

Walton (Church Street/Bridge Street) and Walton (Riverside) Conservation Areas Character Appraisal and Management Plan



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Acknowledgements

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Walton (Church Street/Bridge Street) and Walton (Riverside) Conservation Areas Character Appraisal and Management Plan

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

The document has been produced through collaborative working by the Walton 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 were appointed as heritage consultants to facilitate the project, organise training workshops and co-ordinate and produce the Appraisal and Management Plan.

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 14 January 2013 and comments received have informed the final document.

This guidance document will be a material consideration with regards to the implementation of the Elmbridge Local Plan as a basis for understanding the area, informing decision making, monitoring and management. It will be the subject of future 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 26 March 2013 and by full Council on 10 April 2013.

The Council also confirmed an extension to the Walton (Church St/Bridge St) Conservation Area to include a section of churchyard to the south-east of St Mary's Church, Church Street and an extension to the Walton (Riverside) Conservation Area to include the Public Open Space between Sullivans Reach and the River Thames to the north of River House, Manor Road, Walton-on-Thames.

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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Aerial Photo 2006

Part 1 Conservation Area Character Appraisal

1 Introduction

The Walton (Church Street/Bridge Street) Conservation Area is based on the historic road junction of Church Street and Bridge Street, and the boundary is drawn to include those elements of recent development that contribute to the special character of this part of the Town Centre. The area also includes the historic Parish Church of St. Mary which dates from the 12th century, and parts of Bridge Street and Thames Street where much small scale domestic development reflecting the early expansion of Walton remains, giving an almost village like character in places and is very locally distinctive.

The Walton (Riverside) Conservation Area is based on a small area, known locally as Old Walton, distinguishing it from the modern centre to the south (with the exception of the Bridge/ Church Street Conservation Area environs). The Manor House is one of the best examples of early 14th Century domestic architecture still in existence in the south east of England. Old Walton is predominantly a residential area with a typical Thameside atmosphere. The scale of the buildings, the changes in level and the many mature trees are features which give this small area a special character.

Along Manor Road there are a number of buildings with 18th Century origins most notably Thames Cottage at the junction with Thames Street. This building is understood to have been the centre of operation of the Walton-Halliford Ferry which operated between 1700 and 1750 when the first Walton Bridge was opened.

The Riverside buildings date mostly from the 19th Century and Riverhouse Cottages, the Anglers public house and the boathouses have been familiar landmarks on the Thames for many years.

Surrey County Council designated the Walton (Church Street/Bridge Street) Conservation Area on 11 November 1974. It was amended by Elmbridge Borough Council on 21 June 1983 and 6 February 1996. These changes included a number of areas added and excluded reflecting the rapidly changing townscape of developing Walton in this period. Walton (Riverside) Conservation Area was designated by Elmbridge Borough Council on 1 December 1975. The alteration and extension of the Church Street/Bridge Street Conservation Area in 1983 created the contiguous position seen presently. Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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

This document seeks to:

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

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

The conservation areas share a common boundary across Thames Street with this area forming a suburban transition between commercial areas and the riverside. These areas are in places very distinctive from each other and the appraisal deals with the conservation areas independently but with shared generic management proposals where appropriate.

2 Location and Setting

(a) Location

Walton-on-Thames lies in the northern part of the County of Surrey. It is situated on the eastern bank of the River Thames. Walton-on-Thames is located 20km north-east of Guildford, 8km south-west of

Kingston-upon-Thames and 8km south-east of Chertsey.

The historic town centre of Walton-on-Thames does not lie immediately adjacent to the river, but is situated on the slightly higher land of the gravel terrace to the east avoiding the marshy ground adjacent to the river known historically as ‘Coway’, an area now crossed by Walton Bridge. The River Thames forms the northern boundary of the parish and the River Mole forms its eastern boundary.

(b) Boundaries

Walton (Church Street/Bridge Street) Conservation Area

The conservation area focuses on the historic core of the settlement of Walton and includes the Grade I listed Church of St Mary and part of its churchyard to the northern extent of Church Street. It then follows the rear boundary lines of historic plots to Church Street and includes the junction with Bridge Street. The east side of Bridge Street is included up to the junction with Thames Street. To the north of this point, both sides of Bridge Street up to just north of The Bear Public House and Nos.45-47 Bridge Street are included and a section of Thames Street running north-west which then shares a boundary with the Walton (Riverside) Conservation Area.

Walton (Riverside) Conservation Area

The Conservation Area is centred on the area of Walton known as Old Walton and shares a boundary with the Church Street/Bridge Street Conservation Area approximately half way along Thames Street. This continues along the north-east side of Thames Street, including houses behind the frontage properties and beyond this to the north the Grade I listed Old Manor House set within well-treed private gardens. To the south the conservation area follows Manor Road to the junction with Bridge Street and River Mount to include the Grade

II listed No.34 (Park House) Bridge Street. North of the junction with Thames Street the conservation area includes Hillrise, a group of three 1970s flat blocks set within a landscaped communal garden which sits between Manor Road and the River Thames. Manor Road splits to run down to the river frontage and the wharf or continue around in a shallow curve to head back towards the town centre.

The conservation area includes those buildings to the north side of Manor Road between the road and the river. The northern edge presently runs tight against the walls of River House and proceeds to the river front and then returns to run along the centre of the river as far as the southern boundary extent of Hillrise. The boundary then runs around the houses of River Mount but presently includes the ends of gardens fronting Manor Road.

(c) Topography and landscape setting

Both the Walton (Church Street/Bridge Street) Conservation Area and the Walton (Riverside) Conservation Area sit on low-lying river terraces. The River Thames forms an important part of the landscape setting to the Riverside Conservation Area whilst the Church Street/Bridge Street Conservation Area forms part of the town centre with the church of St Mary set on slightly higher ground to the north.

There is no strongly discernible change in levels other than on travelling north along Church Street where there is a slight rise travelling down to the river along the Manor Road adjacent to The Swan. The latter is perhaps the most perceptible and significant change in level within the conservation areas and opens up views.

(d) Geology

The Thames Valley is geologically part of the London basin which comprises a concave fold of rocks with the oldest sediments at its periphery. Overlying London Clay are the Bagshot, Barton and Bracklesham Beds.

These sands and clays were deposited on a large coastal plain. There are very small areas of sediments of other formations. Walton lies 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.

The gravel terrace upon which the town of Walton-on-Thames has developed would have been attractive to early settlers due to its slightly elevated position above the low-lying marshy ground immediately adjacent to the River Thames.

3 The Historical Development of the Town

(a) Historic Background

The elevated position above the marshy ground immediately adjacent to the River Thames upon which the town of Walton-on-Thames has developed would have been attractive to early settlers and evidence for activity and settlement dating from the Mesolithic to the Roman period has been found in the area. A settlement appears to have developed in the vicinity near a fording point of the river as early to mid-Saxon cremation urns and other artefacts and monuments associated with burials have been recorded. However, the earliest written source referring to Walton-on-Thames is the Domesday Book (1086) which records the presence of a church, two mills and a fishery at 'Waletona'. The church may have had a status similar to minster church, a principal church which suggests that there was a possibly a settlement of some status here in the late Saxon period.

A local crossing point at Cowey Stakes where the river was fordable at this point was located approximately 500 yards upstream from Walton Bridge.

At the time of the Norman Conquest Walton had two manors which later became known as the manors of Walton-on-Thames and Walton Leigh, the present Manor House being associated with Walton Leigh. It is thought that the medieval settlement of Walton would have been focused on Church Street and its junction with High Street and Bridge Street. Archaeological excavations have recovered evidence for metal-working nearby.

In 1516 Henry VIII granted a licence to hold a fair on the Tuesday and Thursday of Easter week and another on the 3rd and 4 October. During the period 1539 to 1547 the parish of Walton-on-Thames became part of the newly formed Honour and Chase of Hampton Court,

a hunting chase created by Henry to compliment the newly constructed palace at Oatlands, near the village of Weybridge. Following the king's death in 1547 the fence around the chase was removed.

The Manorial rolls of both the Manor of Walton-on-Thames and the Manor of Walton Leigh have survived from 1698 and 1696 respectively. They record three large open fields; Thames Field which lay between the river and what is now Terrace Road, Church Field which lay south-east of the churchyard and Sandy Field which was located to the east of Church Field. In addition to this, there was common pasture for cattle. The lands of the two manors were intermingled in the common fields and meadows. Apart from the three open fields and the common meadows, most of the parish of Walton was manorial waste or what is now referred to as common land.

From the 17th century there was a ferry crossing the river at Walton. The approach road to the ferry from the Walton side was along Thames Street. Thames Cottage at the junction with Manor Road is understood to have been the centre of operation of the Walton-Halliford Ferry which operated between 1700 and 1750 when the first Walton Bridge was opened. In this period the amount of river traffic created the need for a wharf at Walton and this remained a place of great activity well into the 19th century. Goods arrived by barge towed by gangs of men or horses. The Walton Gas Works built in the late 19th Century between Annett Road and Manor Road received all its coal supplies via the Wharf.

