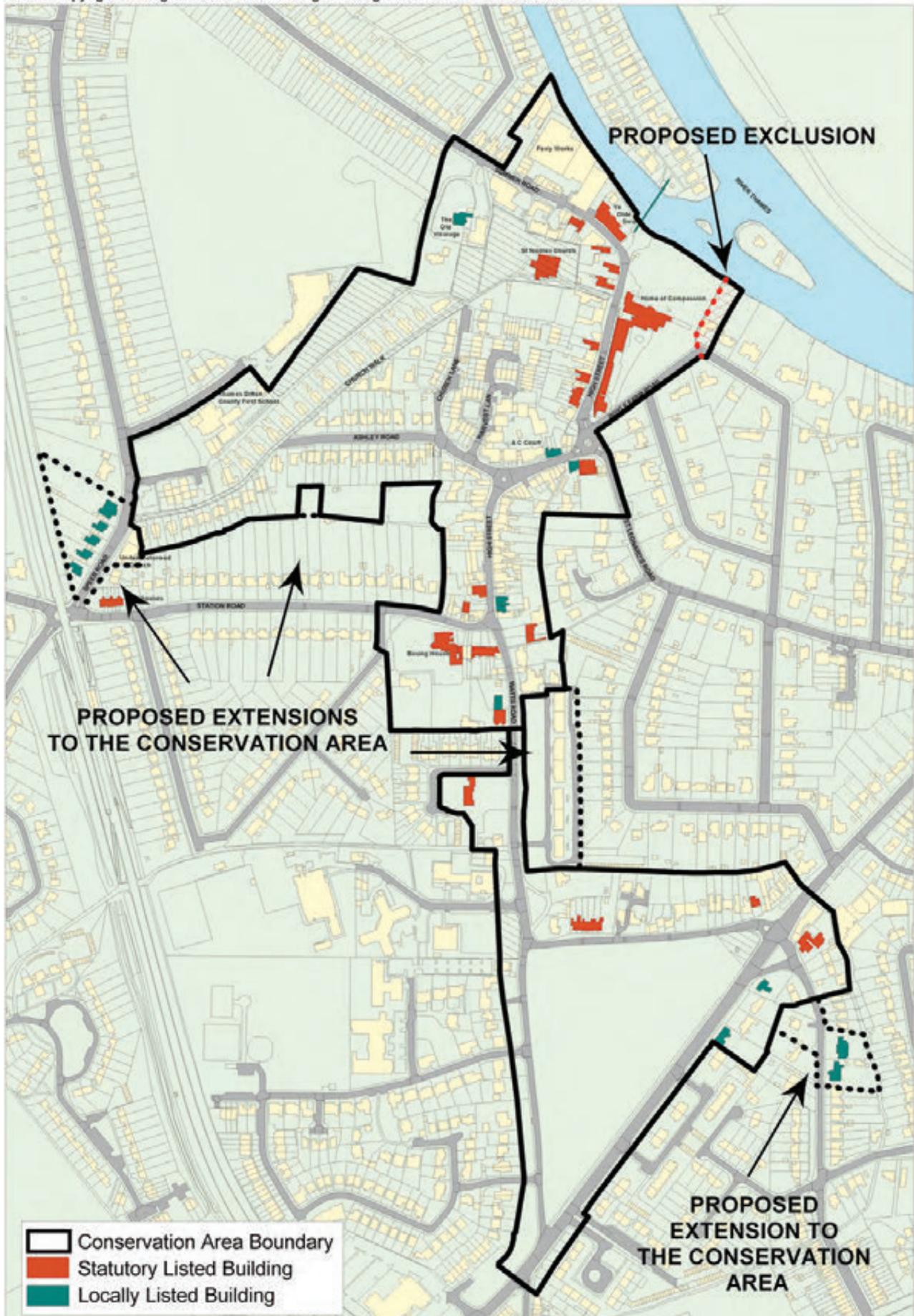
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Thames Ditton & Gigg's Hill Green Conservation Areas

1 Introduction

The Thames Ditton Conservation Area sits on the south bank of the River Thames, opposite Hampton Court Park, where the river takes a wide loop to the south. The area is defined by tightly knit settlement located around the thirteenth century church of St Nicholas. Victorian and Edwardian extensions to the village centre (linked by attractive well used footpaths) are also included for the high quality of the houses and the survival of original features and materials. The river is only discernable from the most northern boundary of the conservation area but is an important part of its evolution and setting.

Giggs Hill Green Conservation Area sits to the south and adjoins the Thames Ditton Conservation Area, and resembles that of a traditional village green. The green is lined by a series of modest developments from the eighteenth to twenty first century interspersed with mature trees, some of which are distinctive landmarks in their own right. The green itself is also lined with semi mature trees. Despite its location on the busy Portsmouth Road to its south-west edge, the green is in places a tranquil and well used amenity space. Cricket has been played on the green since 1838 and village functions are still held there. The Green was purchased by Elmbridge Borough Council in c1910 and is designated as Strategic Open Urban Land.

Surrey County Council designated the Thames Ditton Conservation Area on 31st July 1973. It was extended by Elmbridge Borough Council on 29th July 1987 to include Church Walk and Ashley Road. Giggs Hill Green Conservation Area was designated by Elmbridge Borough Council on 24th February 1977. Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “an area of special architectural or historic interest

the character or appearance of which it is desirable to preserve or enhance”. Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the conservation areas and identifies opportunities for enhancement. It is in conformity with English Heritage guidance as set out in “Guidance on conservation area appraisals” (English Heritage February 2006) and “Guidance on the management of conservation areas” (February 2006). Additional government guidance regarding the management of historic buildings and conservation areas is set out within “Planning Policy Statement 5: Planning for the Historic Environment” (PPS 5).

This document seeks to:

Define the special interest of the conservation areas and identify the issues which threaten the special qualities of the conservation area (in the form of the “Appraisal”);

Provide guidelines to prevent harm and achieve enhancement (in the form of a “Management Plan”).

This document therefore provides a firm basis on which applications for development within the Thames Ditton and Giggs Hill Green Conservation Areas can be assessed. It should be read in conjunction with national legislation and policy (PPS5: Planning for the Historic Environment) and regional policy (The South East Plan (The Secretary of State’s Proposed Changes)). In addition it

should be read in conjunction with the wider adopted development plan policy framework. These documents include:

- (i) the Replacement Elmbridge Borough Local Plan 2000, Chapter 8 addressing the historic built environment. The management of conservation areas is covered by saved policies HEN 9, 11, 13 and 14;
- (ii) the adopted Surrey Structure Plan (2004), providing strategic guidance for the built environment for the period to 2016.

The conservation areas share a common boundary across Watts Road but are very distinctive from each other and the appraisal deals with the conservation areas independently but with some shared generic management proposals.

2 Location and Setting

(a) Location

The village of Thames Ditton lies on the south bank of the River Thames 2.5km (1.5 miles) south-west of Kingston-upon-Thames and 4km (2.4 miles) north of Esher. The parkland of Hampton Court Palace occupies the land on the north bank of the river. Giggs Hill Green lies to the south of Thames Ditton, the two being linked by Watts Road.

(b) Boundaries

Thames Ditton Conservation Area

The conservation area is centred on Thames Ditton High Street as it meanders its way to the Thames water frontage which forms the north east edge. To the west the area includes Church Walk and Ashley Road with the boundary formed by Speer Road, excluding the United Reformed Church. To the south the conservation area includes the raised pavement of Station Road and the wider setting of the early eighteenth century Manor House and shares a very short

section of contiguous boundary with Giggs Hill Green Conservation Area as it passes across Watts Road. The eastern section of the conservation area principally comprises the setting of the Home of Compassion and its river Thames frontage.

Giggs Hill Green Conservation Area

The Giggs Hill Conservation Area shares its north boundary with the Thames Ditton Conservation Area. From here the boundary runs south along the western edge of the green and includes the Thames Ditton Cricket Club but excludes all other built form to this western edge focusing on the grass verge to the roadside and the extensive tree cover to this part of the green. The boundary travels round the sweeping corner with Portsmouth Road but returns north-east before Claygate Lane. The boundary continues north east and travels along the back edge of the grass verge of this boundary (but excludes built form with the exception of Manor Lodge, Herons Pond, Ditton Knoll and Lime Cottage). The boundary presently includes the sixteenth century Angel Inn and short sections of Angel Road and Portsmouth Road to provide a setting for the green.

(c) Topography and landscape setting

Thames Ditton and Giggs Hill Green lie on the relatively flat flood plain of the Thames. Despite the name, there is no hill at Giggs Hill Green. The 'Giggs' element of the place name may be derived from a word meaning 'whirling thing' which could refer to the former presence of a maypole on the green or the name of an unrecorded local family.

(d) Geology

Both the Thames Ditton and Giggs Hill Green conservation areas lie on river silts, sands and gravels of the Thames Valley, covered by a light soil derived from flood plain sediments. Underlying these post glacial deposits lies eroded London Clay of early Tertiary Eocene age.



Aerial view of the Thames Ditton Conservation Area

Aerial Photography - Cartographic Engineering 2010



Aerial view of the Giggs Hill Conservation Area

Aerial Photography - Cartographic Engineering 2010

3 The Historical Development of the Village

(a) Historic Background

The river gravels of the Thames valley contain evidence of human activity along the valley dating back to the Palaeolithic period. Although a few flint implements have been found in the area of the village there is no direct evidence for prehistoric settlement in the area of Thames Ditton or Giggs Hill Green. It is probable that the general area of the valley was settled and areas of lighter, alluvial soils utilised for farming from the Neolithic or early Bronze Age. Similarly, there is little evidence for Roman settlement in the immediate area of the village, the nearest occupation being found at Kingston.

Whilst it may be difficult today to associate Thames Ditton with farming, for much of the history of the village it was a predominantly agricultural community – even the name Ditton reflects the presence of a farm by the ditch. The earliest documentary evidence for Thames Ditton comes from two Anglo Saxon charters dating from the tenth and early eleventh centuries. The Domesday Book recorded three estates that lay within the area of Thames Ditton but none of these appear to have been centred on the village itself; Claygate lay to the south, Weston Green and Imber Court to the west. Thames Ditton appears to have been a subsidiary settlement to Kingston in the medieval period – the church here was a chapelry to Kingston; it did not achieve parochial status until the eighteenth century. The present church of St Nicholas dates from the thirteenth century but possibly stands on an earlier site although there is no documentary evidence for an earlier church building. Throughout the medieval period the village probably remained a small farming community; the late sixteenth century timber-framed former barn called the Slaughter House being one of the few remnants reflecting this aspect of the village's history.

In the mid sixteenth century the construction of Hampton Court Palace across the Thames had an impact on the village, particularly after the palace was given to Henry VIII. In the latter years of his reign the King was unable to travel far from London due to his health. To provide an area where the King could enjoy the hunt a number of manors on the south side of the river were purchased to create a chase which was enclosed with a wooden pale and stocked with deer. The deer would have impacted on the farming communities, including the village of Thames Ditton, within the chase. After the death of King the communities complained to the Lord Protector and Council for relief stating that many houses had been allowed to fall down, families decayed and the country made desolate – and Edward VI was losing rental income. An examination found that not only was the King losing rent but also incurring the costs of keeping the deer and so the chase was dis-chased, although the King reserved the right to re-create the chase if he so wished. The deer were moved to other parks including Windsor Forest and the pale allowed to fall into disrepair. Whereas the creation of the chase may have been detrimental to the development of the village, the presence of the royal palace led to some courtiers building houses in Thames Ditton close to the royal court. The village remained popular with a number of gentry families who built large houses such as Boyle Farm (1786), later the Home of Compassion, Ditton House (1772) and Ditton Lodge (c.1811 or earlier) set in park-like grounds.

By the mid sixteenth century at least there was also some industrial activity in the village; a seventeenth century document recorded a 'Melting House' on the site that was later occupied by the Thames Ditton statue foundry, Summer Road, being leased to a potter. The melting or smelting house was recorded in the eighteenth century and probably went out of use in the early nineteenth century. By 1870 a new building

had been erected on the site serving as a bronze foundry called Burtons where many of the important statues seen in London, such as the Quadriga at Hyde Park Corner, and in other cities around the world were made.

The riverside was also a focus for industrial activity with boat-building and the construction of steam engines by Willans and Roberts at the Ferry Works, initially manufacturing marine engines but later engines for generating electricity. In 1886 their factory was destroyed by fire and replaced with a new building; one of the first in the country to employ a saw-tooth roof. The company outgrew the site in the early twentieth century and moved to Rugby. The factory subsequently became the home of AC Cars and a munitions factory during wartime. In the early twentieth century AC Cars moved to a new site on the High Street where the famous AC Cobra cars (and other models) were produced.

In 1849 the railway arrived at Thames Ditton giving easier access to London and resulting in the growth of the village, particularly in the later nineteenth and early twentieth century when it was noted that some of the older houses were being replaced by villas and bungalows whilst the grounds of some of the larger houses were being sold off for development.

(b) Archaeology

The Surrey County Council Heritage Service has identified an Area of High Archaeological Potential in Thames Ditton. This area corresponds to the historic core of the village approximately reflecting the developed area shown on the Tithe map of 1843. Any future development proposals on sites that have not been compromised by development within the Area of High Archaeological Potential may be subject to archaeological conditions in accordance with PPS5.

4 Surviving Historical Features within the Conservation Areas

(a) Summary of Historic Development

Thames Ditton was a small agricultural community throughout the medieval period with houses and farms along the twisting High Street.

The village's development was influenced by the presence of Hampton Court Palace with some courtiers building large houses in and around the village set in large grounds.

Industrial activities were concentrated on the bank of the river with metal smelting and a foundry, pot-making, boat building, steam engine manufacturing and car-making.

Giggs Hill Green is a remnant of a once larger area of common called Ditton Marsh that stretched south-westwards to another large common, Ditton Common.

The northern edge of Giggs Hill Green was subject to encroachment since the eighteenth century or earlier.

The late nineteenth century and early years of the twentieth century saw the first major episodes of development outside the historic core of the village with some of the park-like grounds of large houses being sold off for housing development.

(b) Street pattern and building plots

The earliest surviving detailed map of the area is Rocque's map of Surrey of 1768. This map shows that the twisting High Street had taken its present form by that date with buildings along much of its length from its northern end near the river stretching southwards to its junction with Station Road and beyond along Watts Road with houses extending as far as the west side of Giggs Hill Green. Both Station Road and Church Walk are shown on Rocque's map but with settlement extending only a short distance



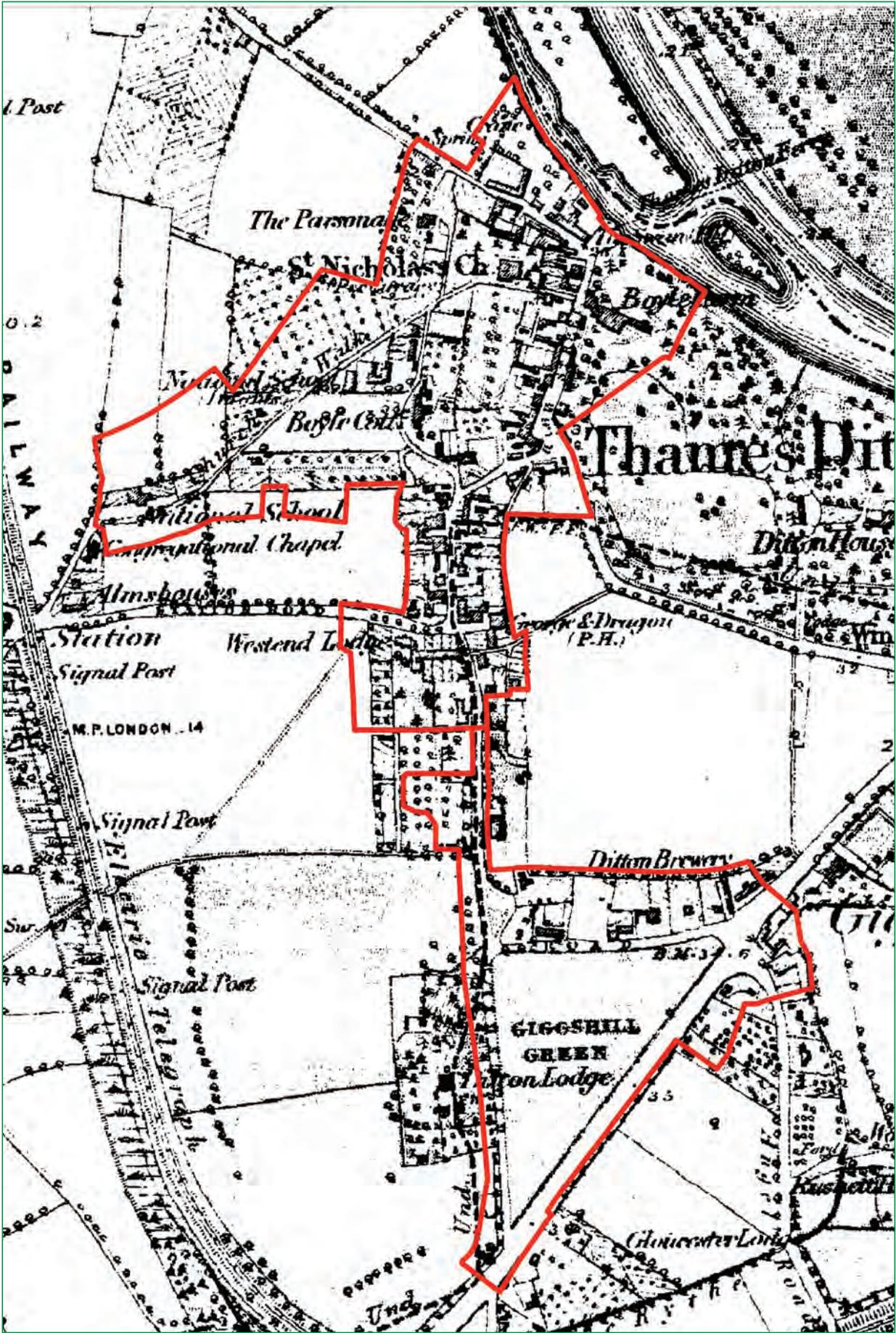
The Swan Inn c.1850

westwards from the junction of Station Road with High Street and the almshouses, built in 1720, at the western end of the street. The Tithe map of 1843 shows that relatively little had changed, although there was some occupation along Watts Road, and Ditton Lodge was the only property occupying the western side of Giggs Hill Green. Rocque's map also shows that Giggs Hill Green is a remnant of a larger area of common called Ditton Marsh that stretched south-westwards to the even larger Ditton Common.

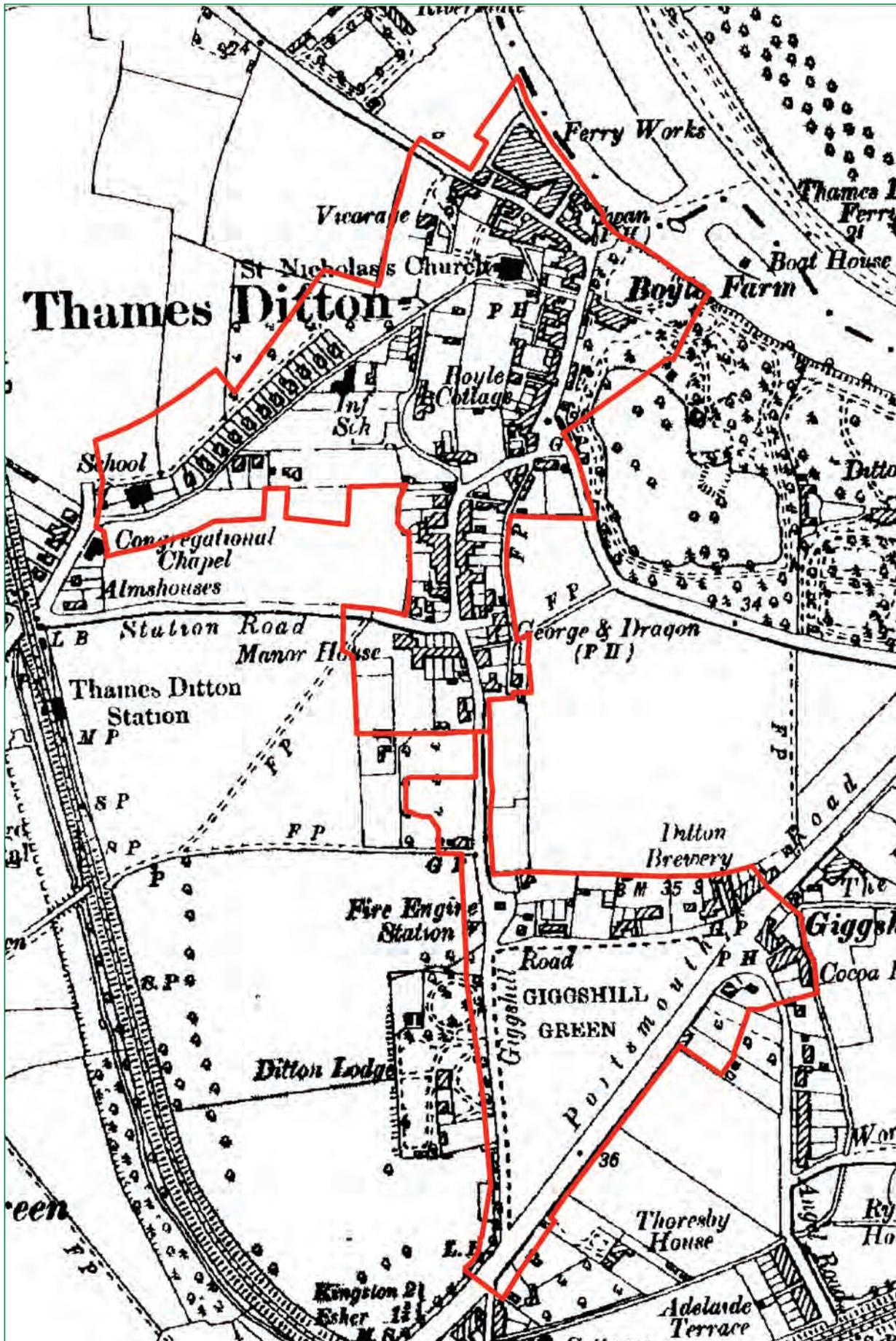
The Tithe map provides a detailed survey of the property plots. Generally the plots appear to be indicative of incremental growth along High Street although some of

the plots on the east side of the southern section of High Street are suggestive of an area of planned development with parallel boundaries stretching back to a common rear boundary. At Giggs Hill Green the main area of occupation was focused on the northern edge of the green where it is possible to identify two phases of encroachment onto the edge of the green, the later area containing Ditton Cottage and St Leonard's Cottages being particularly characteristic of common-edge settlement. Such encroachment is typically associated with the development of waste land by squatters from the seventeenth century, their usually small, poorly-built houses being re-built in the eighteenth and nineteenth centuries.

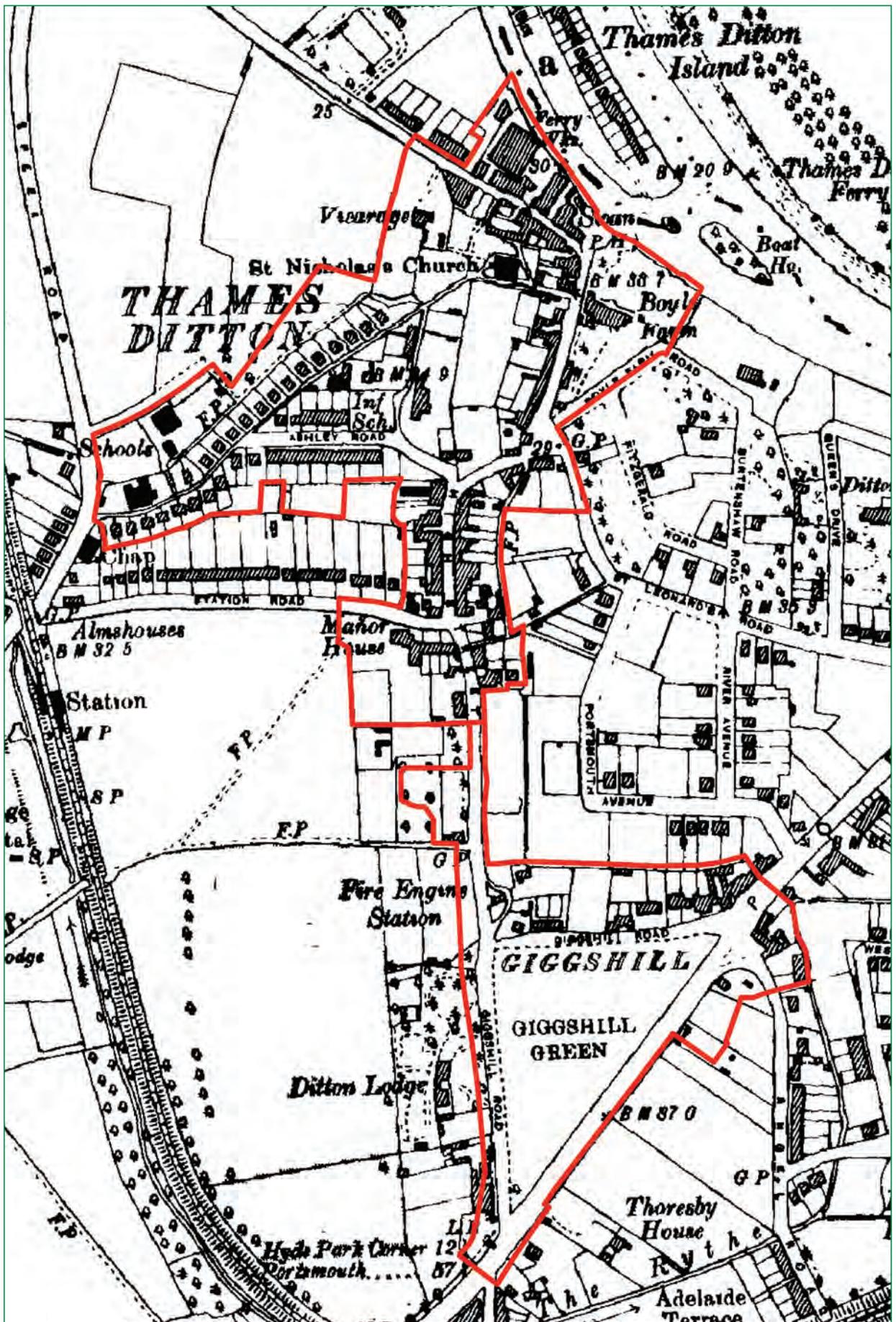
There was little growth beyond the historic core along Thames Ditton High Street until the later years of the nineteenth century. In the 1890s semi-detached houses were built along Church Walk and the short linking street between Church Walk and Station Road, which was to develop into Speer Road. By 1914 the north side of Station Road and Ashley Road had been developed. On the eastern side of the village the park-like grounds of Boyle Farm had been sold off and new streets such as Boyle Farm Road, Burtenshaw Road and Fitzgerald Road laid out as had Portsmouth Avenue. Thames Ditton Island was also extensively developed in the early years of the twentieth century. Post World War I saw Thames Ditton expand as a favoured residential area with good transport links to London and this is shown on the 1914 OS map.



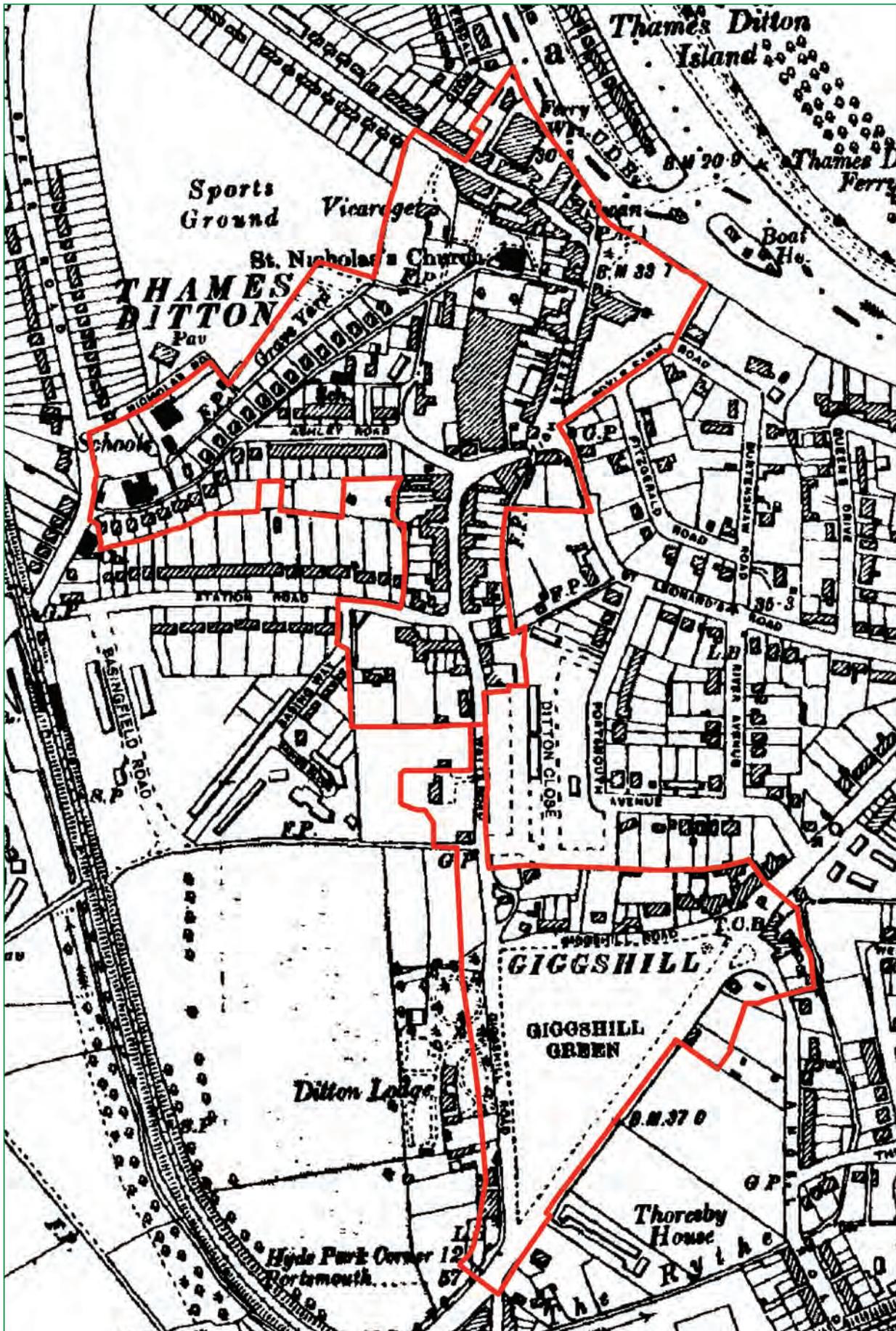
Ordnance Survey 1868



Ordnance Survey 1895



Ordnance Survey 1914



Ordnance Survey 1939

5 The Character and Appearance of the Conservation Areas

5.1 Thames Ditton Conservation Area

(a) Summary of townscape features

Well defined and in places tightly enclosed robust townscape of the High Street and Summer Road is contrasted with the leafy and tranquil suburbs of Ashley Road and Church Walk.

The survival of industrial scaled buildings with distinctive features such as a series of northern lights which define its skyline on the riverside. This is contrasted with the leisure use and small scale residential properties of Thames Ditton Island adjacent to the northern boundary of the conservation area.

A widely varied and dynamic roofscape to the High Street which is constantly changing scale and form but with some consistency in groups, for example the west side of High Street (south) which is consistently two storey.

Glimpsed views through mature trees (mostly yews in the churchyard) to the largely hidden St Nicholas Church which sits on a network of footpaths which provide a highly permeable sequence of spaces and nodal points, such as the junctions of Church Walk with Church Lane and Ashley Road respectively.

Limited access to the waterside but with a real sense of place due to the presence of

an attractive locally listed suspension bridge across to Thames Ditton Island framing important sensitive views up and down the river.

A good survival of mature trees, which in places have an almost structural presence and define and deflect views along roads and streets. Trees also form the backdrop for buildings accentuating their roof form in local and extended views.

Well terminated views particularly along the High Street with historic and relatively recent development.