A three-arched timber bridge supported by stone piers was built in 1750 replacing the ferry. Samuel Dicker, the wealthy owner of the land on the Walton side later to be known as Mount Felix, built the first wooden toll bridge at his own expense having obtained an

Act to enable him to do so and to levy tolls. This bridge was replaced in 1783 by a brick structure which partially collapsed in 1859 and in 1864 the central spans were replaced by an iron lattice work structure.

After damage in the Second World War and increasing motor traffic, this third bridge was closed and a 'temporary' fourth bridge, a Callender-Hamilton prefabricated type was opened alongside in 1954. The third bridge was demolished in 1985. Eventually the temporary fourth bridge itself deteriorated, and was in turn closed to traffic and replaced by a new fifth, temporary bridge in December 1999. This bridge will be replaced by a new Walton Bridge in 2013.

A number of large houses with their associated estates have had a significant influence on the evolution of the form of the present town. Perhaps the most important great house close to the village was Ashley House and it survived for more than 300 years. The house was built in 1602-5 with alterations in the early 18th century. The main driveway ran into the middle of the High Street. The house was demolished c.1930 which led the way for the present High Street to be developed on its southern side.

The estate known as Mount Felix from c.1840 onwards comprised of approximately 50 acres and was created by the wealthy merchant Samuel Dicker. The last house on the site, designed by Charles Barry, the architect of the Houses of Parliament, was acquired during WWI and used as a hospital for wounded New Zealand soldiers. The hospital use continued until 1920. The house was destroyed by fire in 1966 but the stable block (with clock tower and bell turret) still survive.

Walton Grove stood approx 0.5 mile to the north-east of the settlement, surrounded by a small estate of 20 acres. It was originally known as the Parsonage and shown on Rocque's map of 1768. It was in its later years

converted to flats with its lands largely sold off for residential development and eventually demolished in 1973.

The railway arrived in 1838 and due to opposition by local landowners it was positioned some distance from the centre of the town. From this time onwards, despite the lack of a close rail connection to the town, the area surrounding the historic centre of Walton grew substantially, with development infilling former fields, estates and parkland in all directions.

The straight section of the river known as the 'Walton Mile' was used from 1862 until the First World War for the annual boating regatta. In its heyday this event was supposed to have rivalled Henley.

The composer Sir Arthur Sullivan used to allow visitors to view the regatta from his lawn at River House.

A dental instrument factory started to the rear of 9 High Street in 1885 expanded rapidly in the early 20th century, and was in this period the largest single employer in the town. After a number of mergers with local companies it became part of the Amalgamated Dental Company but finally closed in 1981. A further important local industry was the production of cinematograph films by Cecil Milton Hepworth (1874-1953) started in a house in Hurst Grove. The film studios and workshops were producing films up to the 1960s.

The construction of New Zealand Avenue in 1933-35 resulted in the bypassing of the town centre, helping it to retain some of its form and character. Between 1956 and 1966 the centre of Walton was significantly remodelled with a new road (Hepworth Way) with shopping centre alongside. This, in turn, was replaced by The Heart mixed use centre in the late 1990s which saw much of the 1960s expansion replaced.

(b) Archaeology

There is a limited amount of archaeological and historical information for the settlement of Walton-on-Thames. The majority of the archaeological work in and around Walton-on-Thames has been undertaken since the 1980s, and has taken the form of excavations and watching briefs carried out in response to redevelopment or development work. This work has produced a variety of archaeological finds dating from all periods from the prehistoric through to the post-medieval.

Prior to this, the majority of artefacts recovered from the area were stray finds

resulting from earlier development work such as the construction of Walton Bridge and the railway line, and also from the dredging of the River Thames. The majority of these stray finds are of prehistoric date, with the remainder being of Roman to post-medieval date.

A series of questions have been posed by previous work which could be answered through the continued archaeological investigation of sites as and when the appropriate time for investigation is present. For more information please refer to the Walton-on-Thames Extensive Urban Survey.

4 Surviving Historical Features within the Conservation Areas

(a) Summary of Historic Development

- 12th century Church of St Mary could indicate the location of a medieval settlement and is on the highest ground within the settlement
- There is a survival of historic plots which could point to evidence of a planned town in the medieval period
- An important crossing point of the River Thames with bridges probably preceded by a ford
- In 1516 Henry VIII granted a licence for the inhabitants of Walton to hold two fairs, one on the Tuesday and Wednesday of Easter week, and the other on 3rd and 4 October each year; these continued until 1878
- Henry VIII's Oatlands Palace and the presence of other estates had an influence on the development of Walton in that it restricted the growth of Walton to the west until the estate was sold in the 19th century
- The river itself was a major communication route: an ancient wharf was located near to the Swan Inn, in Manor Road, from at least 1485
- In the early part of the 20th century Thames barges loaded and unloaded here; one of the largest users was the Walton-on-Thames and Weybridge Gas company, whose coal supplies were unloaded here
- Until 1851, the parish was very large with almost 7,000 acres, but was only sparsely populated by a largely agricultural community (Barker & Barker 1994, 1), with an economy based mainly on agriculture, market gardening and the servicing of the large estates surrounding Walton-on-Thames
- The arrival of the railway to the area in 1838 (the London to Southampton line) helped to stimulate the town's development. Walton and Hersham station was built c2.5km to the south-east of the centre of Walton; following its construction the first commuters arrived and houses were built to accommodate them. This also resulted in a focal shift away from the historic core of the settlement
- The film industry was for a period in the early 20th century to give the town an economic boost and Hepworth Way, laid out in the mid 20th century was named

¹ Walton-on-Thames Extensive Urban Survey p16

after the Cecil Hepworth who ran Walton Studios

- There was significant redevelopment and expansion of the town in both the 1930s with the sale of Ashley Park and subsequent development of the south side of the High Street, previously set to the edge of the park walls, and in the 1960s with significant civic developments and the moving of the commercial centre of the town to the south
- Redevelopment of the 1960s shopping areas in the early part of the 21st century has further moved the commercial core of the town from its historic origins

(b) Street pattern and building plots

The earliest planned settlement of Walton-on-Thames is thought to have originated in and around the area of the 12th century church. There is archaeological and present plan survival which would point to an early settlement focused around the T-junction formed by Church Street, High Street and Bridge Street prior to the construction of Hepworth Way. Rocque's map of c1768 shows a row of buildings and plots on both sides of Church Street with the parish church to the south side approximately midway between them. The 1st edition 1:2500 Ordnance Survey map (1865-8) shows in more detail the survival of fairly regular plots on both sides of Church Street to the west of the church and Vicarage. These may reflect the earlier plots laid out in the settlement during the medieval period. The plots on the northern side lying directly opposite the church and vicarage in Church Street are seen to be much shorter with the area to their rear having been further developed with additional residential properties facing eastwards onto Back Street (now Manor Road).

These historic plot divisions survive in small pockets along Church Street and are highly significant in terms of the present character and appearance of the conservation area in addition to providing strong evidence of the

morphology of the settlement.

The subsequent development of large landed estates in and to the edges of Walton have defined the street pattern seen today with remnant survivals of these estates found within and to the edges of the present conservation areas.

Both Rocque's map and the first edition Ordnance Survey map show Bridge Street lined with properties following the line of the northern perimeter of the Ashley Park Estate. At the eastern end of Bridge Street, adjacent to the junction with Church Street and High Street, there is a block of properties on the west side facing a more irregular group of plots on the east side. These may also be part of the earliest settlement in Walton, being located near its focal point. Further north along the west side of Bridge Street the plots and properties become large, with a number of houses set in their own grounds (such as The Croft and The Hurst). Much of the northern side of Bridge Street forms the southern boundary of Mount Felix Estate.

A triangular island is located between Bridge Street, Thames Street and Manor Road. Rocque (1768) and the 1865-8 OS map show this island to be fully developed: the house and grounds of Walton Villa occupy two-thirds of the area, with the southern third developed by several smaller properties. The eastern side of Thames Street is shown as arable land on the early maps and was not developed until the early part of the 20th century. Curiously, the Old Manor House is not shown on Rocque's map of 1768 but it is clear that in this period the town very rapidly gave way to large areas of enclosed estates and/or agricultural land.