Generous garden spaces often comprising important mature trees which have a wider collective value in the context of the conservation area.

Brick boundary walls which strongly define some of the gateways into the conservation area and help provide positive enclosure where needed.

Some fine Georgian houses defined by their use of high quality brickwork, contrasting brickwork dressings and use of the mansard roof.

Good representative groups of Victorian and Edwardian housing - cottages and villas respectively forming cohesive and intact urban extensions of the historic core.

(b) Current activities and uses

The Church of St Nicholas is the spiritual centre of the village complemented by a well-used community centre but is physically detached from the commercial core of Thames Ditton.

Thames Ditton Village centre comprises a number of small independent retailers; including a post office, restaurants and sandwich shop. There are more specialist

shops to the southern end of the High Street. This mix of independent retailers and the refreshing absence of 'corporate High Street retailers' is an important part of the character of the High Street.

Ferry Works adjacent to the riverside is a successful conversion of a former factory complex to a series of offices and work spaces for a number of successful small to medium sized companies. This type of employment space in such pleasant

surroundings is a valuable asset to the conservation area and ensures the future survival of an important group of buildings within the conservation area.

The Swan public house is located at an important crossing point of the river. This has been the case for over 200 years and it maintains its presence on the waterside providing at least limited access to the water at this point on the Thames. There are three further public houses in the conservation area.

There is an office complex on the former AC factory site arranged in an informal perimeter block with parking to its centre. The remaining use is residential and this mostly comprises single private family dwelling houses. Some of the larger houses are converted to flats (for example The Manor House, Station Road) and most shops in the High Street have flattened accommodation above with a good degree of occupancy at the time of survey (October 2008).

(c) Focal points, views and vistas

Landmarks, views, terminated views, glimpses and vistas are identified on the townscape map.

The character of the townscape is such that there are a number of well terminated view corridors particularly along the High Street sections of the conservation area. Local landmarks would include:

- the spire of St Nicholas church,
- the suspension bridge to Thames Ditton Island,
- the Cupola to the stables of the Home of Compassion
- the tower (in the grounds of the Home of Compassion) at the junction of Summer Road and High Street,
- the lime tree at the junction of Ashley Road/High Street,
- the cupola to Thames Ditton County First School.

(d) Open spaces, landscape and trees

There is very little open space within the Thames Ditton Conservation Area. The largest semi public space is the churchyard but this space is dominated by trees and is close to capacity in terms of tombstones and monuments. The churchyard forms a very important part of the setting to the church. There is an attractive Garden of Remembrance belonging to the church facing the south porch and well hidden from the commercial core of the village.

The riverside setting to the conservation area is of considerable landscape significance and extended views into Thames Ditton from Hampton Court Park are an important part of its sensitive historic character.

There are open sports grounds to the north-west edge of the conservation area providing some extended views into the designated area. A substantial tree belt to the western edge (the boundary to the Old Vicarage) prevents clear views through to the church or other significant landmarks or built form within the conservation area.

There are a large number of protected trees to the churchyard providing a very verdant setting to the church and its churchyard monuments. Substantial trees are found to the eastern boundaries, particularly to the rear gardens of houses in St Leonard's Road, which back on to the conservation area and form a very important part of its green backdrop. Holm oaks form significant landmarks in Ashley Road and to the junction of Watts Road and Station Road (front garden of Byways). Trees also form an important part of the views out from the waterside towards Thames Ditton Island and Boyle Farm Island.

(e) Public realm: Floorscape, street lighting and street furniture

There is a limited survival of historic street surfaces and this is largely confined to private areas of surfaced historic carriageways (as adjacent to 75 High Street) comprising small squared stone setts or similar. Generally within the public realm, modern materials have been used, which tend to be functional rather than aesthetic.

There is a good survival (though it is in poor condition) of a raised pavement to the south side of Station Road and a flag stone threshold remains in situ outside the brick entrance arch to the Manor House.

Street lighting is from modern lamp columns. There is no consistency to design with some of a galvanized steel and some of the reinforced concrete variety. Along Church Walk modern lamp standards have been located next to traditional cast iron examples to the detriment of the general quality of the streetscape.

There is very limited space for street furniture

throughout the conservation area due to the very narrow footways. There is a low key area of street improvement to the junction of High Street and Boyle Farm Road which comprises timber bollards and a timber bench set against the boundary wall of the Home of Compassion (Figure 1).



Figure 1 Modest public realm improvements, top of High Street

5.2 Giggs Hill Green Conservation Area

(a) Summary of townscape features

A large open amenity space enclosed with relatively modest and, for the most part, well designed built form of distinct individual and collective character.

Skylines dominated by backdrops of mature trees with trees forming some of the most memorable landmarks in the conservation area.

An eclectic mix of architectural styles, motifs and focal points, such as the slender tower to Ditton Cottage forming an important corner feature and leading the eye round into and out of Giggs Hill Green.

The War Memorial is an important local landmark and forms a good group with the buildings to the north-east corner of the green, including the prominent Angel Public House with sixteenth century origins, the oldest building in the conservation area.

The openness of the boundary treatments to the green is an important part of the enjoyment of the built form which encloses this space.

The informal building line and relatively modest scale of the northern edge provides an intimate village green character despite the large scale of this space.

(b) Current activities and uses

To the western edge of the green there are a number of important local amenities in or adjacent to the conservation area. Thames Ditton Cricket Club lies in the conservation area and is an important sporting and social focus of the village community. To the north, lying just beyond the boundary, is the local library with Thames Ditton Hall to the west.

There is a shop in part of the former Ditton Brewery building on Portsmouth Road, now known as Faupel House, and opposite is The Angel, a large public house which looks onto the green. A car dealership and showroom is presently truncated by the conservation area boundary with a large beech tree in its forecourt providing a focal point for views out of the conservation area north-west along Portsmouth Road.

(c) Focal points, views and vistas

A defining characteristic of the views into, within and through the conservation area is the openness of the green and the fine uninterrupted views from the three corners across the well maintained space. Local landmarks include:

- a number of mature trees to the boundaries of the edges of the green, most notably the Douglas Fir to the garden of Ditton Cottage, the Wellingtonia to the front garden of Dorset Lodge, the magnificent Cedar of Lebanon to the garden of Cedar Cottage and the Atlantic Cedar in the garden of Basing House,
- the War Memorial to the north east corner of the green.

(d) Open spaces, landscape and trees

Giggs Hill Green is the focus of the conservation area designation and defines its character and appearance.

The townscape and mature trees to each corner of the green form 'gateways' to the green. On approaching from the south from the railway bridge the traveller is aware of the sudden opening out of the space with Portsmouth Road being attractively tree lined for the extent of the green.

The open landscape character to the edges of the green is a vital part of its special character. Built form is seen for the most part as secondary to the trees and soft



Figure 2 There is some survival of stone setts throughout the conservation area

landscaping of the edges. To the northern edge the built form is more dominant but still broken up by mature trees and hedge boundaries.

Trees to the rear of houses fronting Giggs Hill Green (and sometimes some distance back) provide a backdrop which accentuates the roofscape on the skyline, for example the cypress tree to the rear of Dorset Lodge, on the north side of the green.

On looking east from the northern west corner of the green a distant tree lined skyline forms the wider context of the conservation area.

(e) Public realm: Floorscape, street lighting and street furniture

There is very limited historic floorscape surviving in the public realm. A remnant survival of carriageway finished in setts can be found to the front of Ditton Brewery (Figure 2). Apart from this, the pavements are finished in modern materials and generally poorly maintained.

Street lighting comprises predominantly

modern lamp columns.

Street furniture is limited to benches on the green of various designs, some modern and others of a more traditional design in wrought iron. There are a number of dog and litter bins distributed around the edge of the green.

For identification of character areas see Townscape Analysis Maps.

6 Character Areas

Thames Ditton Conservation Area

Area 1: St Nicholas Church and Environs

This character area is focused on the historic core of Thames Ditton; St Nicholas Church and its churchyard setting. The church is a Grade I listed building dating from predominantly the thirteenth century but with significant additions by Benjamin Ferrey in 1864 (south aisle).

The church and historic vicarage (probably by Ferrey) are relatively modest in scale and are set well back from the High Street behind development. A modern community centre has been aligned with the church to the west so as to provide some good, but not overpowering, enclosure to the churchyard. The Church Hall is well used and acts as one of the focal points for village activities.

In its fine setting of a well treed churchyard, the church forms a good group with the Church Hall and the vicarage beyond. There is a walled garden to the south of the church which is also a well used amenity for the community and also adds to the tranquil setting of this Grade I listed building.

The church is constructed of flint with stone dressings; the only use of flint in the conservation area. The pale grey and soft yellows of the stone of the gables can be glimpsed through the trees into the churchyard. Weatherboarding to the tower and a clay tile roof complete the palette of traditional materials to this attractive village church. The old vicarage has a good use of polychrome brickwork (stylistically Ferrey) and the community hall is red brick with a tile roof.

The church and its associated buildings are largely glimpsed through significant tree cover (many of the trees are protected through Tree

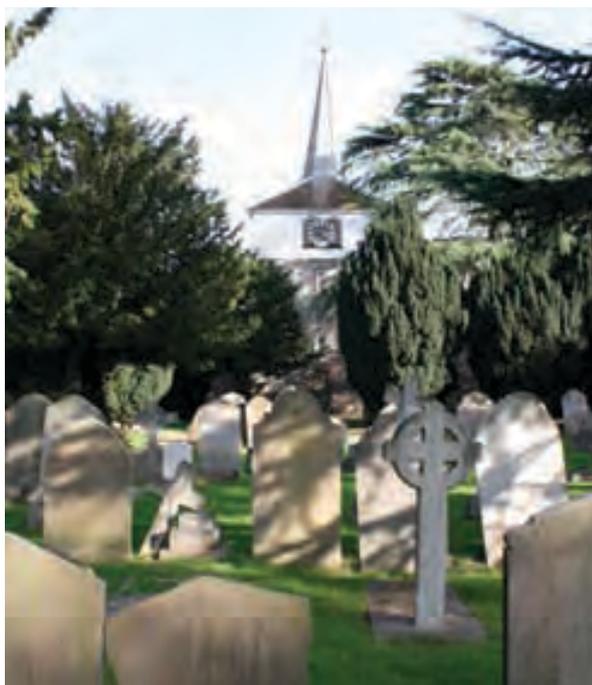


Figure 3 St Nicholas' Church from the churchyard



Figure 4 Access to St Nicholas' Church from High Street (note poor quality surfaces)

Preservation Orders) with the best view of the church immediately from the west looking onto the tower (Figure 3). Due to its modest scale and mature tree setting, the church is not seen from many other vantage points but is happened upon when walking along Church Path, where the building forms a welcome and intimate part of this important pedestrian route.

Negative features

- The approach to the church (Church Walk) from the High Street is an unattractive mix of poorly maintained surface treatments with some traditional kerbing lost in a patchwork of tarmac (Figure 4).
- Footpaths within the churchyard are patched tarmac.
- Graffiti on poorly located signage (screwed into historic stonework).
- A number of the gravestones have settled at angles and would benefit from resetting.
- Chest tombs are in a poor state of repair (see Part 2 Conservation Area Management Proposals - Buildings at Risk).

Area 2: Riverside

The riverside is a relatively small but very significant element of the Thames Ditton conservation area and lends much of its character to its industrial past. There is very

limited public access to the waterside with the Ferry Works hard against the river and the private walled gardens of the Home of Compassion leaving a narrow access to the riverside, which also provides parking for the residents of Thames Ditton Island.

Buildings within this part of the conservation area have a dual role of defining water frontage and providing a frontage to Summer Road (also part of character area 3). The building scale is dramatically varied with the two, and two and half storey of the Old Swan



Figure 5 The distinctive northern lights of the Ferry Works



Figure 6 The cast iron pedestrian bridge to Ditton Island



Figure 7 Window details, Ferry Works



Figure 8 Window details, Ferry Works



Figure 9 View to the river

public house juxtaposed with the industrial scale of the former Ferry Works at four to four and a half storeys in height.

The Ferry Works is an important historic group of industrial buildings which are now converted to office accommodation. They still possess strong characteristics of their industrial past such as large floor to ceiling cast iron windows and northern rooflights (Figure 5), with its distinctive saw-tooth roofline.

The Old Swan public house (early eighteenth century in origin) and the very attractive and well designed cast iron suspension bridge, which appears older than its 1939 date, form an important riverside group within which the small houses and trees lining the southern bank of Thames Ditton Island could also be considered (Figure 6) to make a positive contribution.

Materials are varied to the riverside, with the Ferry Works using a striking mix of plum and buff brickwork contrasted with a strong rubbed orange brick for cambered arches (to Summer Road) (Figure 7). This is then contrasted with the starkly white painted brick of the Old Swan public house group. A brown/red brick is then used for the substantial eighteenth century and later retaining walls to the grounds of the Home of Compassion, particularly effective in large expanses of English and Flemish bond. The traditional clay tile roof sections of the Old Swan public house group identify earlier building phases (Figure 8). Later Victorian buildings subsumed into the public house are lower pitch and in natural slate, as are the roofs of the refurbished Ferry works. Sadly the distinctive roofline of the Ferry Works sheds to the waterside is finished in modern interlocking clay tiles.

There are views to the Ferry Works buildings from the road where the skyline broken by the saw-toothed roof of the former factory floors is a defining townscape feature. There are also glimpses of the chimneys of buildings and the church spire along Barge Walk on the north side of the river. The waterside is best appreciated from the public access to the river to the south of the footbridge and there are very attractive and important local views up and down the river from this point (Figure 9). Views from the towpath on the north side of the river Thames are important to this section of the conservation

area and the group of islands adjacent to the northern boundary form an important and sensitive part of the conservation area's setting. Riverside views towards and from the gardens of the Home of Compassion, are also an important part of the riverside setting. The garden setting of this house forms a vital part of its special interest.

Negative features

- The parking of cars in the vicinity of the slipway limits physical and visual access to and discourages integration with the waterside. (Figure 10).
- Some of the brick built retaining walls to the Home of Compassion are in a very poor state of repair (see Part 2 Conservation Area Management Proposals - Buildings at Risk). The brick tower in the grounds also requires attention.
- The Old Swan Public House has suffered from poor quality additions to the riverside façade during the mid to late twentieth century which have eroded the special interest of this listed building. Its setting to the river is formed by a tarmac car park (Figure 11).

Area 3: High Street (North) and the Home of Compassion

This character area includes the northern section of the High Street, a short section of Summer Road and the junction with St Leonard's Road. It is perhaps most distinctive for its single use building; The Home of Compassion, forming the eastern side of the entire length of this part of the High Street.

There is an almost consistent back of pavement building line, which provides good enclosure throughout this part of the conservation area. However, there is a tension between the largely domestic scale of the west side of High Street and both sides of part of Summer Road, which is predominantly two, and two and a half storey (Figure 12)



Figure 10 Parking at the Old Swan



Figure 11 The Old Swan (river elevation)



Figure 12 High Street (Northern end)

with the Home of Compassion which, in places, is three to three and a half storey equivalent. There is also a contrast between the subtlety of detail seen in the domestic and mixed use buildings to the High Street and Summer Road, and the tall and unrelieved buildings of the Home of Compassion as it addresses the High Street, for example, deep eaves, a large clock tower and cupola which dominates the street scene (Figure 13), and



Figure 13 Home of Compassion (High Street), note the prominent cupola



Figure 14 Varied roofscape within the conservation area

large expanses of blank brickwork punctuated by small casement windows.

There is a wide variety of roof forms to this part of the conservation area with gables and eaves defining the roofscape to the street (Figure 14). Pitches vary, from the steeply pitched handmade clay tile to shallow natural slate roofs, often next to each other. Mansard roofs are also seen (Nos. 54, 71 High Street and Riverside, Summer Road) with dormer windows to provide light to attic floor accommodation. Chimneys are prominent and important in the roofscape of this part of the High Street and Summer Road. These elements add variety and interest to the street



Figure 15 Picton House, set on the junction

scene on travelling through this part of the conservation area.