The first bridge over the River Thames at Walton-on-Thames was built in 1750 near to the ancient fording point at Coway Stakes (Fig.1). Before this the river could only be crossed at the ford or by using the



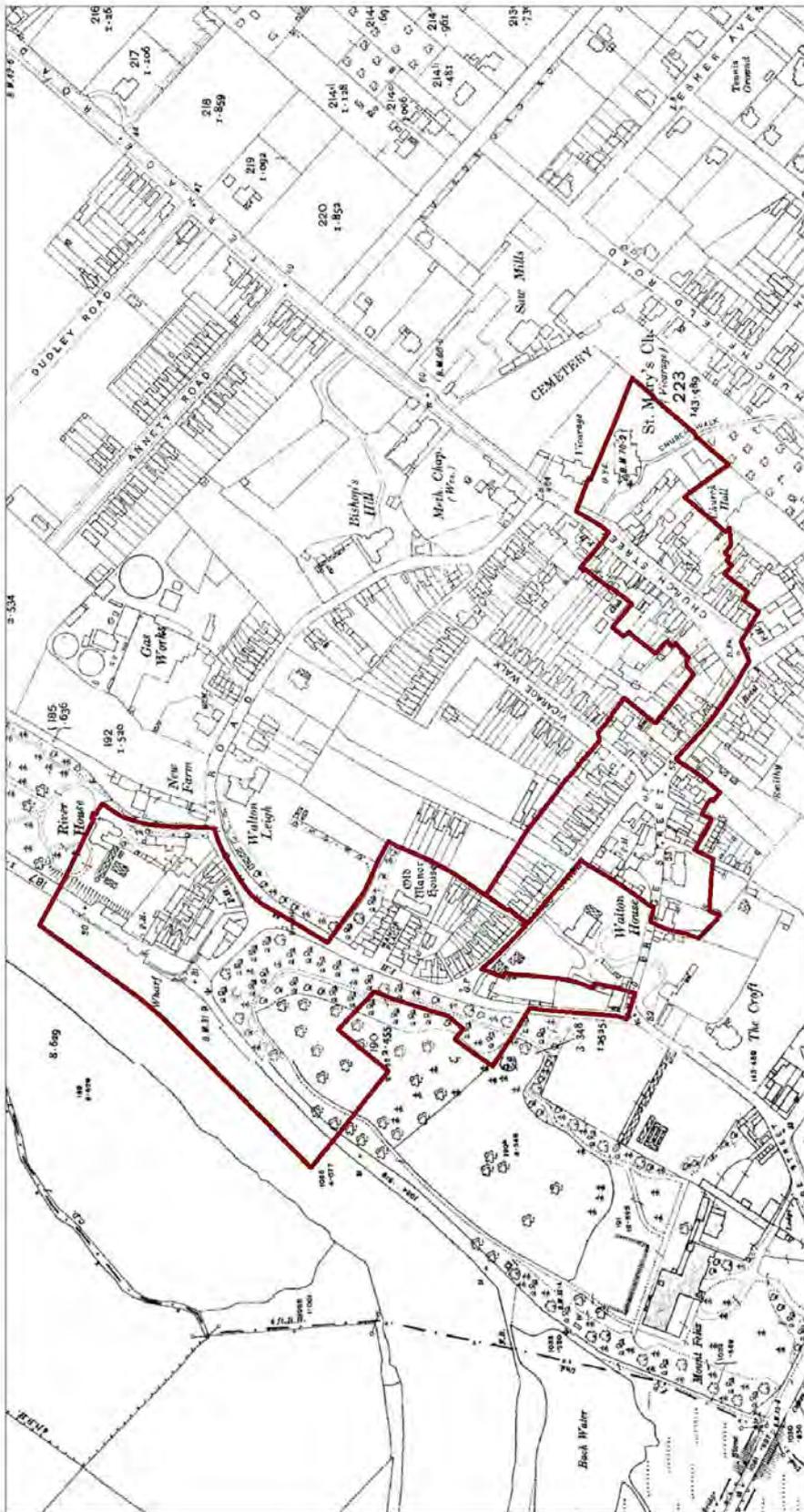
Fig.1 Engraving of Samuel Dicker's Bridge (1752), copyright of Surrey History Centre.

Walton-Halliford Ferry which operated between 1700-1750 from the Wharf presently accessed from Manor Road and set aside the River Thames. The bridge provided a permanent communication link between Walton and the northern (Middlesex) bank of the River Thames, encouraging the transport of goods through Walton.

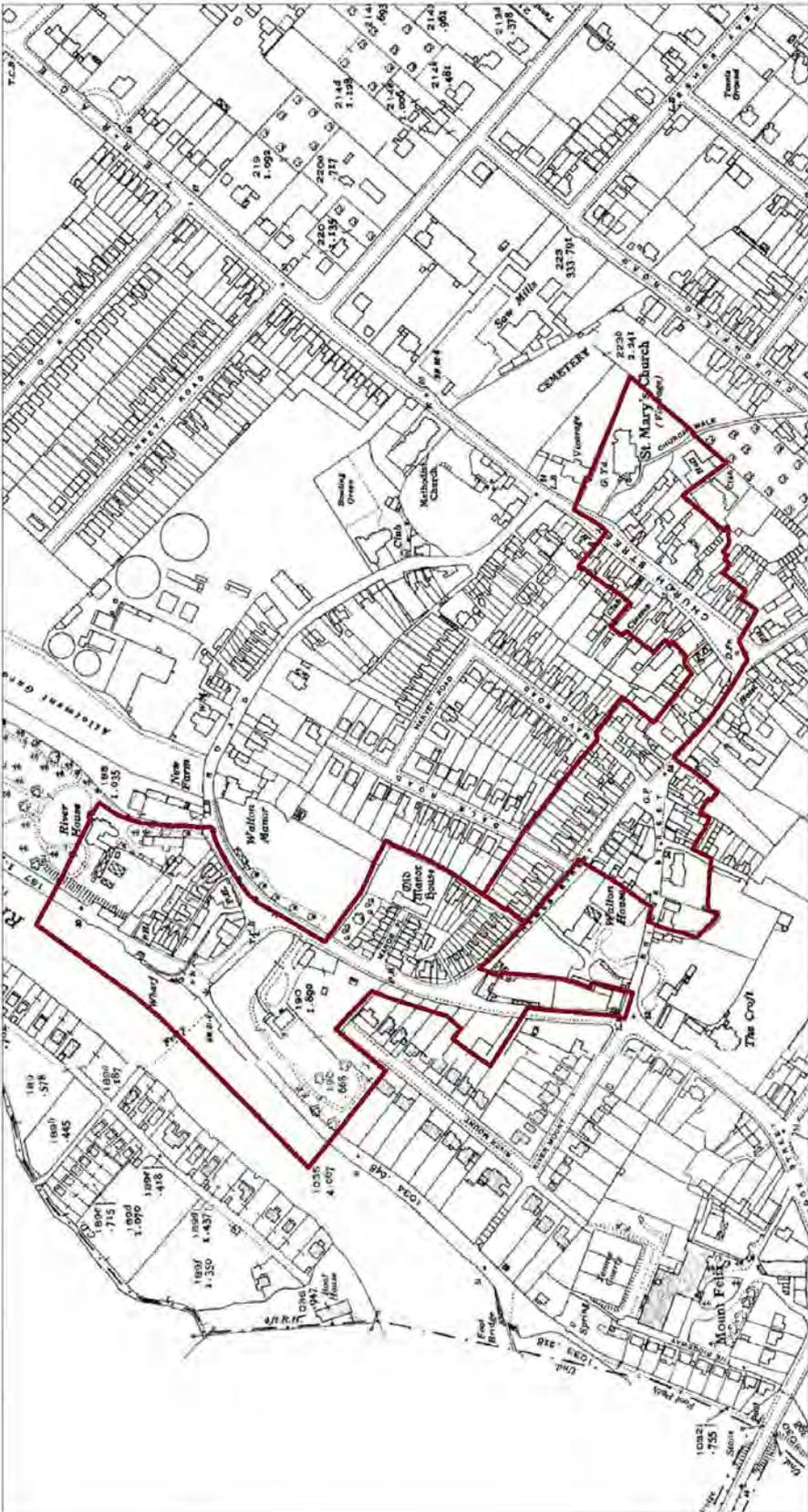
Despite the absence of early buildings and the significant loss of the larger houses and subsequent development of the estates, most notably Mount Felix, key elements which define the form and structure of the conservation areas such as historic boundaries (with occasional survival of boundary walls) and historic landscaping survive (Fig.2) and contribute to the character and appearance of both the Church Street/ Bridge Street Conservation Area and the Riverside Conservation Area.



Fig.2 Trees to Hillrise, formerly part of the historic landscaping of Mount Felix now forming an important part of the streetscene in Manor Road.



Ordnance Survey Map 1914



Ordnance Survey Map 1939

5 The Character and Appearance of the Conservation Areas

5.1 Walton (Church Street /Bridge Street) Conservation Area

(a) Summary of townscape features

- The tower of the Grade I listed church is glimpsed from the upper section of Church Street but does not form a focal point for the conservation area as it is set back from the roadside and partially obscured by trees
- The pockets of historic plot division and boundary lines to Church Street which can still be read in the historic development to the north and south of the street
- Trees form a significant foreground and backdrop to the Church of St Mary but do not figure significantly other than to the western section of Bridge Street within the conservation area
- There are good views north to the spire of the Methodist Church to the north of the conservation area
- The building line is generally consistent to both Church Street and Bridge Street with buildings set to the back of pavement
- Buildings are generally two to two and a half storeys with upper storey accommodation in the roofspaces
- Roofscape is highly articulated with a variety of roof treatments and decorative features such as Dutch gables, mansard roofs and a variety of dormer windows
- The historic plot division between buildings has survived despite later development within early plot boundaries
- The wide funnel plan of Church Street is juxtaposed by the relatively narrow section to Bridge Street giving these areas distinctive and differing townscape qualities
- The George Inn terminates the view north into and along Bridge Street from Church Street
- The Bear public house to Bridge Street is offset from the building line and provides

for a much more open townscape to this part of the conservation area

- The views out of the conservation area are framed by two mature horse chestnut trees to the forecourt of The Bear public house
- The consistent set back building line and rhythm created by the repetition of architectural features (such as canted bays) to the paired houses to Thames Street forms a very significant part of the high quality townscape to this part of the conservation area
- There is a varied use of materials throughout and this variation in traditional materials forms part of the quality of the townscape

(b) Current activities and uses

Presently the Church Street/Bridge Street Conservation Area can be divided into three distinct areas in terms of use although two of these areas are commercial and one is wholly residential.