There is a varied palette of materials to the character area with the painting of brickwork (in all cases white) being as common as unpainted brick. This is seen with clay tiles as well as natural slate in equal numbers. There is also painted weatherboarding with red/orange handmade clay tiles to the Grade II listed seventeenth century (possibly earlier) timber framed cottage row forming Nos. 61 to 67 High Street. Unpainted brickwork is seen in the form of the extensive facades of the Home of Compassion, relieved by the Flemish bond, and in red brick with



Figure 16 Home of Compassion, river frontage



Figure 17 Poor quality paving surfaces, top end High Street



Figure 18 Setting of the fountain is dominated by street and highway furniture



Figure 19 A good sense of enclosure to High Street (South)

contrasting orange dressings (Nos. 71-73 High Street). Picton House stands out for its use of painted stucco and plat bands between floors (Figure 15).

The cupola to the Home of Compassion former stables dominates this part of the High Street and is a highly prominent landmark seen in views from St Leonard's Road and all along High Street. The long High Street elevation is relieved by a four course plat band above the ground floor windows. Glimpses can be had from the High Street into the grounds of the Home of Compassion giving some sense of the grand nature of this building in its riverside setting (Figure 16). The narrow brick tower (possibly a Ferryman's watch tower) in the grounds of the Home of Compassion successfully terminates views east along Summer Road into High

Street. Picton House terminates the view looking south along High Street towards the fountain.

The fountain given to the village in 1879 by Hannibal Speer (Lord of the Manor) is a feature of some local note and forms a local landmark on the junction of the four roads which meet on the small traffic island formed by the structure.

Negative features

- Poor pavement surfaces (much patching) and street clutter (Figure 17).
- Highway furniture and signage dominate the setting to the fountain (use of plastic bollards and modern surfacing materials (Figure 18).



Figure 20 Good quality shopfronts and signage



Figure 21 The Stitchery, High Street



Figure 22 Fine brick boundary wall to The Old Manor House



Figure 23 Trees and hedges are important in the townscape (junction High Street/Watts Road)

- Modern uPVC windows to some mixed use units and modern units.

Area 4: High Street (South) and Station Road

The southern section of the High Street is considered to be the commercial core of the village and is experienced as a series of tightening and widening townscape which has created a sequence of memorable places and nodal points along its route. The principle junction is the Ashley Road/High Street junction defined by a lime tree set in a small traffic island on what is locally known as the Green (though historically it never performed this role). To the southern end the junction with Station Road and Watts Road is less well defined in the public realm but is a very important place in townscape terms.

Scale of built form is consistently a traditional two or three storey height. There is some use

of dormers (most notably in the Grade II listed group to the southern side of Station Road – Nos.1-5 odd) but they are mostly absent from the High Street. Instead a variation in roof form and eaves height describes a very dynamic townscape with a mix of two and three storey terminating in parapets, gables and pitched roofs fronting the highway. This is particularly the case on the east side of the High Street, with scale being more consistent to the west at two storey. Building lines vary slightly throughout but are generally to the back of pavement (sometimes this is formed by boundary walls or railings). This further accentuates the sense of enclosure throughout (Figure 19).

To the Ashley Road/High Street junction there is a concentration of shops. This includes the post office (at No. 42). Nos. 48-52 form a lively group of former houses now with shopfronts. The roofscape is of particular

interest and strongly defines this part of the conservation area. There is also a consistent, simple uncluttered appearance to the shopfronts and signage which complements the buildings (Figure 20). There is some good quality well considered infill to this section of the conservation area, with a pair of cottages (Nos. 44b and 44c High Street) and new houses to the junction of High Street and Ashley Road with good built form and high quality materials providing a good response to their context.

The central group of houses forming the north-south spine of the High Street are a mix of residential and commercial buildings. The Stitchery, which is a Locally Listed building, stands out as a building of high quality. (Figure 21). It has a strong presence in the street scene complemented by good quality historic buildings either side, including the former bank (No. 2) forming this important corner of the High Street/Watts Road junction. The Station Road/Watts Road/High Street junction forms a further group which is characterized by the buildings being set back from the road. This means that boundaries are important to this section of the conservation area, with an attractive combination of brick walls and cast iron railings defining the building line and forming an important part of the street scene - most notably to the Manor House, where the high brick walls, the arched and pedimented entrance with flagstone pavement and the raised and railed section of pavement form an important group of considerable townscape quality (Figure 22). Buildings are seen framed or as part of a more landscaped setting because of the set back with front gardens, mature trees, shrubs and planting soften the townscape at this point. (Figure 23).

In common with the other older areas of Thames Ditton and Giggs Hill Green there is a mix of materials ranging from unpainted (buff and salmon bricks usually in Flemish bond with clamp marks) and painted brick, the former just managing to stay dominant.

There is a good survival of high quality brickwork and in places the former tuck pointing survives denoting the once high quality status of many of these buildings (Figure 24). There is a more widespread appearance of weatherboarding to a number of buildings in the character area (including new builds). The weatherboarding is traditionally seen as featheredged and lapped (as in Laurel Cottage, No.4 High Street and Rose Cottage, Watts Road) and consistently painted white. This is complemented in part with clay tiles and pantiles to the roofs giving a very vernacular feel to this part of the village. Elsewhere natural slate is seen in comparable numbers to that of clay tile.

The narrowing of townscape created by the subtle bends in this section of the High Street mean that views are deflected, partially closed, or fully closed with built form throughout. To the north this is successfully terminated by the AC Court development (although this scale is out of proportion with the historic village core and the detailing is poor) (Figure 25). To the south the Grade II listed eighteenth century townhouses (c1740) group of Nos. 1-5 (odd) successfully terminate the view down the High Street to this important junction (Figure 26).

Negative features

- Some examples of poor quality shopfronts and signage with modern awnings and canopies.
- Some loss of historic fabric with inappropriate replacement of windows and doors with unsuitable modern designs and materials in traditional buildings.
- Poor choice of roof material (modern flat roof tile with an applied discolouration) for No. 8 Station Road. This may weather in time - November 2008.
- Domestic garden shed to the flat roof of No. 40 High Street detracts from the attractive simple architectural qualities of this group.
- Vacant and boarded-up shopfronts (No.



Figure 24 Remnant survival of tuck pointing



Figure 25 Modern buildings terminate the view North along High Street



Figure 26 Eighteenth century townhouses terminate the view South along High Street



Figure 27 Damaged bollards and wider kerbing detract from the general quality of the High Street

31 High Street – the former village bakery – was a prominent example at the time of the study).

- Incomplete development at No. 29 High Street does not complement the street scene
- Areas of unrelieved tarmac (some of it much patched and channelled) Surface treatments to pavements, damaged bollards, modern kerb treatments (Figure 27).
- Constrained setting to the lime tree to the Ashley Road/High Street junction.
- Damaged boundary wall to the industrial premises (Nos. 15-19 High Street).
- Wirescape around the George and Dragon public house.

Area 5: Harvest Lane and AC Court

The former AC Motors factory closed in the late twentieth century. The factory occupied the grounds of High House from the 1920s, the house being demolished some time later to make way for an ever expanding factory. The site was developed in the late 1980s and comprises a perimeter block of office suites to the southern part of the site. These are at three and four storeys and, in part, face the High Street and successfully enclose a courtyard space behind. AC Court has an important relationship with the townscape of the historic core.

A mix of housing at predominantly three storeys lie to the northern section of the site, accessed by Harvest Lane, predominantly of a townhouse type laid out in short terraces (of four to six houses), most with integral parking.



Figure 28 Rendered finish on a modern block, AC Court development

The Harvest Lane scale varies between three and four storeys, and the building lines are consistent in small groups of terraced houses which define parking courts. Roofs throughout are varied with low pitches and small gables to Harvest Lane.

Buildings are predominantly orange or buff stock bricks with clay tile or artificial slate roofs. Stained timber weatherboarding has been used to half timber facades. Render has been used on built form facing the High Street (Figure 28).

Glimpses to the church spire can be had from very limited publicly accessible areas. The development has varied the layout plan to provide some deflected views along Harvest Lane but these could have been more successfully resolved.

Church Lane is of a modest scale with some interwar bungalows and two storey cottages. The building line to groups in Church Lane is consistent with houses set back off the lane.

Negative features

- Use of stained weatherboarding.
- Scale of buildings to High Street.
- Lack of permeability through development.



Figure 29 Projecting gables and bays, Ashley Road



Figure 30 Decorative tile hanging, Ashley Road

Area 6: Ashley Road

The beginnings of what was to become Ashley Road can be seen on the 1895 Ordnance Survey extract. Nos. 35 and 37 Ashley Road, and No.33 Church Walk (paired with 37 Ashley Road) are built on what appears to be a continuation of Church Walk but running east west on the alignment of what is now Ashley Road. By 1914 the road was laid out as seen today. The large houses are excellent examples of the semi-detached type villa of the Edwardian period, set close together so as to almost form terraces but with long deep gardens. Ashley Road formed part of the extension to the conservation area in 1987.

Houses are almost entirely a grand two storeys (with the exception of Nos. 2, 4 and 6 which are a more modest single or two storeys dating from the mid to late twentieth century). Where roof spaces have been converted for additional accommodation,

rooflights and dormers have been carefully placed to the side or rear so as not to spoil the attractive long deep clay tile roof planes. The building line is consistent throughout the street, with houses set back in small gardens but articulated with projecting gables and bays to both the north and south side of the street (Figure 29). The street section is noticeably wider than other streets in the conservation area giving a much grander Edwardian suburb feel to this area.

All the houses in the road form a group and with the exception of Nos. 2-6 (even) are of considerable historic architectural quality with a high degree of survival of original fabric.

Unlike older sections of the conservation area, materials are consistent throughout this character area. There is a mix of painted and unpainted roughcast render over ground floors of red brick. Roofs are consistently clay tile, many with decorative terracotta ridge tiles and finials. Decorative tile hanging is seen to gables (Figure 30). There are multi-paned timber framed windows throughout, some with leaded lights.



Figure 31 Accumulation of signage, Church Walk

There are very pleasant views east and west along Ashley Road. These are defined by the rhythm formed by the architectural composition of the houses particularly their projecting gables, bays and tall brick chimneys. To the east the copper beech and holm oak to No.2 Ashley Road and No. 3 Harvest Lane respectively effectively terminate views and add to the already verdant townscape produced by the soft landscaping to front gardens. This includes small trees, and hedge boundaries.

Negative features

- The now demolished No. 4 Ashley Road has left a vacant site for which there is planning consent for residential redevelopment. However, variations to the planning permission are subject to negotiations at this time (January 2009)
- The solid roller shutter type gate/garage door to No. 22 Ashley Road and the replacement high close boarded fencing to No. 37 Ashley Road is not in keeping with the predominantly low level brick and soft landscaping to boundaries seen along Ashley Road.
- There is an accumulation of signage much of which has been retrofitted to a traditional cast iron lamp post at the junction with Church Walk (Figure 31).
- Two garages in a very poor state of repair immediately to the east of No.5 Ashley Road



Figure 32 Name plaques (Church Walk)

Area 7: Church Walk

Church Walk was developed out in two phases. The first was in the last decade of the nineteenth century (many houses still have name plaques – Figure 32), and the second was between 1895 and 1914. The houses have been placed along an existing Church Walk which linked the station to the church and the waterside but probably preceded the railway.

To the older Victorian phase, houses are arranged in pairs sharing one side of a single low pitch roof profile. They are a traditional two storey with gables to the path (Figure 33). The Edwardian houses are slightly larger and present mirrored facades in pairs with pitched roofs running back from Church path and double height squared bays with small gables to each house (Figure 34). There is some variation to this design which does not achieve the consistency in townscape seen in its Victorian neighbours. The building line is consistent throughout both groupings which allows a small garden accessed from the path. The gardens are generally enclosed with low timber picket fences or mature hedges. Some have built boundaries up in brick and these generally detract from the informal semi rural character of the path mainly due to its careful soft informal landscaping (Figure 35).

The materials used distinguish and positively define both groups along Church Walk. The Victorian cottages are constructed of yellow London stock brick with orange/red dressings. Roofs to bays (some of which are patterned) and the main roof slope are natural slate. A particularly attractive and unifying feature is the use of a decorative bargeboard to the gables and timber finial (Figure 36). The patterns and mouldings vary subtly to reflect the period of building; in all probability these were built speculatively by different builders. Chimneys are corbelled out in red brick with buff and red clay pots. The Edwardian houses are more varied in their

retention of original finishes and materials. Ground floors are generally red brick, but many have been painted. The upper floors are painted and unpainted roughcast (Figure 37) with mock timber framing to some of the gable ends. Roofs are machine made red clay tiles but some have been replaced with concrete interlocking tiles. There is only a limited number of examples of inappropriate replacement of windows and doors. Some windows in Church Walk still retain their



Figure 33 Paired houses facing Church Walk



Figure 34 Double height squared bays, Church Walk



Figure 35 Soft landscaping to boundaries



Figure 36 Timber finials and moulded barge boards



Figure 37 Brick and painted roughcast, Church Walk



Figure 38 Informal landscaping to boundaries, Church Walk



Figure 39 Hedges to Church Walk

original single panes of float glass which adds the historic character of these houses as the light is refracted off the glass differently to that of modern glazing.

The rhythm of the repetition of materials and features to the Victorian cottages is accentuated by Church Walk being slightly offset from their frontages. The result is a very attractive townscape of increasingly projecting facades (on travelling north-east) seen above the informal low level landscaping of the gardens (Figure 38). A similar effect is to be had on travelling west where Nos. 21 to 31 (odd) to the south side step back away from the pedestrian (see Figure 33). There are generally consistently good local views to be had along Church Walk characterized by houses set within mature gardens with soft boundaries giving a distinctly semi rural

village character (Figure 39).

Negative features

- Street clutter and poorly retrofitted signage at the junction with Ashley Road.
- Introduction of modern lamp columns adjacent to traditional examples (Figure 40).
- Replacement of soft boundaries by higher brick walls
- Some inappropriate replacement of traditional windows and doors and some modern replacement of traditional roof materials (particularly to the Victorian bays).
- Poorly maintained surface to Church Walk, much patching of tarmac.



Figure 40
Modern lamp standards, Church Walk



Figure 41 Flats are glimpsed between trees on Watts Road

Giggs Hill Green Conservation Area

Area 8: Watts Road (part Thames Ditton Conservation Area)

The Watts Road character area includes a small section of the Thames Ditton Conservation Area and can be considered to begin south of and include in part The Lodge on Watts Road. It is not the houses that define the character of this part of the conservation area, although they are important and distinctive, but the boundary enclosure by both brick boundary walls and mature trees.

This character area includes Ditton Close in its assessment as this group of large but very well articulated apartment blocks are of considerable architectural interest and are fronted by a generous communal garden lined with mature trees. These trees provide enclosure to the road and allow glimpses through to the flats (Figure 41). Houses and other buildings are generally set back off the road. Boundary walls are important and help continue the line of the road (Figure 42). This helps define what is essentially a transitional space between the open setting of Giggs Hill Green and the tight enclosed townscape of the High Street.

The apartment blocks of Ditton Close (presently excluded from the conservation area) form a very cohesive group of considerable quality which sit well in their own grounds behind trees (Figure 43).

The Ditton Close group picks up well on the Thames Ditton (and Surrey) vernacular with the use of weatherboarding, steeply pitched clay tile roofs and white render. Remaining houses in Watts Road are rendered or painted brick (all white), the exception being Copper Hall which is unpainted. Cedar Cottage has a very distinctive palette of materials with orange/red traditional pantiles to the roof and an extension in unpainted weatherboarding (Figure 44).

There are no clearly defined views to this part of the conservation area. However the tree cover to the roadside effectively encloses the road and encourages local views along Watts Road (this is also helped by the strongly defined brick boundary walls in places). The Cedar of Lebanon in the garden of Cedar Cottage (Figure 45) is a natural landmark and magnificently sculptural tree of some considerable importance and enlivens the townscape to this section of the road.



Figure 42 Trees to Watts Road



Figure 43 Flats to Watts Road



Figure 44 Cedar Cottage – distinctive use of materials



Figure 45 Cedar of Lebanon to the garden of Cedar Cottage

Negative features

- Parking along Watts Road can severely constrain vehicle movement along the road which can cause congestion in the village.
- Lack of enclosure and character to the townscape to the western side of Watts Road fronting the car park to the Youth Centre and Library.

Area 9: Giggs Hill Green

Giggs Hill Green is bounded by three roads. To the south-western edge is Portsmouth Road (the A307) a major route into and out of south-west London with the character of a lime tree lined boulevard as it travels along the edge of the green. By contrast the roads to the north and west act as feeder roads to private houses (north side) or further groups of houses, such as Hayward Road and Raphael Drive (west side). Each has trees on

both sides of the road, although the north side has only a limited number of mature trees which means the houses are more exposed to distant views from the green.

The majority of buildings fronting the green are two storey, although some are more grand than others, for example, Dorset House and No. 11 Giggs Hill Road. (Figure 46). To the west side there are a small number of two and a half storey houses just beyond the western boundary of the conservation area. The latter are largely obscured by the dense tree cover to the west side which is included within the boundary of the conservation area. Building lines are consistent to the west with houses set back in small front gardens with an open grass verge to the roadside; with the exception of The Old Bank which has an enclosed area of garden to the front of the house, breaking the general open character of this side of the green. The south east edge is broken by Manor Lodge which



Figure 46 Houses to North side of Giggs Hill Green



Figure 47 Houses to Portsmouth Road (to side of Giggs Hill Green)

comes forward almost to pavement and Lime Cottage to the corner of Portsmouth Road and Angel Road. Both these houses are locally listed and are distinct landmarks in views across the top of Giggs Hill Green (Figure 47). The north edge of the green has a far more broken building line and reflect the organic way in which this side of the green evolved. The oldest buildings line this section of the green (some of which are statutory listed) and their informality and projection to the edge of the green are part of the special character of this part of the conservation area, and mean that the buildings as a group are particularly prominent in views from the south across the open space (Figure 48).

In addition to the eclectic group to the northern edge of the green, there is a further group to the north-east corner of the green comprising the former Ditton Brewery Building, the Angel public house and adjacent house and the War Memorial on the green (Figure 49). The setting of the War Memorial is an important part of the character and appearance of the conservation area.

The buildings fronting the green are either brick or rendered (with some stucco, for example Dorset Lodge). Of the brick built houses some are painted varying colours, but mostly white. There is much variation in roof material with natural slate dominating but also the use of decorative slate hanging (Ditton Cottage – Figure 50). Red handmade



Figure 48 Houses forming strong 'edge' to Green

clay tile is seen on the magnificent contiguous roof of Nos. 1-6 St Leonard's Cottages (late eighteenth century and believed to be a former stable block) (Figure 51). There is also the distinctive use of orange handmade pantiles at Stanley Cottage and No. 10 Giggs Hill Road (Figure 52).

Views within this part of the conservation area are characterized by the openness of the green itself and the developing views as one travels around or across this space. The distinctive nature of the development becomes apparent as buildings emerge and disappear behind tree cover. The spacious qualities of development are apparent in general vistas with buildings having gaps between them. The exception to this is the northern edge which appears as a string of development but with much varied rooflines and eaves heights. The result is a very attractive view of an historic group of buildings which develops into individual



Figure 49 The War Memorial, Giggs Hill Green

houses and small groups as one gets closer. The War Memorial is a local landmark of considerable historic, architectural, and social importance and is seen from many vantage points in and beyond the green.

Negative features:

- Wide and poorly defined junction to Angel Road and Portsmouth Road.
- Large areas of poorly maintained pavement to front of former Ditton Brewery building, Portsmouth Road.
- Lack of townscape character to the eastern edge of the car park to the Library and Thames Ditton Hall.
- Wide double yellow lines dominate the streetscape.
- Later extension to the car dealership has created an unrelieved linear facade.



Figure 50 Ditton Cottage – decorative slate hanging

Area 10: Angel Road

This small character area takes in buildings within the conservation area and a small area currently outside the boundary. These buildings do not directly relate to Giggs Hill Green although Nos. 1 and 3 can be seen from the Green and could be considered to form part of the wider setting of the War Memorial (the tall white rendered chimneys of No. 1 Angel Road are particularly prominent).

Houses are two storey throughout with variations in roof pitch, but predominantly with their eaves line parallel to the road.



Figure 51 Leonard's Cottages, Giggs Hill Green



Figure 52 No. 10 Giggs Hill Green – distinctive use of pantiles



Figure 53 Close boarded fence to Angel Road



Figure 54 View north (Angel Road) is terminated by former brewery buildings

The exception to this is No. 26 with timber framed gables facing the road. Houses are set back from the road to varying degrees but all have front gardens (although some, for example No. 15 and 15a, have been laid to hard surface for parking). Nos. 1, 3 and 5 Angel Road have high close boarded fences to the back of pavement (Figure 53) and this boundary treatment is less in keeping with this part of the conservation area. Nos. 1, 3 and 5 form a group at the entrance to Angel Road. The trees to their front gardens make an important contribution to the street scene.

The predominant walling material is presently white painted render with clay tiles and natural slate roofing.

The former Ditton Brewery building to the north side of Portsmouth Road closes the view north from Angel Road (Figure 54).

Negative features

- Wide double yellow lines.
- To the west side of Angel Road a line of approximately twelve plastic bollards with red reflectors which may be necessary for highway safety but are intrusive in the streetscene.

7 The Buildings of the Conservation Areas

7.1 Thames Ditton Conservation Area

(a) Architectural styles and detailing

The thirteenth century church of St Nicholas is the oldest building in the conservation area, with some elements of its Norman origins surviving within the much-altered present structure. This building is both the religious centre of the village and the crossing point of a network of footpaths running through this part of the conservation area. The church was heavily restored in the nineteenth century by two notable contemporary architects (W. McIntosh Brooks 1826 and Benjamin Ferrey 1864). The south aisle, south arcade, and south chapel are all Ferrey's work. The four gables of the east elevation are perhaps the most striking and, in the words of Nikolaus Pevsner, 'handsome' (p. 481 Buildings of England: Surrey 2002).

The secular buildings of the Thames Ditton

Conservation Area can be divided into two clear categories; those of vernacular and those of polite origins. The former is present throughout the conservation area as small cottages and outbuildings (some timber-framed) dating from at least the seventeenth century onwards. Good examples: are Rose Cottage, Watts Road, (though Georgianised); Nos. 61-67 High Street; and Laurel Cottage, High Street. They are characterized by their modest scale, usually steeply pitched roofs and use of white painted weatherboarding (often concealing a timber frame). These houses will often have a survival of early window proportions with casements rather than the more ubiquitous sash window. In addition, large brick chimney stacks will often distinguish these early houses from others (Figure 55).

The polite architecture of the conservation area derives almost exclusively from the



Figure 55 Large brick stacks, nos. 61-67 High Street

eighteenth century. Thames Ditton has a full representation of buildings from the early, mid and late eighteenth century. The Manor House, Station Road (now divided in to flats) dates from the early eighteenth century but is much altered (mid nineteenth century). The deep modillion cornice and parapet to eaves, multi-paned single glazed windows (with wide glazing bars) and mansard roof provide good architectural indicators of this building's early origins (Figure 56). Nos. 1-5 Station Road (c. 1740) comprise a fine group of brick town houses (brown brick with red dressings). The characteristic projecting pilasters topped with spheres betray their early date and there is a subtle double pitch to the roof, providing the outline of a mansard roof; a roof form seen in a number of buildings from this period in the conservation area.

The mid eighteenth century is less well defined, and the majority of houses from this period have had later additions, alterations and remodelling and have lost most of their contemporary architectural features, although many retain their sash windows. Perhaps the best example from this period is Riverside,



Figure 56 Mansard roof, nos. 1-5 Station Road

Summer Road (Figure 57). This house is notable for its survival of tuck pointing and contemporary cast iron railings with Roman spear design. This building makes a very positive contribution to the streetscene with its deep canted double height bay and characteristic mansard roof, which is seen in profile in views along the street.

The late eighteenth century is also a common date of origin for a good number of buildings within the conservation area (for example, Nos. 71, 71a and 73 High Street). However, similar to the mid eighteenth century examples, these buildings have often been heavily altered and remodelled. A frequent alteration is the addition of nineteenth century shopfronts, although these may be of architectural and historic interest in their own right.

The turn of the eighteenth/nineteenth century is better represented and there are some very fine examples of buildings from this period. One of the most important in townscape



Figure 57 Riverside, Summer Road – good example of a mid eighteenth century house



Figure 58 Byways, Watts Road

terms is No. 56 High Street known as Picton House. In this building we see the use of an incised render rather than brickwork, and plat bands over ground, first and second floors (Figure 14). At the opposite end of the High Street, Byways, Watts Road is a further good example of the period, again with plat band over ground floor (Figure 58).

During the nineteenth century, much of the building stock of Thames Ditton underwent remodelling. There are only a limited number of buildings, which could be considered to date from the early to mid nineteenth century, which still retain their contemporary features. An excellent example of the survival of a house from this period is The Stitchery, 6 High Street, a locally listed building of some considerable merit with flat gauged brick arches, multi-paned timber-framed sashes, and panelled door.

The late nineteenth century sees the extension of Thames Ditton, along the already present Church Walk, with a series of paired Victorian brick cottages of a modest scale, single glazed timber framed vertical sliding sashes with single central glazing bar, simple detailing, in good sized gardens. The group to Church Walk Nos. 8-58 (even) show a remarkable survival of historic fabric



Figure 59 The Lodge, Watts Road

and retention of their original scale and form. Many similar groups of Victorian housing of this period throughout Greater London have not been so well preserved.

The Edwardian period sees further extension and consolidation of the village environs, with development along Church Walk on a similar scale to its Victorian neighbours, and in Ashley Road where the suburban villa is well represented. In addition to new housing in this period, there are also some good examples of period remodelling. Perhaps the best example is the alterations to The Lodge, Watts Road, where the stylistic character of the Arts and Crafts movement can clearly be seen in the porch and side additions to the house (Figure 59).

The twentieth century is perhaps best represented architecturally by the Chapel extension to the Home of Compassion by Christopher Wright (1925). The New Manor, Station Road, is a large brick and timber villa in Surrey vernacular style built in 1922. The New Vicarage, Summer Road, erected in 1995, is a good example of a contemporary brick villa.

There have been a number of small new infill schemes, most notably on the High



Figure 60 Recent additions to conservation area, High Street

Street (Nos. 44b, 44c) and new houses on the junction of Ashley Road and High Street. These additions show a good use of vernacular materials and traditional building form, and make a positive contribution towards the character and appearance of the conservation area (Figure 60).

(b) Boundaries

Boundary treatments vary within the conservation area and are contextually very important to the distinct character of certain areas. White painted picket fencing is seen predominantly in Church Walk, and complements the low key semi-rural character of this important route.

Brick boundary walls, usually in English bond or Flemish bond, are seen throughout the conservation area. Some of these walls will date from the early to mid nineteenth century (although some may contain earlier fabric). These walls tend to be between 1.6 and 1.8 metres in height and can travel for some distance. Good examples can be found along St Leonard's Road and Watts Road, where these features form an important part of the village townscape.

(c) Listed buildings

A listed building is one that is included on the Government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is required from Elmbridge Borough Council before any works of alteration, extension or demolition can be carried out. The listed buildings are marked on the Townscape Appraisal map. These are:

Church of St Nicholas, Church Walk (Grade I)

Davis, Chennell & Gapper Tombs, Turner Vault, Johnson Obelisk, St Nicholas Church, Church Walk

Church Cottage, Church Walk

1b (Stags Court) (formerly the Old Slaughterhouse), High Street

7, 9 and 11 High Street

61 to 67 (odd) High Street

71, 71a, 73 High Street

81 (Thames Cottage) High Street

95 High Street

97 (Batchelors Hall) High Street

56 (Picton House) High Street

58 (Home of Compassion) High Street

Stable block to 58 (Home of Compassion)

1 to 5 (odd) Station Road

11 (Manor Vane) Station Road

13 to 27 (odd) (The Old Manor House)

Station Road

Entrance wall and gates to 13-27 (The Old Manor House) Station Road

The Old Swan Inn, Summer Road (now Ye Olde Swan)

Home Cottage, Summer Road

Riverside, Summer Road

Rose Cottage, Watts Road

Byways, Watts Road

Copper Hall, Watts Road

All are Grade II listed unless otherwise specified.

(d) Locally Listed Buildings

Locally Listed Buildings have been identified by Elmbridge Borough Council as being individually of special architectural or historic interest but falling just 'beneath the line' for inclusion within the statutory list or simply inexplicably omitted. These are:

Headstone to Lady Edward Fitzgerald, St Nicholas Church, Church Walk
4 High Street
6 High Street
54 (Sunnyside Cottage) High Street
43 to 49 (odd) High Street
The Old Vicarage, Summer Road
Suspension Bridge to Thames Ditton Island
Copper Hall Cottage, Watts Road

Significant groups are as follows:

Ferry Works
East and west side of High Street (south)
North section to Watts Road
Ashley Road
Church Walk.

(e) Significant Unlisted Buildings

A number of unlisted buildings have been identified on the Townscape Appraisal map as being "Significant Unlisted Buildings" with townscape merit. Buildings identified as having "townscape merit" will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provide the streetscape with interest and variety. Most importantly, they make a positive contribution to the special interest of the conservation area. Where a building has been heavily altered, and restoration would be impractical, they are excluded.

Government guidance in PPS5 'Planning for the historic environment' advises that a general presumption exists in favour of retaining those buildings which make a positive contribution to the character or appearance of a conservation area (policies HE8 and HE5).

7.2 Giggs Hill Green Conservation Area

(a) Architectural styles and detailing

An analysis of the buildings enclosing Giggs Hill Green should start with the Angel Inn public house which despite its nineteenth century external appearance is a timber framed building dating from the sixteenth century.

The next significant period is the late eighteenth century which is the approximate date of Nos. 1 to 6 (inclusive) St Leonard's Cottages. This group has distinctive arched windows with glazing forming twinned lancet windows within the opening. This is an unusual building which may have its origins as a stable block. It is a striking building in the conservation area and particularly prominent given its unique (within the conservation area) window configuration.

By far the most dominant period for historic buildings within and on the boundaries of the Giggs Hill Green Conservation Area is the nineteenth century. Individual houses of some quality from the mid nineteenth include Dorset Lodge (Figure 61) Giggs Hill Road, Manor Lodge and Lime Cottage, Portsmouth Road. These houses are rendered or stuccoed with low pitch natural slate roofs, and tall rendered



Figure 61 Dorset Lodge, Giggs Hill Green

chimneys. Hood moulds, architraves and doorcases in moulded plaster are also a characteristic of these houses. The single glazed timber framed vertical sliding sash is a common feature of these houses with various glazing bar configurations.

Ditton Cottage (Figure 62) is a much remodelled nineteenth century building but is important in terms of both its position on a defining corner of Giggs Hill Green and its flamboyant and outlandish character, which in many ways epitomizes the character of the buildings to the edge of the green; highly individual, altered and added to over time, and with unique (to the conservation area) characteristics which make strict



Figure 62 Ditton Cottage, Giggs Hill Green

compartmentalizing of style and idiom in some ways unhelpful and potentially restrictive.

Ditton Close, although presently outside the conservation area boundary, is a highly successful group of flat blocks which have managed to control a sense of bulk and massing by using vernacular materials (such as weatherboarding) and form (for example the use of steeply sloping roofs with sprocketed eaves, large gable dormers, projecting double height bays combined with domestic scale porches) to produce a group of buildings of considerable architectural interest and with the fine tree lined setting.

(b) Boundaries

Boundary treatments to the Giggs Hill Green Conservation Area are a very important part of defining the special characteristics particularly of buildings forming the edges of the green. They are low level, some rendered brick walls with hedges above, and also the distinctive use of the white painted picket fence, also seen in Church Walk in the Thames Ditton Conservation Area.

(c) Listed buildings

A listed building is one that is included on the Government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is required from Elmbridge Borough Council before any works of alteration, extension or demolition can be carried out. The listed buildings are marked on the Townscape Appraisal map and are as follows:

The Angel public house, Angel Road

- 1 St Leonard's Cottages (Stoke Cottage)
Giggs Hill Road
- 2 St Leonard's Cottages (Jasmine Cottage),
Giggs Hill Road
- 3 St Leonard's Cottages (Rose Cottage)
Giggs Hill Road
- 4 St Leonard's Cottages (Roselea Cottage)

Giggs Hill Road

5 St Leonard's Cottages (Fairmead Cottage)
Giggs Hill Road

6 St Leonard's Cottages (Yeo Cottage) Giggs
Hill Road

Roseneath, Giggs Hill Road

Basing House, Watts Road

All the above are Grade II listed.