Church Street sits to the edge of the modern commercial core of Walton-on-Thames. Most buildings to the street have shopfronts to the ground floor and a mix of residential and office uses to upper floors. Shops are generally independent traders rather than chains and are focused towards food and services rather than traditional retail.

Bridge Street is similarly commercial and is also set to the edge of the commercial core. However, it is far more services based and has a number of well established restaurants and cafes which dominate this part of the conservation area. This is combined with two public houses almost adjacent to each other. There is more of a sense of a village-like character in terms of uses to the Bridge Street section of the conservation area and this is probably due to the proximity of the third area

in use terms and that is the Thames Street section of the conservation area. This is wholly residential and has a quiet and very different use pattern to the area immediately adjacent.



Fig.3 Traffic movement is a significant element of the character of Church Street.

Throughout the Bridge Street and Thames Street sections of the conservation area parked vehicles to kerb side are a strong part of the character of these areas. To the Church Street section of the conservation area moving traffic and pedestrian movement is a significant element of the character and appearance of this part of the conservation area (Fig.3).

(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 some well terminated view corridors, most notably along Bridge Street looking north and out of the conservation area from Church Street looking north towards the spire of the Methodist Church to the roadside. The set back of the Church of St Mary is such that only glimpsed, but important views of the tower are had from Church Street. Mature trees to the boundary with Church Street also partially

inhibit direct views to the church but give this part of the conservation area a welcome green edge, especially on travelling along the otherwise well-developed building line of this part of the conservation area.

Local landmarks would include:

- The tower of the Church of St Mary
- The spire of the Methodist Church (outside the conservation area)
- The George Inn, Bridge Street

(d) Open spaces, landscape and trees

There is very little public open space within the conservation area. The only main public space is also populated by a number of mature trees in the churchyard to the Church of St Mary. Here the trees, which include a large cedar, yews, a horse chestnut and a large sycamore, form an important part of the streetscene and strongly define the boundary of the churchyard, along with the attractive brick with flint dressings boundary wall (Fig.4).



Fig.4 The boundary wall and trees to the churchyard form an important part of the streetscene and make a strong contribution towards the character and appearance of this part of the conservation area.

The churchyard forms an important part of the setting to both the Grade I listed church but also the church hall to the south. Other than the churchyard, there is a notable absence of trees with the exception of the western extent of Bridge Street within the conservation area where mature trees to both sides of the road effectively frame views out of and into the



Fig.5 Trees frame views out of and into the conservation area on Bridge Street.

conservation area at this point (Fig.5). There are some individual trees to the rear of private gardens which can be glimpsed in some views through or into the conservation area, most notably those to the rear of Thames Street to the north side and those in the rear garden of Nos. 45-47 Bridge Street. Where these can be seen, they make an important contribution to the street scene in a conservation area which has relatively few mature trees.

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

The public realm within the conservation area has undergone significant change over time and there is very little surviving which could be considered of historic significance. Some granite kerbing survives in places (Fig.6) to Church Street and to a lesser extent Bridge Street.



Fig.6 Granite kerbing to Church Street is an important survival of historic surfaces and finishes.



Fig.7 The traditional cast iron double posting box is somewhat lost within the street clutter to this part of Church Street.

There is an attractive and increasingly rare cast iron double posting box to the north side of Church Street outside the public conveniences. Unfortunately this type of survival of historic street furniture is becoming increasingly lost in the clutter of street furniture which includes railings to the kerbside and a proliferation of highways signs and parking signs throughout the conservation area (Fig.7).

There is a variety of lighting columns, none of which are of particular historic significance.

5.2 Walton (Riverside) Conservation Area

(a) Summary of townscape features

- A predominantly domestic scaled townscape with the general feel of a village
- Buildings partially close views due to the attractive curve of Manor Road
- Very attractive open vista towards and on the Thames frontage.
- A high degree of movement and activity to the Thames frontage throughout the day
- A significant presence of mature trees particularly to Manor Road and the riverside
- Trees (generally in private ownership) soften road edges but maintain enclosure to streets
- Glimpsed views to the Old Manor House set back from Manor Road
- Much variation to building types from boathouses to barns adds real quality and diversity to the townscape
- Modest development backed by significant mature tree belts in views out of the conservation area to the far bank of the river

(b) Current activities and uses

The use pattern to the Riverside Conservation Area is generally conducive to the more tranquil village-like character which dominates this part of the town. It is predominantly residential with most of the buildings within the

conservation area being single family dwelling houses in private ownership. The notable exception to this would be Hillrise which comprises a series of purpose built flat blocks set within generous landscaped grounds.

Interspersed within the residential areas, there are a number of public houses. These are generally understated and of a residential scale, with the exception of the Anglers to the riverside which has a grander presence, reflective of its edge of river setting (Fig.8).



Fig.8 The Anglers public house has a notable grand scale to the river front and is a popular location for locals and visitors to the area.

The use patterns within this area are seasonal and vary throughout the day, with lunch and evening periods particularly in the summer months very popular. This can often mean significant activity with people taking advantage of the riverside access in addition to coming from and to the town centre. Despite this, the riverside remains an attractive and largely hidden asset of the town and the Riverside Conservation Area.

The Riverhouse Barn is a small arts centre and community facility which incorporates a former threshing barn which formed part of

New Farm (seen on the first edition Ordnance Survey map). The survival of the Grade II listed barn is notable and is a surprising building form to be seen in its now suburban setting. The weatherboarding and pantiles of this vernacular building single it out in the streetscene and it has been put to an excellent use as part of an arts centre with a very thoughtful and sensitive extension to the north. The building and its use make a very



Fig.9 The Riverhouse Barn arts centre to Manor Road, a surprising and attractive building within the streetscene.

positive contribution towards the character and appearance of this part of the Riverside Conservation Area (Fig.9).

(c) Focal points, views and vistas

The views out to and along the river front are expansive and far reaching and form a very important part of the character of this conservation area. There is a good open vista which takes in much of Church Street from the junction with High Street looking north-east. This is accentuated by the funneling of the road and is perhaps the best view of what could be considered as surviving sections of historic Walton. Elsewhere partial and developing views of built form, most notably

The Swan and Thames Cottage to Manor Road are to be had along this road. Glimpsed views to The Old Manor House form an important part of the understanding of the historic significance of this Grade I listed building. The view from the park adjacent to Sullivan's Reach (presently outside the conservation area) looking south towards River House is very rewarding and shows this house in its former garden-like setting.

Local landmarks include:

- Thames Cottage, Thames Street
- The Swan, Manor Road
- River House (from the park)

(d) Open spaces, landscape and trees

There are a number of important open spaces within the conservation area, often populated by a number of mature trees. However most of these spaces are in private ownership. Their contribution is significant, however, as despite the high density of neighbouring areas (including the Church Street/Bridge Street Conservation Area) the conservation area maintains in parts a sense of openness and semi-rural character due to large gardens and the survival of mature trees.

There are a large number of mature trees within the conservation area and these are mostly located in private grounds. However these trees make a significant contribution to the public realm. This is particularly the case in relation to mature trees to the riverside, particularly to the north of The Anglers public house and with regard to trees to the rear gardens of houses to River Mount. The latter make a significant contribution towards the character and appearance of this part of Manor Road by lining the edge of the road to the north side and providing a softened foil to the development to the south side whilst maintaining enclosure. This is only partly let down by the use of close boarded fencing for rear garden boundaries.

Trees and the open space to Hillrise perform an important role in the conservation area by raising the quality of spaces around what are architecturally indifferent flat blocks. Some of these trees would have formed part of the former landscaping to the historically significant Mount Felix which stood to the south of this part of the conservation area. The small park to the north of the conservation



Fig.10 River House viewed from the park providing the best view to the locally listed house.

area forms an important part of the setting to River House and historically formed part of its landscaped grounds which ran down to the river. The house is locally listed and its architectural quality can only be fully appreciated in views looking south from the park. (Fig.10).

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

The quality of the public realm to the Riverside Conservation Area is varied but there is limited historic fabric other than some survival of granite kerbing. The street surfaces in places are very poor and have been repaired piecemeal over a number of years which has led to a patchwork of tarmac in places, particularly to Manor Road on the approach to the Wharf. The exception to this is the Wharf itself which is surfaced with stone cobbles in



Fig.11 Cobblestone finish to the Wharf makes a positive contribution towards the character and appearance of the conservation area.

part. Despite some unsympathetic repairs to the cobbled surface, the historic integrity of this surface treatment remains and makes a very significant positive contribution towards the character and appearance of this part of the conservation area. (Fig.11).

There is a variety of lighting columns none of which are of particular historic significance.

6 Character Areas

Conservation Areas are designated for their special character, but within the area there will be zones which are varied but contribute to the whole. It is important to define these 'sub areas' and provide a clear understanding of the defining elements making up the character of a particular part of the conservation area. This leads to a more useful and comprehensive document in development control terms.