(d) Locally Listed buildings

Locally listed buildings have been identified by Elmbridge Borough Council as being individually of special architectural or historic interest but falling just 'beneath the line' for inclusion within the statutory list or simply inexplicably omitted. These are:

Lime Cottage, Portsmouth Road

Manor Lodge, Portsmouth Road

(e) Significant Unlisted Buildings

Information regarding these is shown under 7.1(e) above. Houses to the northern edge of Giggs Hill Green have been identified as Significant Unlisted Buildings.

8. Negative features and issues

Thames Ditton Conservation Area

(a) Public realm

The quality of the public realm in some parts of the conservation area would benefit from improvement, for example the setting of the lime tree in the High Street could be improved.

(b) Access to the riverside

The present access to the Thames is very limited. Where direct access is possible there are many competing uses and priorities, such as car parking which reduces physical and visual access to the riverside.

(c) Condition of footpaths

Thames Ditton has a network of historic

footpaths which link key areas within the village and provide important access to private houses. These paths are well used amenities within and beyond the conservation area and provide the setting for a number of listed, locally listed and significant buildings within the conservation area. This network is generally poorly maintained and not well defined. Surfaces are tarmac and often suffer from a patchwork of repairs from trenching for public utilities.

(d) Inappropriate alterations to buildings

There is a limited loss of traditional windows, doors and roof coverings though these are isolated rather than predominant.

(e) Alterations to front boundary walls

Some areas of the conservation area such as Church Walk and Ashley Road are particularly sensitive to changes to front boundary treatments. There are some instances where unfortunate alterations have taken place and there is an erosion of the special qualities of these areas.

(f) Survival of mixed uses within the village centre

Part of the distinct character of the village core (High Street south) is the presence of a number of key shops and services often run by local traders. There has recently (October 2008) been a series of closures of these units and uncertainty over others, notably the former Village Bakery, an important building and use within the historic core of the conservation area.

Giggs Hill Green Conservation Area

(a) Public Realm

There are large areas of poorly maintained and unrelieved streetscape particularly around the junctions of Giggs Hill Road, Portsmouth Road and Angel Road. This junction is an important gateway to the conservation area and the setting for a

number of important listed and unlisted buildings, monuments and features.

(b) Intrusive landscaping

A section of the open grass verge to the western edge of the conservation area has been enclosed with planting and the enclosing of this section is at odds with the remaining open character of this part of the green.

(c) Inappropriate alterations to buildings

There is a limited loss of traditional windows, doors and roof coverings though these are isolated rather than predominant.

(d) Signage and shopfronts

The car dealership fronting Portsmouth Road forms the setting of a number of important listed and unlisted buildings. The car showrooms have developed as a series of additions and alterations and then consolidated the design with a long deep unrelieved plastic fascia which could be improved in order to maintain the positive character of the important setting to the green (Figure 63)

(e) Inappropriate boundary treatments

Houses at the entrance of Angel Road within the conservation area have high close boarded fences to the back of pavement which reduce views to the houses.



Figure 63 Car showrooms, Portsmouth Road

1 Management Proposals

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 the two conservation areas have been identified as part of the appraisal process in the first section of this document and both 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"

'Government guidance in Planning Policy Statement 5: Planning for the Historic Environment defines "A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions as a 'Heritage Asset'. For the purposes of this document these are identified as "Significant Unlisted Buildings'.

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

1.2 Boundary amendments

Thames Ditton Conservation Area

The appraisal has highlighted two areas for potential inclusion and one area for exclusion.

Inclusion: **Nos. 1-11 (odd) Speer Road and United Reformed Church**

It is considered that this small group of houses are of sufficient quality to warrant inclusion within the conservation area.

The Arts and Crafts derived detailing and attention to materials, degree of original surviving fabric and attractive grouping with projecting gables and red brick chimneys with clay pots give this part of Speer Road a special architectural and historic character. The group should include the striking United Reformed Church on the opposite side of the road which despite its uncompromising 1960s extension retains a sufficient degree of historic integrity and architectural detailing to justify inclusion within the conservation area.

Inclusion: **Part of rear garden of No. 30 Station Road**

Presently the conservation area boundary runs along the rear boundary of the long gardens of houses fronting Station Road. This is with the exception of the rear of No.30 Station Road which unlike its neighbours takes in a section of land (a wide strip from the public car park to rear of houses



Figure 64 No. 15 Angel Road

in Church Walk) to the rear of houses in Ashley Road and Station Road. The remaining section of land is included within the conservation area and is important to the setting of buildings in Ashley Road. This area includes a number of mature trees which form part of the backdrop to houses along Ashley Road. Whilst it is generally not best practice to include only part of a garden of a private house within a conservation area, this is an exceptional circumstance which justifies departure. It is clear where the boundary will lie as it will correspond to the rear boundaries of remaining houses in Station Road. The inclusion of all of the garden of No.30 Station Road (including the house) could not be justified. The appraisal also looked at the Almshouses at 58-68 [even] which were built in 1720 and are Grade II* Listed. It was concluded that the Henry Bridge's almshouses were important in their own right rather than being ancillary to the conservation area and therefore should not be included within any boundary revision.

Exclusion: Beech Holm, Boyle Farm Road

Beech Holm to the east of the Home of Compassion is a late twentieth century house of very limited architectural merit and should be removed from the current designation. It does not fulfil the criteria of being sufficiently

special to justify retention in the conservation area. Its inclusion does not give any additional benefits to the protection of the adjacent historic assets which are not already present.

Giggs Hill Green

The appraisal has highlighted two areas for potential inclusion.

Ditton Close

This well considered group of apartment blocks set back from the road in a tree lined setting are of a high quality design. The design breaks up the massing of these blocks very successfully and its use of architectural motifs and materials alluding to the Surrey vernacular are very appropriate for their location. These blocks form part of the processional tree lined route to the village from Giggs Hill Green and are glimpsed from the road as one would a large house or series of houses.

Angel Road

The two locally listed houses to the east side of Angel Road are of a similar if not higher quality to most of the buildings in the conservation area. These houses have good

front boundary enclosure particularly No.15 (Figure 64) and are well detailed examples of large early nineteenth century houses which defined Giggs Hill Green up to the early part of the twentieth century. No.26 Angel Road is considered to form a group with Nos.11, 15 and 15a although it is very different in character, period and scale. This early nineteenth century pair of houses form part of the early development of the area and complement the street scene with good quality boundary finishes (brick wall and low wall and railings)

Recommended Action: The Council will seek to amend the existing Thames Ditton and Giggs Hill Green Conservation Areas to include and exclude the areas identified above (these are also shown on the Proposed Boundary Changes and Potential Enhancement Area map)

1.3 Statutory controls

Designation as a conservation area brings a number of specific statutory provisions aimed at assisting the “preservation and enhancement” of the area. These controls include requiring Conservation Area Consent for the demolition of any unlisted building, fewer permitted development rights for alterations and extensions, restrictions on advertisements and requiring notice for proposed tree works. These are outlined in the Council’s guidance note “Conservation Areas”

Recommended Action: The Council will seek to ensure that any development within the conservation area requiring planning permission preserves or enhances the character or appearance of the area in accordance with REBLP 2000 saved policies; the Secretary of State’s Proposed Changes to the draft Regional Spatial Strategy for the South East of England including policies CC6, C7, BE1 and BE6; PPS5 and other guidance.

1.4 Listed buildings

Listed buildings are protected by law as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The listing covers both the inside and outside of the building, and any structure or building within its curtilage which was built before 1947. “Listed Building Consent” is required from the Council for any work which affects the special architectural or historic interest of the listed building. There are presently 40 Listed Buildings within the Thames Ditton Conservation Area and 9 Listed Buildings within the Giggs Hill Conservation Area.

Extensions and alterations to listed buildings should conform with policies HEN1-7 (inclusive) of the REBLP 2000 in accordance to the more detailed design advice in Part 2 of this document, and should generally:

- take into account the prevailing forms of development;
- complement the form and character of the original building;
- be secondary in bulk and form to the principal building;
- use high quality materials and detailing;
- pay particular attention to roof lines, roof shape, eaves details, verge details and chimneys.

Recommended Action: The Council will seek to ensure that all works to listed buildings and their settings preserve the special architectural and historic interest of these buildings and conform with national and regional policy, saved REBLP policies and other guidance.

1.5 Buildings of Local Architectural or Historic interest (LL) and Significant Unlisted Buildings

In addition to the listed buildings, there are many individual and groups of buildings and associated features which are of considerable local interest. These are included on a Local List and the Council will seek to retain these buildings and ensure that new development does not harm the character, appearance or setting of the building. There is a presumption that all such buildings will be retained. Policies HEN8 of the REBLP 2000 provides the criteria against which all such proposals for alterations will be assessed. There are presently eight Locally Listed buildings within the Thames Ditton Conservation Area and two within the Giggs Hill Green Conservation Area.

The townscape appraisal also identified a number of additional unlisted buildings which it is considered make a positive contribution to the character and appearance of the conservation areas, and these are marked on the Townscape Appraisal map. There are presently 142 Significant Unlisted Buildings within the Thames Ditton Conservation Area and 18 within the Giggs Hill Conservation Area. The Council will encourage all applications for extensions and alterations to these buildings to be particularly carefully considered and assessed against saved Policy HEN11 of the REBLP 2000.

Recommended Action: The Council will seek to ensure that all Locally Listed and Significant Unlisted Buildings are protected from inappropriate forms of development, or unjustified demolition.

1.6 Buildings at Risk

The Council will monitor the condition of statutory listed buildings in the conservation area and, where a listed building is threatened by a lack of maintenance or repair, the Council will use the available statutory powers to force the owner to take action.

The Council also has powers to secure the preservation of unlisted buildings in the conservation area by using Urgent Works Notices in a similar way to listed buildings (Section 54), although in this case, the Secretary of State's permission is required. This is of particular relevance where a building is important for maintaining the character and appearance of the area. The Council may carry out such works as are necessary and recover the costs incurred from the owners.

In some cases it may be appropriate to direct grant assistance towards buildings at risk within the conservation area. Listed buildings would take priority and thereafter Locally Listed Buildings and finally Significant Unlisted Buildings (see Townscape Analysis map). These funds are limited and subject to change on a year by year basis.

Thames Ditton Conservation Area

There are two Buildings at Risk identified by the appraisal. These are as follows:

Chennell Tomb, Church Walk, St Nicholas Church churchyard (Grade II)

The tomb is in a poor state of repair and in need of restoration. Brickwork has been repaired but remains loose at the base and the railings are corroded. The Church is aware of the situation and has recently organized the removal of ivy and other vegetation from around the tomb. Details of the Council's historic buildings grant and that administered by Surrey Historic Buildings Trust have been provided (January 2009). However, the maintenance of tombs is problematic since there are often difficulties in

tracing descendants of the original owners.

Walls to the west boundary of the Home of Compassion, High Street (curtilage Grade II)

These eighteenth century brick retaining walls of several builds are presently (at the time of the survey) shored up on the riverside access. There is major cracking to the lower sections of brickwork and these areas will require significant consolidation, rebuilding and reinforcement. Extreme care is required to retain as much of the historic fabric as possible in situ in any proposed works of repair and consent is likely to be required for any works of alteration.

Recommended Action: The Council will seek to monitor the condition of all listed buildings, report findings and advise action as necessary. Where the condition of a building (with particular reference to buildings identified in this section) gives cause for concern, appropriate steps will be taken to secure the future of the building, including the use of statutory powers. The Council will monitor the condition of unlisted buildings as resources permit.

1.7 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 poorly designed extensions and new buildings in materials which are not of the same quality as the original buildings. There is also the important issue of the loss of original architectural details.

The design of extensions and new buildings can normally be controlled through existing planning powers, unless, in the case of extensions they are considered permitted

development (see below). In order to ensure a high quality of new development, it is important that the design guidance given in Appendix 1, and general guidance on development in conservation areas is followed.

Recommended Action: The Council will seek to ensure that planning applications are assessed in accordance with published design guidance.

The appraisals identified that the following alterations pose a threat to the special character of the certain areas of the conservation area:

- loss of timber windows and doors;
- changing of traditional roof material;
- removal of redundant chimney stacks;
- painting of brickwork or the application of render;
- removal of front boundary walling

Certain minor works and alterations to unlisted buildings, in use as single family dwellings, can normally be carried out without planning permission from the Council. Development of this kind is called "Permitted Development" and falls into various classes which are listed in the Town and Country Planning (General Permitted Development) Order 1995. These minor alterations can cumulatively have an adverse effect on the character and appearance of a conservation area. Powers exist for the Council, to withdraw some of these permitted development rights in the interests of preserving and enhancing the character and appearance of the conservation area. It is therefore recommended that consideration be given to prevent the further erosion of townscape, subject to available resources.

Priority would be given to Locally Listed Buildings.

Thames Ditton Conservation Area

Church Walk and Ashley Road are two areas which are very sensitive to minor material changes and are presently very cohesive in terms of their retention of traditional fabric with only a limited number of examples of inappropriate replacement of windows and doors.

It is suggested that Nos. 43-49 (odd) High Street, a small group of unlisted early nineteenth century cottages to the north side of the street, The Old Vicarage and Copper Hall Cottage, Watts Road might benefit from the consideration of additional planning controls to prevent the loss of original windows, doors, roofs and chimneys.

Giggs Hill Green

Additional planning controls could be considered for the groups of houses to the northern edge of the conservation area particularly in relation to their boundaries. The Locally Listed buildings to the south-east edge of the green and in Angel Road (proposed extension) could also be considered for additional planning controls particularly in the case of No.15 Angel Road where a fine set of early nineteenth century wrought iron railings form the front boundary treatment of this late Georgian house.

Recommended Action: The Council will seek to consider, on a case by case basis, the need for introducing Article 4(2) directions covering selected buildings, with Locally Listed buildings being a priority and thereafter Significant Unlisted Buildings, to ensure that the special qualities of the conservation area are protected.

1.8 Shopfronts

The Thames Ditton conservation area contains a number of commercial premises on High Street with shopfronts. Generally, shopfronts have been retrofitted into earlier houses and buildings. There are some late nineteenth century survivals, with most shopfronts characterised by their simplicity and detailing (mouldings) to mullions, small timber fascias, modest decorated corbel brackets and hand painted signs.

The Council has produced detailed advice on the design of shopfronts entitled "Shopfronts in conservation areas" and all such proposals will be assessed against policies HEN13 (Shopfronts within a conservation area) and HEN14 (Blinds or Canopies within a conservation area) of the REBLP 2000. The appraisal identifies the importance of these small independent retail shops with good quality shopfronts to the character and appearance of the Thames Ditton Conservation Area. Shopping policies STC6, 8 and 9 within the REBLP2000 provide support for these small, local units.

Recommended Action: The Council will seek the retention of period and traditionally designed shopfronts which contribute to the character and appearance of the area. Proposals for new or replacement shopfronts and changes of use will be assessed against saved policies in the REBLP 2000 and national and regional policy and guidance

1.9 Advertisements

Thames Ditton

Within the High Street, there are individual and small groups of shops. Generally the signage is modest and well considered. There are some examples where modern materials (such as plastics) have been used

for signs combined with modern fonts. These are generally less successful. Advertising on modern canopies and modern canopies generally should be avoided.

It is important that strict controls are maintained regarding the detailed design of signs to preserve the character of the area.

Giggs Hill Green

The car dealership north-east of the corner of Angel Road and Portsmouth Road has poorly designed signage which when seen as part of the setting to the green detracts from the special character and appearance of this part of the conservation area. Consideration should be given to improving the signage if and when the opportunity arises.

Recommended Action: The Council will seek to ensure that all advertisement proposals relating to shops respect the character and appearance of the conservation area, in terms of siting, number, colours, materials and form of illumination.

1.10 Trees

Trees play a major part in the streetscene in most parts of the conservation areas, either as street trees or those in private property visible from the public realm. The attention of householders is drawn to the fact that felling or lopping of trees can only be undertaken with permission or after a period of notice. Trees that have reached the end of their life should be replaced by a species appropriate to the area and which will achieve a mature height appropriate to their location.

Giggs Hill Green (Character Area 9) - The north-west corner of the Green in the area of the car park fronting Watts Road.