When using this document it is important to note that in all cases the transitional areas between defined character areas are also important and are exactly this – areas which do not easily fit into the defined character areas but can often be important to both, though not necessarily sharing the same characteristics as one or the other. It should be noted that whilst five sub-areas have been identified, it is also important to appreciate the cohesion to the whole conservation area, which should always be considered when addressing the character of the Walton (Church Street/Bridge Street) and Riverside Conservation Areas.

For identification of character areas see Townscape Analysis Maps.

Walton (Church Street/Bridge Street) Conservation Area

Area 1: Church of St Mary and Environs

This small but distinctive character area is confined to the church and the churchyard. The Grade I listed Church of St Mary is set back from and offset to Church Street so that the flint tower with stone and brick dressings with unusual sloping corner buttresses is seen from the roadside beyond attractive brick and flint gatepiers (with overthrow) to the entrance to the churchyard (Fig.12).

The scale of the church is not appreciated from the roadside. Within the churchyard the



Fig.12 View from Church Street to Church of St Mary.

north and south aisles and south porch can be appreciated and the building shows its true scale. This is accentuated by the very slight but important rise in level which sets the church up from the roadside (no doubt an important historical topographical feature given the proximity of the River Thames).

The offsetting of the church means that it is very distinctive in the townscape and also the physical depth and architectural quality of the building can be appreciated from Church Street and also from the churchyard to the south-east.



Fig.13 The combination of traditional materials reflect the evolution of the church over its long history.

The church hall to the south of the church, although some way from the Church of St Mary, forms a group with the church with the trees also forming part of the enclosure to the space to the south. There are a number of Grade II listed chest tombs which also form part of this ecclesiastical grouping.

The Church of St Mary represents most of the vernacular materials associated with this part of Surrey, in particular, the use of flint with stone and brick dressings and lime render to the north aisle. Some of the brickwork to the aisles is of an early period and may date back to the late 17th/early 18th century (Fig.13). The combination of these materials, particularly the way in which they tell the story of the development of the church, is an important part of the character of this building and adds significant quality to this part of the conservation area.

The church, being set back and partially obscured by tree cover to the roadside is only glimpsed from Church Street and the tower is seen in some views from Church Street above buildings fronting the street. In this respect, the scale and form of the townscape is important in terms of maintaining some glimpsed views through to the church as this Grade I listed



Fig.14 Chest tombs and stone monuments to the churchyard (some of which are Grade II listed) are of considerable local importance.

building represents such an important part of the early development of the settlement of Walton.

The collection of chest tombs and monuments to the churchyard immediately to the south-east of the church form an attractive group, are of considerable local importance and make a significant contribution to the character and appearance of the Church Street/Bridge Street Conservation Area (Fig.14).

Area 2: Church Street

The Church Street character area is the commercial core of the Church Street/Bridge Street Conservation Area. Its distinctive funnel shape in plan, which widens towards the junction with Bridge Street is an important



Fig.15 The roofscape to Church Street is particularly important to the character of this part of the conservation area.

survival from the early street plan of Walton. This area is notable for its relatively high number of statutory listed buildings. These buildings define the former scale and grain of historic Walton and are important survivals of the former core of the historic settlement.

The traditional buildings to the street are two to two and a half storeys with upper floors generally within roof spaces or lit by dormer windows. This area is particularly notable for the varied way in which the roofs and upper storeys are handled. This includes mansard roofs, and Dutch gables, in addition to the traditional steeply pitched roof with dormer windows (Fig.15). The building line is consistent and comprises buildings set to the back of the pavement thus strongly defining the street. Where this breaks down there is a noticeable disruption to the street scene. The building line also accentuates the funneled shape of the street at its junction with Bridge Street (Fig.16).



Fig.16 The distinctive funnel shape of Church Street is accentuated by the strongly defined building line to both sides of the street.

Most of the buildings to Church Street (with the exception of some modern interventions) form a group of some considerable architectural and historic importance. Their consistent building line and articulation of roofscape, whilst maintaining a generally consistent scale throughout, all make a positive contribution towards the character and appearance of the Church Street/Bridge Street Conservation Area.

Brick and painted render are seen side by side in approximately equal amounts for wall



Fig.17 Venetian windows to Nos. 13 and 15 Church Street.

materials to this part of the conservation area. Brick is both red and the buff London stock seen in Flemish bond to older properties and stretcher bond elsewhere. Windows are often defined by a varied colour to the render or highlighted with decorative or plain surrounds. A notable example is seen to Nos.13-15, a handed pair of houses with Venetian windows to the first floor (Fig.17). Roofs are mostly clay tile to steeply pitched roofs. There are some examples of natural slate seen to later buildings with lower pitched roofs. The varied and highly articulated roofscape is of significant interest to this part of the conservation area and forms an important part of the character. This has been repeated with varying degrees of success over a number of additions to the street from the early, mid and late parts of the 20th century.

There is an important view out of the conservation area from the northern section of Church Street. This focuses on the corner spire of the Methodist Church to the north side of the road (Fig.18). There is also a significant open vista from the junction of Hepworth Way/



Fig.18 View looking north along Church Street out of the conservation area to the spire of the Methodist Church.

Bridge Street looking into the conservation area towards Church Street. From this point an appreciation of the varied and attractive historic townscape can be had. This view gives perhaps the best sense of the historic town of Walton. Views north along Church Street emphasise the distinctive funnel plan of the street (probably formerly the site of the settlement's market) which is well-defined by its strong building line to both sides of the street. There are glimpsed views from Church Street to the tower of the Church of St Mary. This is particularly the case from the entrance to the Aldi car park (Fig.19).



Fig.19 The tower of the church of St Mary is glimpsed from Church Street.

The former square carriage entrance to No.23 Church Street is an important remnant of the former use of this group of buildings as The White Hart (White Lion prior to this). Its survival reflects some of the former local use patterns for buildings to this part of the conservation area.

Negative features

- Poor shopfronts and signage have had an impact on some of the special character of this part of the conservation area. Shopfronts are in modern materials and lack detailing and are often unrelieved areas of glass unsympathetic to the architectural character and/or scale of the host building or the wider townscape, they often lack stall risers, the fascias are in modern materials and are too large and out of scale with the shopfront and host building, lettering is often too large and finished in modern materials – projecting vinyl lettering rather than traditional painted signage.
- Wide, well trafficked road with busy junction and highway scale lighting and signage
- Gaps in the street frontage (by missing buildings or over-wide entrances to rear areas)
- The public conveniences and bus stop area – a gap site with a narrow congested footway and well used bus stop

Area 3: Bridge Street

Bridge Street, whilst in part still forming part of the commercial core of the town, has a very different character to Church Street. This is partly due to the dramatic change in the sense of enclosure. On moving from the widest section of the funnel which forms the southern section of Church Street, Bridge Street is relatively narrow and developed to the back of pavement for much of its length. This is enhanced by the enclosure of the street by the George Inn, which sits at the junction of Bridge Street and Thames Street and closes the view



Fig.20 The narrow intimacy of Bridge Street is an important part of its character.



Fig.23 Recent development has helped maintain the traditional scale and street enclosure to this part (Bridge Street) of the conservation area.



Fig.21 The strong building line to the south of Bridge Street and the relatively open character to the north side.



Fig.24 A detail of the George Inn – red brick in Flemish bond with terracotta detailing and rubbed brick panels.



Fig.22 The George Inn sits to the north side of an informal square.

looking from the Church Street Hepworth Way junction (Fig.20).

Buildings to this part of the conservation area vary between two and two and a half storeys with upper storeys generally lit by dormer windows. There is more consistency to the roofscape to this part of the conservation area in contrast to the more varied and complex roofscape seen to Church Street. The building line is generally consistent with buildings set to the back of pavement. The exception to this is The Bear public house which is set back and offset from the roadside with its side gable and chimneys forming a punctuation in the street scene and defining this relatively open section to the north side of Bridge Street. (Fig. 21). To the junction of Thames Street and Bridge Street it is notable in townscape terms that the latter is set well back from the former with the return of Nos.18-20 (locally listed buildings) Bridge Street closing the view south-east along Thames Street (see Fig.27). The setting forward of Nos.18-20 Bridge Street with the strong building line of the George Inn defines an informal square to this part of the conservation area (Fig.22) although unfortunately this space is dominated by parked cars and traffic at present.

The buildings set around the junctions of Thames Street, Bridge Street and Mayo Road form an attractive group of historic buildings both statutory and locally listed. Some carefully considered relatively recent development has continued the building line and enclosure to Bridge Street in sections to the north and south. These modern insertions have helped maintain a robust and attractive townscape and new buildings often form attractive groups with older houses. This is particularly to the case to this part of the conservation area (Fig.23).

Bridge Street comprises a mix of red brick and painted render. There is no buff London stock which is seen to Church Street other than to the return to Nos.18-20 Bridge Street. Here however there is a more plum/ deep red finish



Fig.25 Notable use of catslide dormers to the Grade II listed No.17 and 17a Bridge Street.

rather than the buff. Here, it is seen in Flemish bond as also seen to the George Inn which has an attractive use of a red brick in this bond with terracotta detailing and rubbed brick panels (Fig.24). Roofs are mostly clay tile and there is a notable use of catslide lead covered dormers to Nos.17 and 17a Bridge Street (south side). (Fig.25).