The enclosure formed by the walls along the northern end of Watts Road and the street

trees is lost at this point, forming a gap, before the street trees facing the Green along Giggs Hill Road resume this pattern. It is recommended that trees be planted along the car park and Library frontage to fill this gap and ensure street continuity.

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

1.11 Setting and Views

The setting of the conservation area is very important and development which impacts in a detrimental way upon the immediate setting and longer views into and from the conservation area will be resisted. The important views are identified on the townscape analysis map in the character appraisal. Particular note should be made of the views from the conservation area to the river and across the river into the conservation area. The Council will seek to ensure that all development serves to respect these important sensitive views.

Thames Ditton Conservation Area

The most sensitive views to and from the conservation area are on its north-east boundary formed by the riverside. Views out to Thames Ditton Island are important and framed by the attractive suspension bridge to the island. Views from Hampton Court Park are very sensitive to change particularly those towards the Home of Compassion and its open riverside garden setting.

Giggs Hill Green Conservation Area

Views from the edges of the green and its corners particularly those on Portsmouth Road which act as gateways to the conservation area are very sensitive to change and careful consideration should be given to any proposed tree planting, lighting or any other structure which may impact on the open character of the space and the clear views to high quality historic and contemporary built form around the edges.

Recommended Action: The Council will seek to ensure that all development respects the important views within, into and from the conservation area, as identified in the appraisal. The Council will seek to ensure that these remain protected from inappropriate forms of development

1.12 New development

There are limited opportunities for large scale redevelopment within the Conservation Areas, although some improvement or enlargement of the existing buildings may be possible subject to very rigorous controls. The Council will encourage good quality schemes that respond positively to their historic setting. Further guidance is found in Appendix 1.

Recommended Action: The Council will seek to determine applications with regard to the Council's adopted Design Guidance, saved REBLP 2000 policies and any policies which supercede this in the LDF.

1.13 Boundary treatments

In some instances inappropriate boundaries or missing front boundaries to residential properties require identification and attention, in so far as controls allow. Particular types of boundary treatment are characteristic of different parts of the conservation areas and this adds to their distinctiveness. Whilst none of these boundaries are unique or uniform to their areas, they are nevertheless sufficiently in evidence to establish a discernible pattern.

In Giggs Hill Green, white picket fences are characteristic and help to define the visual edges of the Green. Hedges are also widespread and characteristic of the area. It is important that these features remain and are encouraged in any new or replacement development. The well established boundary lines, sometimes set back from the pavements by a generous verge, should be respected in any new boundary treatments. Boundary treatments should remain modest and unobtrusive and not impact on the extended views of these buildings from the green. The dominance of the principle building should remain the defining factor in making decisions regarding proposed boundary treatments.

As well as painted picket fences, low walls oversailed by hedges are common in the more 'suburban' parts of Thames Ditton Conservation Area, to the west of the town centre. This is characteristic of the turn of the nineteenth/twentieth century houses that they front and it is important that encouragement is given to their retention.

Tall brick walls, usually at least 1.8 metres high contribute to the distinctiveness of the eastern section of Thames Ditton village. Repair and reinstatement should reflect existing brick bonding, mortar and coping details.

Recommended Action: The Council will seek to resist proposals to remove or significantly alter traditional boundary walls or for new boundary treatments which fail to respect the form and materials of traditional boundary treatments within the distinct character areas of Thames Ditton and Giggs Hill Green Conservation Areas.

1.14 The public realm and enhancement

Generally the conservation areas are well managed. However the single outstanding issue is the condition, management, materials and design of the public realm, especially footpaths and, to a lesser extent, clutter. Surrey County Council are responsible for the design, maintenance and management of all carriageways, footways and footpaths and any future enhancements would be subject to their agreement and funding. Some enhancements might benefit from funding from Section 106 monies. Specific locations for public realm enhancement are identified later in this section. Other significant areas for enhancement are frontage boundaries and tree planting and replacement.

Thames Ditton Conservation Area

The Churchyard of St Nicholas

There is an opportunity for general landscape improvements to the churchyard which may include some positive management of the tree stock to the west of the church. This work will need very careful consideration and will require master-planning working with the Church.

Junction of High Street and Ashley Road (Character Area 4).

At present the lime tree, which is a focal point for views from the west along Ashley Road, and from the south and east along the High Street, stands within a very constricted circular island site, usually surrounded by

informal parking. The junction allows two way traffic on both sides of the tree, with associated road markings. This area would benefit from future highway enhancement. In addition the north area of the High Street would be an appropriate location for a heritage interpretation board.

Footway adjacent to the Home of Compassion, High Street

A series of planters placed along the footway of the east side of High Street have come to the end of their useful life and are now overgrown and would benefit from improvement. The land is the responsibility of Surrey County Council so close liaison with this body would be required.

Church Walk (Character Areas 1, 3, 6 and 7).

The existing condition of the surface of this Walk is poor, with successive phases of tarmac patching and there is an extensive area of tarmac at the junction of Speer Road. Most of the path surface is uneven and unsightly. Additionally the signage at the junction of Church Walk and the High Street is degraded and damaged, creating a sense of clutter, which needs to be resolved. Church Walk would benefit from any future enhancements and in particular, it is suggested that consideration should be given to improving street nameplates, surfacing and street lighting. The street lighting along the whole of Church Walk would benefit from an improved and consistent approach to the design and provision of light columns appropriate to the conservation area. The majority of this work falls within the remit of Surrey County Council.

The Slipway Area adjacent to the Old Swan Public House (Character Areas 2 and 3).

At present this area is heavily used as an informal car park and service area. This prevents easy access to and enjoyment of the only public point in the village where

the riverside can be reached, or boats be launched. There is a history of complex land ownership and legal issues which are unlikely to be resolved in the immediate future. However, it is important to identify this as an improvement site.

Station Road, outside the Manor House – raised pavement (Character Area 4).

The raised pavement situated on the southern side of Station Road is an attractive and distinctive feature of this part of the conservation area. At present the railings and surface do not enhance this feature and improvements could be considered.

Entrance to Ashley Road public car park

This area has trees which appear mostly self seeded and have not been managed and some standard road surface and kerbing materials. The area could benefit from opening up (possibly the removal of some trees) and improvements to the entrance. The presence of two semi-derelict garages to the western side of the junction detracts from the appearance of the area and has been identified elsewhere as negative features.

Giggs Hill Green Conservation Area

Setting of the war memorial

The war memorial could benefit from in-ground lighting of the memorial. This is a low level, modest intervention but very effective in emphasizing the importance of the war memorial both physically and intellectually and its importance in the Giggs Hill Green Conservation Area.

Grass verge to the junction of Mercer Close and Watts Road

Some planting of the highway verge to comprise of tree and bulb planting could improve this part of the conservation area but should be careful not to compromise the openness of this part of Giggs Hill Green which has been noted past and present as

an important part of the character of this part of the green's edge.

Giggs Hill Green

The green itself will continue to be managed by Elmbridge Borough Council to maximize its visual and user amenity as an important open space with a number of roles which are a crucial part of the Thames Ditton and Giggs Hill Green community.

Recommended Action: The Council will seek to work with stakeholders to enable enhancements to progress where there is a series of landholders and/or interested parties.

The Council will seek to work with their partners at Surrey County Council as the highway authority to try to ensure that any new highway works will bring about environmental improvements to the conservation areas. The Council will recommend that all new street works are in accordance with English Heritage Guidance Streets for All.

2 Monitoring and Review

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

2.1 Public Consultation

The draft Thames Ditton and Giggs Hill Green Conservation Areas character appraisal and management proposals have been created by collaborative working through the Conservation Area Working Group. This has been a partnership between Elmbridge Borough Council and the local community (including the Conservation Area Advisory Committee). The programme was managed by Forum Heritage Services and context4D. An initial workshop identified the key issues important to the area, which were incorporated into the document. Drafts were circulated among the working group and amended in the light of comments received.

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

2.2 Conservation Area Advisory Committee

The Council has an established Thames Ditton Conservation Areas Advisory Committee (CAAC), which comprises a cross section of local residents, including representatives of amenity associations and professional people. The Council consults the CAAC on applications affecting the character and appearance of the conservation area. The Committee also plays an important role in the general care and monitoring of the conservation areas and makes proposals for their improvement.

The green itself will continue to be managed by Elmbridge Borough Council to maximize its visual and user amenity as an important open space with a number of roles which are

a crucial part of the Thames Ditton and Giggs Hill Green community.

Recommended Action: The Council will continue to support and consult the CAAC, and the community in general where appropriate, on applications within the Thames Ditton and Giggs Hill Conservation Areas. The Council and the CAAC will work together on recording and monitoring projects and identifying and, where appropriate, implementing enhancement opportunities.

2.3 Boundary review

Thames Ditton Conservation Area

The appraisal has highlighted two areas for potential inclusion; Nos. 1-11 (odd) Speer Road and United Reformed Church and part of rear garden of No. 30 Station Road and one area for exclusion; Beech Holm, Boyle Farm Road.

Giggs Hill Green

The appraisal has highlighted two areas for potential inclusion; the four apartment blocks in Ditton Close and Nos 11, 15, 15A and 26 Angel Road.

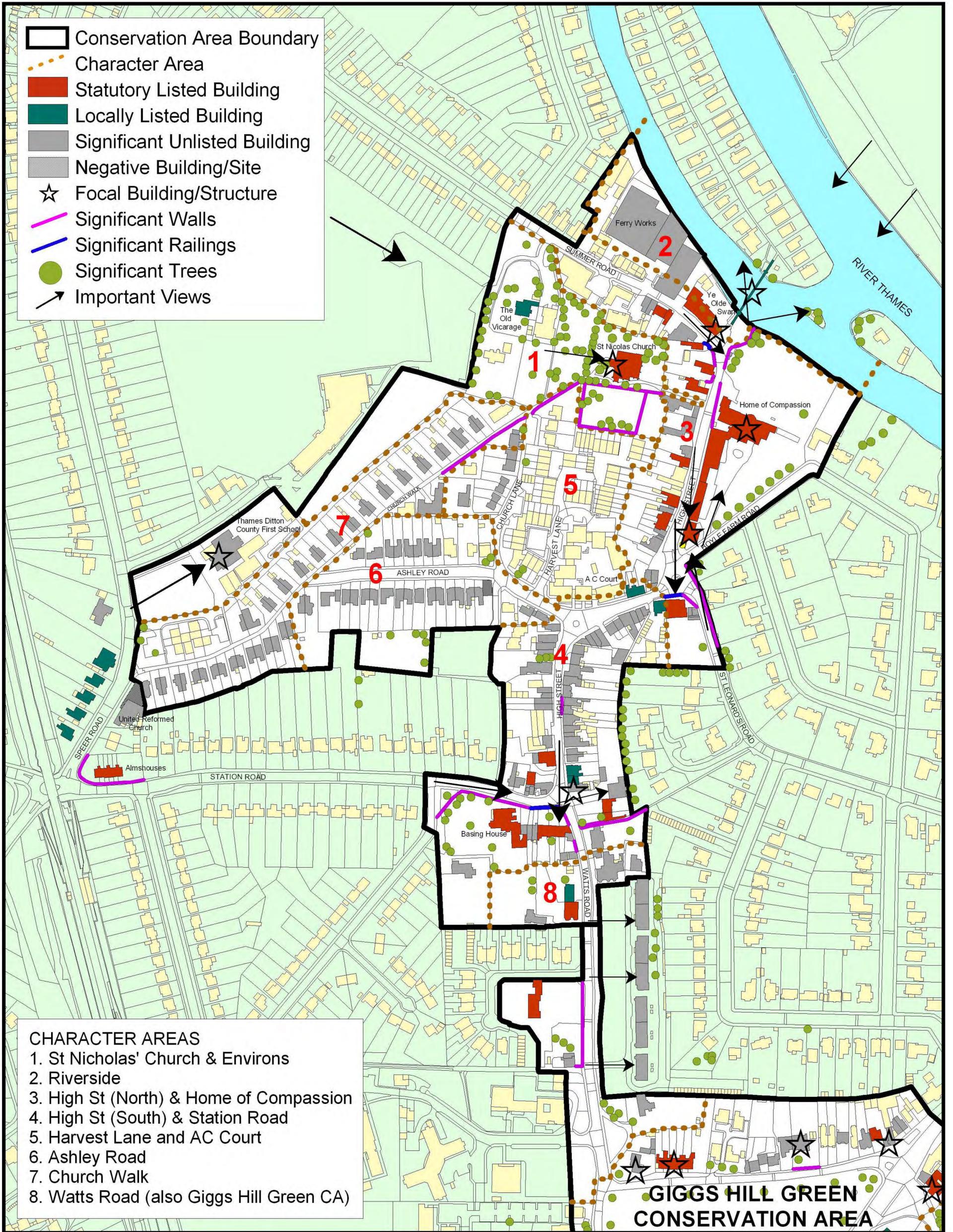
Recommended Action: The Council will continue to review the boundary of the conservation area in accordance with Best Practice and guidance on management of the historic environment.

2.4 Document review

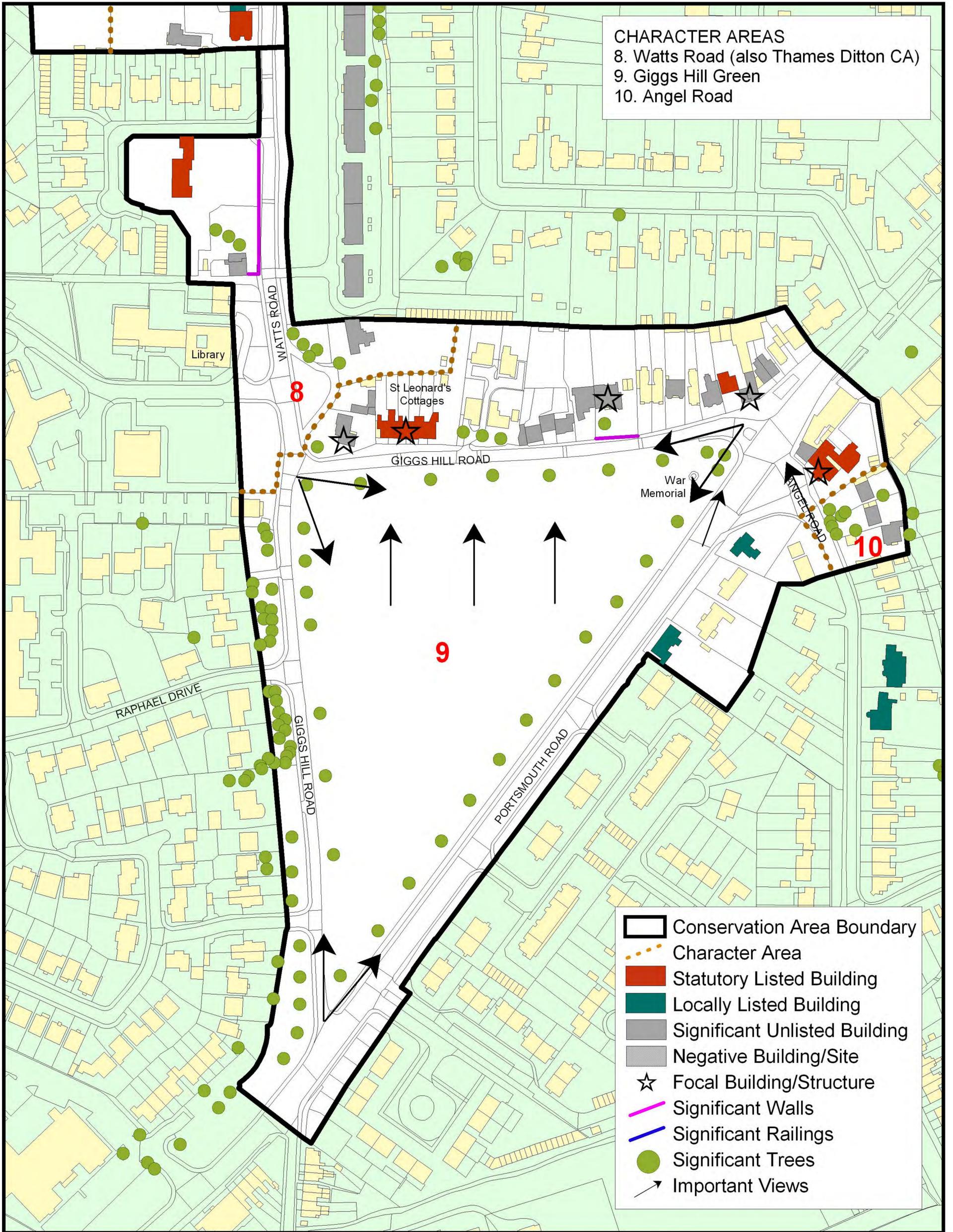
This document should be reviewed every five years in the light of the Local Development