There is a terminated view looking north along Bridge Street towards the George Inn. This is a strongly defined view in townscape terms and is especially significant as it represents one of the older sections of the



Fig.26 The George Inn successfully terminates the view from Church Street along Bridge Street through the conservation area.

street pattern which has survived despite significant changes to the grain, built form and street plan of the town (Fig.26).

Negative features

- Poor street surfaces in places with multiple repairs to tarmac
- Dominance of parked vehicles to the kerbside
- Some poor shopfronts and signage (some very poorly designed fascia signage, no stall risers to shopfronts, use of inappropriate modern materials and detailing)

Area 4: Thames Street (shared with the Riverside Conservation Area)

This section of the Church Street /Bridge Street Conservation Area is contiguous with the Riverside Conservation Area. This part of the character area is continued through to the



Fig.27 Paired houses to Thames Street, some retaining front boundary walls.

adjacent conservation area as they are very similar in character terms.

This comprises part of the early residential expansion of Walton from the town's commercial core to the riverside.

Residential houses are consistently two storey. To the north-east side of the street there is a



Fig.28 Very attractive and cohesive group of houses to Thames Street.

series of semi-detached handed houses with canted bays to the ground floor. They are set back from the roadside in small gardens, some of which have been converted to front parking spaces but others retain low brick boundary walls and hedging which has replaced lost railings. (Fig.27). Their scale, consistency in terms of repeated detailing and the rhythm to the townscape created by this repetition are all very important characteristics of the built form to this part of the conservation area.

To the south-west side of the street there is a far less resolved and piecemeal development of land parcels which have become available at different (and later times). They are important for continuation of the street scene but do not reflect the quality of built form seen to the opposite side of the street.

The houses to the north-east side of the road form a very attractive group which continues into the adjoining Riverside Conservation Area. The bays to ground floor of these houses give them additional emphasis as dwellings of a higher status than those seen to the Riverside Conservation Area section (see Area 5) of this character area and form an important part of the high architectural quality of these buildings (Fig.28). The lack of roof extensions (with the exception of a small rooflight to the side hip of No.26 Thames Street) singles these houses out for their retention of their original scale and form,

something which has been lost in traditional houses seen to Dale and Mayo Road.

Original houses to the group to the north-east side of the road remain unpainted and display a very effective use of varied brick colours to define windows, string courses and quoins (Fig.29). Some brickwork has been painted which has diminished the group value of these houses but does not reduce their architectural quality. Roofs are generally low pitched natural slate with overhanging eaves. There has been some loss of chimneys. Where found they are brick and continue the varied brickwork to quoins with red clay pots. They



Fig.29 Attractive unpainted brickwork to houses in Thames Street.

form an important part of the roofscape and simple traditional skyline of these buildings. Windows are consistently timber framed, single glazed vertical sliding sashes. There is some variation to the glazing bar configuration with the general survival of a central vertical glazing bar to each sash. There are also margin lights to some and some unbarred sashes. There has also been some replacement with modern uPVC or aluminium framed windows.

There are good views along this part of Thames Street terminated to the north-west by the prominent gable with ridge stack of



Fig.30 Thames Cottage to the junction of Thames Street and Manor Road terminates the view looking north-west along Thames Street.

Thames Cottage (Fig.30).

Negative features

- Painting of decorative brickwork
- Use of front gardens for parking (associated loss of front boundary walls)
- Use of hard, unrelieved surfacing to front gardens
- Conversion of roof spaces (with use of rooflights)
- Wirescape - an abundance of overhead wires
- Some replacement of traditional windows and doors with modern uPVC designs

Walton (Riverside) Conservation Area

Area 5: Thames Street and Manor Road (shared with the Church Street/Bridge Street Conservation Area)

This section of the Riverside Conservation Area is contiguous with the Church Street/ Bridge Street Conservation Area. This part of the character area should be seen in relation to the Thames Street section of the Church Street/Bridge Street Conservation Area. This comprises part of the early residential expansion of Walton from the town's



Fig.31 The Grade II listed Thames Cottage on a grander scale than its surrounding neighbours.



Fig.34 The Old Manor Inn forming part of an attractive group of buildings with a domestic scale.



Fig.32 Houses to the junction of Thames Street and Manor Road set back off the road in small landscaped gardens.



Fig.35 London stocks with red brick dressings – Nos. 44-50 Thames Street.



Fig.33 Buildings set hard to the roadside strongly define the townscape of this part of the conservation area.



Fig.36 The use of painted brick and render dominates this group of houses to the corner of Thames Street and Manor Road.

commercial core to the riverside but includes older houses which formed part of the early development of the settlement but once sat within larger land holdings and in some cases different street patterns (in the case of the Old Manor House).

Most houses within the character area are a relatively modest two storey with the notable exception of Thames Cottage and No.34 (Park House) Bridge Street which are two and a half and three storey respectively and generally older and on a grander scale (Fig.31).

The building line varies slightly but significantly in places with houses to the junction of Thames Street and Manor Road set back off the road in small gardens with landscaped boundaries or low white picket fences. (Fig.32).

To the southern section of Manor Road, buildings to the south side are set hard to the roadside and this strongly defines and encloses this part of the conservation area. (Fig.33).

The houses which turn the corner from Thames Street into Manor Road form an attractive group of modest residential dwellings, possibly originating as river workers cottages. These are juxtaposed with, but complimented by, the Grade II listed Thames Cottage which strongly defines the other corner to the junction. These houses are also seen in the context of the Old Manor Public House and No.109 Manor Road. All of these houses form an important residential group of some considerable quality and townscape importance. They define the junction of Thames Street and Manor Road and set this character area apart from others with its predominantly quiet and modest domestic scale and use. This is a very attractive domestic enclave between the commercial core and the business and activity of the riverfront to the north (centred around The Swan). This is enhanced by the softened line

of overhanging trees to the back gardens of houses to River Mount and to the grounds of Hillrise (Fig.34).

The buildings which line the southern section of Manor Road form a distinct group of modestly scaled converted outbuildings and new build designed to appear as converted buildings. The combination of their scale, form and building line and the narrow section of this part of the road with mature vegetation to the north side gives a surprising village like character to this part of the conservation area.

In contrast to the Church Street/Bridge Street Conservation Area section of this character area there is a more consistent use of painted render or pebbledash or painted brick. Unpainted brick in Flemish bond is, however, seen to Nos.44 to 50 (even) Thames Street and here these houses reflect those seen to the south-east of Thames Street with buff London stocks used with red brick for dressings and string courses (Fig.35). Turning into Manor Road, there is the change to painted render and painted brick (Fig.36) although these houses appear to have originated as unpainted brick or possibly stone (as seen to No.72) possibly brought up the river, by boat as ballast. Where original, roofs are low pitched and natural slate but there has been much change to concrete interlocking



Fig.37 View looking north along Manor Road towards The Swan.



Fig.38 Thames Cottage partially closes the views on travelling south along Manor Road.



Fig.39 The Grade I listed Old Manor House can be glimpsed from Manor Road.



Fig.41 The notable use of what appears to be a stone for the walling of this house could be evidence of building materials being transported by river from further afield and of considerable local interest.



Fig. 40 Boundary walls to east side of Manor Road.

tiles which has diminished the quality of groups of houses in places. Chimneys where found are a mix of rendered brick and exposed brick. The render is a later alteration.

The views along the curving Manor Road are partially terminated to the north by the applied timber frame decoration and corner turret of The Swan (Fig.37) and to the south by Thames Cottage which, due to the curve of the street, reveals itself on travelling south along Manor Road (Fig.38). These views are enhanced and accentuated by the strong building lines and mature planting to the west side of Manor Road.

Within this character area but set well back from the roadside is the Grade I listed Old Manor House. Its long, low profile is only glimpsed between The Old Manor Inn and No.109 Manor Road set beyond a small public park area on the site of the former Manor Place – terraced houses set opposite each other forming a small street terminating at The Old Manor House. This house is one of the most important domestic buildings in Walton and its location is somewhat lost and confused in terms of the present townscape but its architectural and historic interest are highly significant to the development of the area. Unfortunately the main frontage to this former 14th century hall with cross wings can only be really appreciated from the private gardens which sit to the east of the house. Its tree lined setting however forms an important part of the backdrop glimpsed from Manor Road (Fig.39).

There are important remnant survivals of early boundary walls to this part of the conservation area, most notably to the south part of Manor Road. These are of considerable local interest and provide a valuable record of earlier land use and enclosure (Fig.40). Some of the materials used on houses within this character area may have colourful histories if they are imported materials brought by boat to the adjacent wharf on the river. These would be of considerable local interest. No.72

Thames Street is a notable example which has not (unlike its neighbours) been rendered (Fig.41).

Negative features

- The rendering and painting of brick and stonework
- Some replacement of windows and doors with modern uPVC designs
- Poor modern infill development not relating to the character of the conservation area
- Cherry trees planted within the Old Manor House Public Open Space are beginning to obscure glimpsed views of the Old Manor House
- Use of close boarded fencing to rear garden spaces

Area 6: Manor Road and Riverside

This character area is centred upon the section of Manor Road which runs down to the water front. It is a complex character area of very large and expansive spaces contrasted



Fig.42 View looking north along the river towpath.

with very intimate spaces. It is one of only a few points within walking distance of the town centre where the river is visible and can be reached via public access. The quality of the area is heightened by the importance of mature trees (generally in private ownership) and their enclosing and space defining role, particularly in terms of approaches to

and along the towpath of the River Thames (Fig.42). There is considerable variation to the scale of built form within this character area due to the presence of the Hillrise flat development to a section of the conservation area adjacent to the river. At three storeys with large pitched roofs these are considerably larger than anything else in the conservation area. However, their scale is somewhat diminished by being set back within mature



Fig.43 Riverside Cottages, with accommodation built above boathouses at ground floor.

landscaped ground which have retained a high degree of tree cover despite development. Elsewhere two and two and half storey development with upper storeys in roofspace is seen to buildings to the river as in the



Fig.44 Modest two storey houses behind The Swan.

case of Riverside Cottages boathouses at the ground floor, set back into the riverbank. (Fig.43). The area also has more modestly scaled houses to Manor Road and set to a narrow footpath linking Manor Road to the riverside (to the rear of The Swan) (Fig.44). There is some consistency to building lines to Manor Road and to the river front and the Riverhouse Barn and its extension and associated brick walls strongly defines that part of Manor Road upon which it is located (Fig.45). But perhaps more than any other part of the conservation area, there is a more open and softened character to the townscape, particularly on approaching the river and generally along the river front.



Fig.45 This section of Manor Road is strongly defined by the Riverhouse Barn and its extension.

There are strong groupings of buildings to this part of the conservation area. Perhaps the most well defined group is that to the wharf comprising Riverside Cottages and The Anglers public house.

This is an architecturally varied but cohesive group which forms an important part of the active uses to the water front both historic (boathouses) and contemporary (public house). The former boathouse building to the north of The Anglers has lost its historic riverside use, is of low architectural merit and in poor condition. To the land side The Swan



Fig.46 The Swan and Nos.36 to 40 Manor Road form a group.

and the houses to the north (Fig.46) form a townscape group of considerable architectural and historic quality which continue the line of Manor Road away from the waterfront or draw you down to the wide sectioned part of Manor Road which leads to the river. There are heritage boards interpreting local history at both the Wharf and the Old Manor House public open space.

There is a far more varied palette of materials to this part of the conservation area with red brick in Flemish bond slightly dominating but also the use of painted brick and painted render and weatherboarding and red clay pantiles to the converted barn of the Riverhouse Barn complex.



Fig.47 Roofs are mostly clay tile with red brick chimneys.

Interestingly, London stocks are used for the side and rear of Riverside Cottages with red bricks used for the river front side – reflecting the view that red brick was considered to convey a higher status of the owners of Riverside Cottages when viewed by users of the river. Roofs are mostly fairly steeply pitched clay tile with red brick chimneys with only limited roof conversion generally confined to the use of rooflights (Fig.47).

This part of the Riverside Conservation Area is strongly characterised by its open and expansive views out to and along the River Thames. The openness and generally consistent scale of modest development to the area known as ‘Plotlands’ to the north side (outside the conservation area and the Borough Boundary) of the river combined with an attractive backdrop of mature trees to this mix of single storey and one and a half storey houses add to the general genteel ambience of the river at this point and are important parts



Fig.48 Views out of the conservation area across the river form a very important part of the character of the Riverside Conservation Area.

of the character and appearance of this part of the conservation area (Fig.48). The physical connectivity of the towpath is an important part of the character of this part of the conservation area. There is direct access to the long distance Thames Path to Walton Cowey Sale and Weybridge due west and Molesey Lock due east.

The view into the conservation area from the park adjacent to Sullivans Reach (formerly forming part of the gardens to River House)

provides the best view of this locally listed house within a garden-like setting (Fig.49). Within this part of the conservation area there are perhaps the most valuable survivals of distinctly local features. Of particular importance is the wharf and its cobbled surface and associated with this Riverside Cottages with its boathouses to ground floor. These survivals provide a hint of the earlier functional and recreational uses of the river which focused on the wharf and the access to Walton via Manor Road (Fig.50).

The survival of the Grade II listed 18th century barn (formerly part of New Farm) now forming part of the Riverhouse Barn complex is a reminder of the agricultural uses which once extended to the edge of the urban extent of the historic settlement of Walton. It is a remarkable survival and has been effectively reused as an events venue within the arts centre extension (Fig.51).

River House built c1860 is inextricably linked to Walton's history and its riverside. The house was at times the focus for regattas on the river but was perhaps most famously the home of the composer Arthur Sullivan (1842-1900) for four years. In 1949 the house and approximately 4.5 acres were acquired by the Council and the gardens of the house were opened as a public park. The orientation of the house is important as it faces on to these gardens and is best appreciated from the park (see Figs.49 and 57). This house and its former garden are familiar and cherished local landmarks within and (presently) adjacent to the conservation area.

Negative features:

- Car parking on wharf frontage obscures river views
- Poor road surface finish to Manor Road access to the river front
- Poor repairs to cobbled surface of the wharf (See Fig.61)
- Poor condition and architectural quality of the former boathouse to the north of The Anglers



Fig.49 River House within the park setting.



Fig.50 The wharf and associated buildings to the riverside.



Fig.51 Riverhouse Barn and studio.

7 The Buildings of the Conservation Areas

7.1 Walton (Church Street/Bridge Street) Conservation Area

(a) Architectural styles and detailing

The most architecturally and historically important building within the Church Street/Bridge Street Conservation Area is the Grade I listed Church of St Mary. The church has its origins in the 13th century with a 14th century chancel and 17th century additions and 19th century restoration. It is an essay in both architectural periods and vernacular materials. The late 17th century brickwork to the north aisle is particularly interesting and forms part of the complex evolution of the building illustrated through form and detailing. In flint with stone dressings, the church stands apart from other buildings within the conservation area both physically and in terms of material use and detailing. However, its quality and presence in the street scene is dramatic and impressive and it makes a very significant positive contribution towards the architectural character and appearance of the Conservation Area (Fig.52).



Fig.52 The Grade I listed Church of St Mary, the most architecturally and historically important building within the conservation area.

During a dramatic series of expansions and remodellings of the town in the 20th century a great many buildings of very high historic significance which would be highly valued today were lost. This included much of the 17th and 18th century expansion which would have been associated with the establishment of the ale house and more importantly the coaching inn. Walton once boasted a high number of such establishments due to its location on main routes into and out of London. Amongst these were the Crown Hotel, a building of 16th century origin with a late 17th/early 18th century facade which stood at the corner of Church Street and High Street and was demolished in 1961 and the 18th century Castle Inn, established in c1740 at the north-east end of Church Street and demolished in 1973. What does survive of buildings of the 17th century are Nos 21, 23, 25 and 27 Church Street. This group was formerly the White Hart Inn which closed in 1905. The inn, now converted to shops with offices and residential units above, was Walton's oldest surviving public house, known to have been operating at least from the 1660s, when it was known as the White Lion.



Fig.53 Nos.21-27 (odd) Church Street -the former White Hart Inn one of the oldest public houses in Walton.

Its steep clay tile roof and square carriageway arch, the only potential indicators of an earlier date and former use respectively (Fig.53). The Grade II listed Nos 13-17 Church Street (odd) are thought to date from the mid-17th century. This group of houses is notable for its eclectic mix of architectural detailing to include paired Venetian windows to the first floors of Nos.13 and 15, mansard roofs and a Dutch gable to No.17. These features add great variety and interest to the townscape and make a positive contribution to the character and appearance of this part of the conservation area. There is a glimpse of timber framing to a rear wing to No.17 as a reminder that there are earlier structures within the present brick remodelling of houses to this part of the conservation area. These survivals give a hint of the former quality and architectural character and diversity of buildings which lined Bridge Street and Church Street. Their architectural detailing which includes window surrounds, remnants of timber cornices and the almost ubiquitous use of the timber framed vertical sliding sash window with glazing bars all contribute to the architectural quality of this small but important group in Church Street.

Nos.17 and 17a Bridge Street dates from the 17th century and is a further example of a timber framed building with later alterations and refronting. Its steep clay tile roof and remnants of a large ridge stack are clues to its earlier date. It also has multi-paned sash windows set slightly back from the façade but with exposed sash boxes. There are unusual catslide dormers serving to light the roofspace which enliven the roofscape and set this building out from its neighbours. (See Fig.25)

No.45 Bridge Street has 17th century origins but has been altered and remodelled in the 19th century. It is distinctive for its strong gables and use of gothic arches for upper windows and the entrance porch. The roof like many of the other early houses in the conservation area is one of its most prominent and notable architectural elements and adds

to the richness of the townscape particularly in terms of roof profile and use of material – the clay tile. The clay tile is used for most of the older houses in the conservation area. This is unusually a red/orange colour and as seen at No.45 Bridge Street is handmade



Fig.54 Grade II listed No.45 Bridge Street with prominent gables and gothic arches to windows and porch.

giving an attractive undulating roof profile and setting these houses apart from later use of 20th century machine cut clay tiles (Fig.54). There are two notable late 19th century/early 20th century public houses which form an attractive group to Bridge Street. The George Inn and The Bear share some common features such as the use of faux timber framing and timber casement windows rather than sashes seen elsewhere throughout the conservation area. The George Inn is particularly well-detailed and includes decorative joinery, rubbed bricks and terracotta detailing within its palette of materials (see Fig.24). The moulded brickwork to chimneys is a particularly important feature which add further interest to the valuable roofscape of buildings within the Church Street/ Bridge Street Conservation Area.