Framework and emerging government policy. A review should include the following:

- A survey of the conservation area and boundaries;
- A 'Heritage Count';
- 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



**THAMES DITTON CONSERVATION AREA
TOWNSCAPE ANALYSIS MAP**

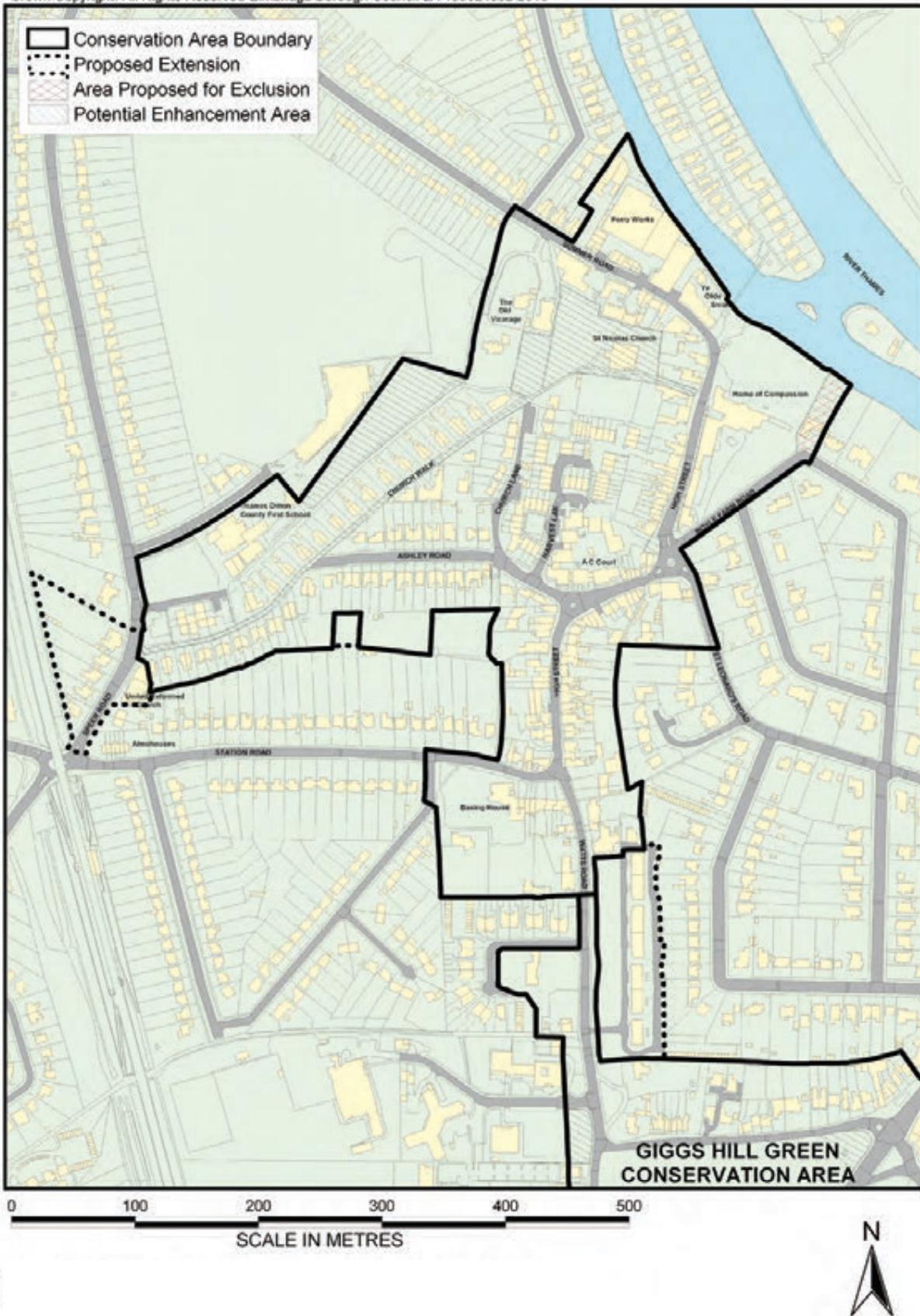


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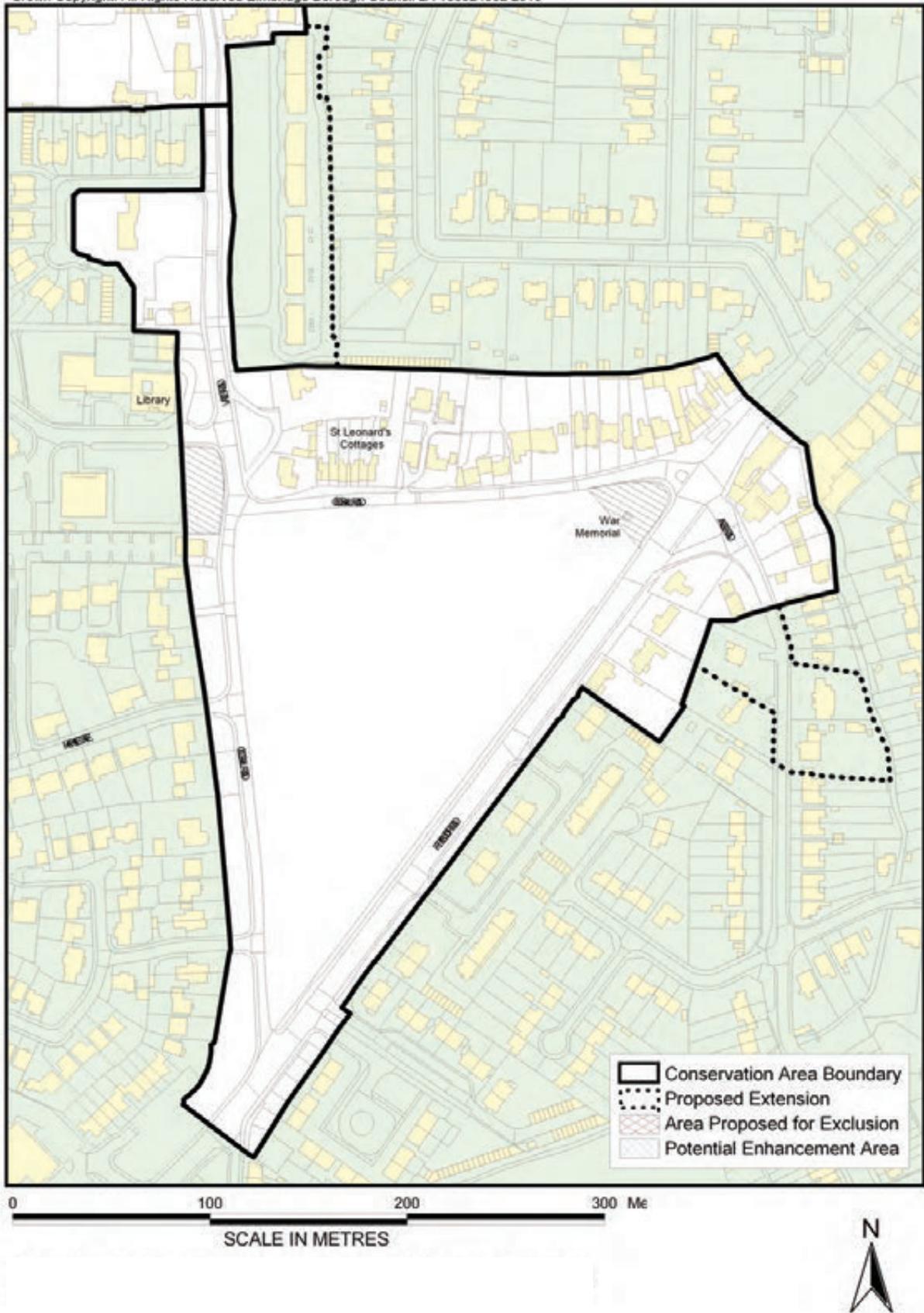
SCALE IN METRES

GIGGS HILL GREEN CONSERVATION AREA
 TOWNSCAPE ANALYSIS MAP





Thames Ditton proposed boundary changes and potential enhancement areas



Giggs Hill Green Conservation Area proposed boundary changes and potential enhancement areas

Introduction

Much of the conservation area is either well established development or important open space which means that opportunities for new buildings within it are limited. However, there are some sites which may come forward for development and there is considerable pressure for the extension of existing dwellings. The aim of these guidance notes is to indicate how the Council will view subsequent applications for change within, or adjacent to, the conservation area.

Contextual Design

All development, but especially that in conservation areas, must respond to its immediate environment, its 'context', in terms of scale, form, materials and detailing. Applicants for planning permission must therefore provide with their proposals a 'Design Statement', to justify the design decisions that have been made as the scheme developed and how it relates to its context. Most of the development opportunities within the conservation area will be on small, enclosed sites, where the 'context' – the surrounding buildings and the historic grain of the immediate area - 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. This could be modern design, providing a contemporary statement, or, more generally in historic areas, a traditional design solution. Positive change in the historic townscape can provide vitality and interest to the streetscape and designation as a conservation area should not stifle well thought-out contemporary design of a quality in material and detailing terms as its neighbours.

The basic form of new buildings or extensions should be governed by the urban grain, scale, height and massing of existing development. These elements should be used to set out the basic form of the building or addition, including roof shape and pitch, height, depth of plan and the rhythm and composition of the façade.

Urban grain

The "urban grain", or form, of historic development has been described in Part 1 of this document. It varies accordingly to location, for example in Thames Ditton the tight grain of the High Street with narrow deep plots compared with the more spacious housing in Church Walk; though still modest they are set in good sized gardens with clearly defined space between pairs of houses. Giggs Hill Green is generally characterized by much larger houses in deep plots but with limited space between them. Their variation in style, materials and scale however maintains their individuality within plots.

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 prevailing building forms, materials and plot ratios. This is particularly important on "backland" sites where new development potential is very limited and must always be secondary in character to the more important primary buildings facing the main street.

Scale

Scale is the combination of a building's height and bulk when related to its surroundings. However, some modest changes in scale may actually be advantageous, as this reflects

the variety of form along the street. For such schemes, the applicant should provide accurate elevations of the surrounding buildings, showing how the new development will relate to them.

The appraisal identified that there is variation in scale throughout the conservation areas and this is often related to the distinctive defined character areas. In Thames Ditton, the most variation in scale is seen both in the lower sections of the High Street with AC Court dominating this area and a consistency of scale to sides of the High Street; east side mostly three storey and west side almost entirely two storey. The Ferry Works is a building complex on an industrial scale and contrasts with adjacent traditional domestic scaled buildings in the Riverside area.

Giggs Hill Green has a consistency in scale terms which is modest for the space that built form encloses. Trees are found on a grand scale, the legacy of Victorian planting which emphasizes the subservience of buildings and is an important part of the character of this conservation area.

It is important that the character areas identified in the appraisal are respected by new development. In practice, it is the combination of scale with layout, landscaping and other factors which determines the quality and “feel” of new developments. Developments which have a detrimental effect on the character of the conservation area will be resisted. Part 1 of the document explains the historic development of the area and new development must recognize the differences in building pattern and form which can be attributed to different periods.

Height and massing

Within the conservation area, some buildings are already more prominent because of their height and massing. Generally, the height of any new development should match the adjoining buildings, although allowing for the inevitable variations in height and bulk which are natural in a historic townscape. Height is especially relevant, for example, in Church Walk where there is a consistency to ridge heights throughout and also the height and massing of extensions which are subservient, set back and generally mirrored in the pairs of cottages. In this area in particular it will be important to maintain the symmetry of the height and massing of proposed extensions to these houses.

Massing is the combination of the scale of the development, its layout and its site coverage. The majority of redevelopment in the conservation area will be extension or new buildings on small infill sites, and the issue of massing is often less relevant than scale and height.

Appearance, materials and detailing

Both traditional and modern approaches to design are appropriate in a conservation area, provided both are executed well.

High quality materials are very important for any new development. Existing buildings in the conservation area make use of a wide variety of materials, including yellow and red stock-brick, red handmade bricks, stucco, painted weatherboarding and some tile hanging for walls, and handmade red clay tiles and natural Welsh slate for roofs. This palette remains appropriate for both traditional and modern designs. Presumption will be in favour of the use of best quality building materials including handmade brick and clay tiles and natural slates.

Roof pitch and shape vary in the conservation area, with rooflines and projecting bays being important in Ashley Road and Church Walk.

Elsewhere in the High Street for example the roof form is more varied with very shallow slate roofs and steeply pitched pantile roofs in the same section of townscape. The mansard roof is a common roof form throughout Thames Ditton village. The roofs of new buildings and extensions should relate well to existing buildings that make a positive contribution to the character of the area. There is a noticeable absence of dormers on the High Street and elsewhere also uninterrupted roof slopes are a distinctive feature in the streetscape; for example in Ashley Road and Church Walk. In this respect dormers should generally be avoided. Modern roof lights should be avoided on front roof slopes, wherever possible. New buildings designed in a traditional style should include chimneys, which make an important contribution to roofscapes throughout the conservation areas.

The composition of facades should harmonise with adjacent buildings in terms of storey height, rhythm and proportions. This need not imply a slavish copy of the existing buildings, but an informed response to them.

Where a more traditional approach is appropriate, the Council will expect new buildings which are designed in a traditional form within the conservation area, to be detailed in a manner appropriate to the historic setting. Roofs should be pitched and covered in plain clay tiles or natural slate.

Where a traditional design is adopted, windows should be painted, not stained, sashes or side hung casements. Glazing bars should be narrow, in keeping with most of the buildings in the conservation area. Casements should sit flush with the surrounding frame and avoid the use of trickle vents or storm seals. New windows in Church Walk and Ashley Road should maintain the glazing configuration and be single glazed with secondary glazing to maintain the consistent traditional detailing in these character areas. If windows are to be double

glazed, then they must be carefully designed. Avoidance of glazing bars (where these aren't a distinctive feature of an area) which can otherwise appear to be over-dominant, can assist in achieving a satisfactory solution. Consideration should be given to alternative ways of complying with Building Regulations if traditional windows are to be used.

In all cases, modern top-hung lights and nontraditional materials, such as plastic or aluminium, are generally unacceptable for windows in the conservation area, particularly where a new building abuts a listed building or faces a principal street. Doors should also be of painted timber. In all cases, joinery details must be submitted with the planning or listed building consent applications.

Design check list

All new development in the area should seek to:

Where relevant and appropriate, achieve continuity in street frontage building lines, either set on the back edge of the pavement (in the case of shops), or behind shallow front gardens or forecourt enclosures;

Maintain the historic pattern of development by respecting the historic grain associated with historic 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 historic development in the immediate streetscape and the wider conservation area;

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

Respect the historic hierarchy of development and detailing between principal and secondary street frontages, and within

plots between frontage and rear elevations;

Conceal any parking or servicing areas behind built frontages of appropriate scale, or by the sensitive use of hard and soft landscaping to provide screening;

Reinforce local identity by the use of the traditional materials used in the conservation area;

Re-use traditional buildings which contribute to townscape quality.

Appendix 2: Sources and further reading

- Anon. 1994 **The Thames Ditton Statue Foundry**. Surrey Industrial History Group.
- Baker, R (undated) **A Walk round Thames Ditton**, Elmbridge Museum Services
- Burchett, P. J. 1985 **A historical sketch of Thames Ditton**. Published by Authors
- Dent, J 1962 **The Quest for Nonsuch**, Sutton Leisure Services
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- Lyon, J. 2006 **A brief summary of Thames Ditton's early history** www.thamesditton.com/content/view/12/33/
- Malden, H.E. (Ed) 1911 **Victoria History of the County of Surrey** Volume 3
- Mercer, T.S. The Mercer Historic Archives housed in Thames Ditton Library
- Pascoe, D 2008 Typescript timeline prepared for CAA Project
- Thames Ditton Today (Autumn 2000) – various articles



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Produced by Town Planning Division - August 2010