The late 19th century sees the rapid expansion of Walton-on-Thames with a series of roads of semi-detached and terraced houses, usually in short terraces of three or four houses. Thames Street has some good examples of the late 19th small house.

Here they are paired with handed plans and ground floor canted bay windows which give the houses a degree of higher status from the modest terrace. Their architectural quality lies in the use of decorative bricks for detailing, repetition of features such as the use of the sash window, natural slate roofs and moulded brickwork to chimneys. (see Fig.28)

The early and mid 20th century sees the redevelopment of the corner to Church Street and Bridge Street. These buildings are notable for their well-detailed roof profiles with the use of mansard roofs, decorative gables,



Fig.55 Nos.1-7 (odd) Church Street and Nos 2-4 Bridge Street – an important 20th century group in the conservation area.

prominent, well placed chimneys and rhythm of dormer windows. In townscape terms, these buildings define an important junction in the conservation area and respond positively to the adjacent historic precedents particularly in relation to the interesting and varied roofscape (Fig.55).

(b) Boundaries

Most buildings within the conservation area are set to the back of pavement and front boundary treatments are confined to Thames Street and around the churchyard to the Church of St Mary.

There has been some erosion of the front boundary walls to Thames Street with some having been removed to form front parking areas to private houses. Where found, these are low brick boundary walls, generally partially or fully obscured by vegetation. The walls generally match the brick of the host house and are finished in Flemish bond or English garden wall bond. There is some replacement of boundary walls with white picket fencing, a boundary type which although not original has established itself here and within the surrounding area (Thames Ditton for example) as being a traditional attractive alternative. (Fig.56).



Fig.56 Picket fencing - an established characteristic boundary treatment within parts of the conservation area (Thames Street).

Traditional railings have been long removed and not replaced and there are no examples surviving within the 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. These are:

45 (The Old Cottage) & 47 Bridge Street
Walton
17 & 17a Bridge Street
Church of St Mary, Church Street (Grade I)
Fowke, Scott, Shakespeare, Fredericks,
Chambers and D'Oyley Tombs
13-17 (odd) Church Street
21 Church Street
23-27 (odd) Church Street
14, 14a, 16, 18 Church Street

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:

24 (The George Public House) Bridge Street
16-20 Bridge Street

(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.

The NPPF and English Heritage 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 (Para 129 of the National Planning Policy Framework). The guidance note states that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings.

Significant groups are as follows:

- Buildings forming the junction of Church Street and Bridge Street
- The Bear PH and The George Inn and Nos.16-20 Bridge Street
- Nos. 6-34 (even) Thames Street

7.2 Walton (Riverside) Conservation Area

(a) Architectural styles and detailing

With the exception of the Church of St Mary (within the Church Street/Bridge Street Conservation Area), the Old Manor House, Manor Road is one of the most important buildings in Walton. It is Grade I listed to reflect this importance. Despite this, it plays a modest role in terms of the character and appearance of the conservation area as it is merely glimpsed from Manor Road beyond a small public garden (where formerly a terrace of Victorian houses stood –demolished in the 1960s). It is not until the house is viewed from its private gardens that an appreciation of its scale and architectural importance is gained. The house is of 14th century origins with 16th century and later alterations. It comprises a 14th century open hall to the centre with substantial two storey projecting cross wings to either end. Timber framed with

rendered infill throughout. The expanse of undulating clay tile roof substantial lateral brick chimney stack are prominent features which single this building out in views as being of considerable architectural and historic interest.

There are three further buildings of individual note within the conservation area. Thames Cottage in Thames Street is of 17th century date and has associations with the Walton-Halliford Ferry which operated between 1700 and 1750. Despite its two storeys and attic, it is an imposing building and strongly defines the corner to Thames Street and Manor Road. Its symmetrical frontage, tall chimneys at the ridges above parapets to verges and multi-pane sash windows with exposed sash boxes greatly contribute to its architectural quality. Of particular importance is that this house, given its relatively narrow corner plot (for a house of this size) means that the front, prominent gables and rear of the property are all prominent in local views within the conservation area meaning that the architectural quality and sensitivity of the building to change are important elements in the character and appearance of this part of the Riverside Conservation Area.

Park House (No.34) Bridge Street is an important early 18th century house, refronted in the late 18th century. It has a particularly attractive tuck pointed façade, large sash windows and a six panelled door with traceried fanlight above. The house is an important survival of Old Walton and is prominent in views into the conservation area from the south.

River House is a mid 19th century villa of some considerable architectural quality. It forms a group with the Grade II listed Riverhouse Barn to the south. Its architectural quality is only fully appreciated from the park to the north of the house. The north façade facing the park is highly articulated with a series of bays, prominent gables and dormers. The arched sash windows are a particularly attractive feature of this house (Fig.57).



Fig.57 View of River House from the park to its north – formerly part of the private gardens of the house.

The riverside buildings are mostly of 19th century date and River House, the Anglers Public House and the boathouses are familiar landmarks on the Thames. They are all architecturally notable for their eclectic mix of architectural details such as Venetian windows, coffered eaves, columns, decorative timberwork to balconies and use of the sash window, although casements are also seen to this group. Architecturally, they all contribute to the character of this part of Walton and give the riverside a strong sense of place and individuality.

Continuing the late 19th century houses seen to the adjacent Bridge Street/Church Street Conservation Area, there are a series of small houses seen in short terraces to the corner of Thames Street and Manor Road. These are notable for their modest and unassuming scale but have some attractive detailing such as shouldered arches and gothic arches to windows and doors, decorative barge boards and string courses. Unfortunately some of these features have been somewhat eroded by later alterations to buildings such as rendering and painting (Fig.58).



Fig.58 Houses to Thames Street have some notable architectural features.

(b) Boundaries

Most historic buildings within the conservation area are set to the back of the pavement (or towpath) or have very small garden spaces which are enclosed with landscaped boundaries or small timber picket fences. Thames Cottage has an attractive set of reproduction 18th century railings which add to the period character of the house and make a positive contribution to the street scene. There are notable small sections of brick boundary walls, particularly to the southern section of Manor Road and to the northern boundary of Hillrise (to the towpath). These are important survivals and where found are significant positive features in the 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:

Riverhouse Barn, Manor Road
Old Manor House, Manor Road (Grade I)

Thames Cottage, Thames Street
Park House, 34 Bridge Street

All the above 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:

River House, 30 Manor Road

(e) Significant Unlisted Buildings

Information regarding these is shown under 7.1(e) above.

Significant groups are as follows:

- Houses forming the east side of the junction between Thames Street and Manor Road forming a continuation of the houses to the north-east side of Thames Street (to the Church Street/Bridge Street Conservation Area)
- Houses, boathouses and the Anglers public house form a significant cluster of 19th houses and other buildings relating to the riverside (included within this would be the wharf and the section of Manor Road providing access to the river)

8 Negative Features and Issues

Walton (Church Street/Bridge Street) Conservation Area

(a) Public realm

The quality of some of the tarmac surfaces could benefit from rationalization and resurfacing. This is particularly the case at the entrance from Bridge Street to Mayo Road (Fig.59).



Fig.59 The street surfaces and pavement could benefit from replacement.

There is a proliferation of highways signage and parking signage, particularly to Bridge Street.

(b) Inappropriate alterations to buildings

There is some loss of traditional windows, doors and roof coverings though these are isolated rather than predominant. There is in places significant loss of brick chimneys. This is particularly the case in Thames Street but is also seen in Manor Road.

(c) Alterations to front boundary walls

Some areas of the conservation area such as Thames Street 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.

(d) Poor signage and shopfronts throughout

The quality of shopfronts and associated signage is generally poor and could be improved by the use of more traditional materials and detailing. Shopfronts are in modern materials, lack detailing and are often unrelieved areas of glass unsympathetic to the architectural character and/or scale of the host building or the wider townscape, they often



Fig.60 Patched and pot-holed tarmac surface at the entrance to the section of Manor Road leading to the river front.

lack stall risers, the fascias are in modern materials and are too large and out of scale with the shopfront and host building, lettering is often too large and finished in modern materials – projecting vinyl lettering rather than traditional painted signage.

Walton (Riverside) Conservation Area

(a) Public Realm

There are large areas of poorly maintained street surfaces, in particular on the access to river front, adjacent to The Swan (Fig.60).

The parked cars to this part of the conservation area partially obscure high quality views to the river from Manor Road.

The wharf has been poorly repaired historically with the bedding of cobbles in hard cement mortar (Fig.61).

(b) Inappropriate alterations to buildings

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

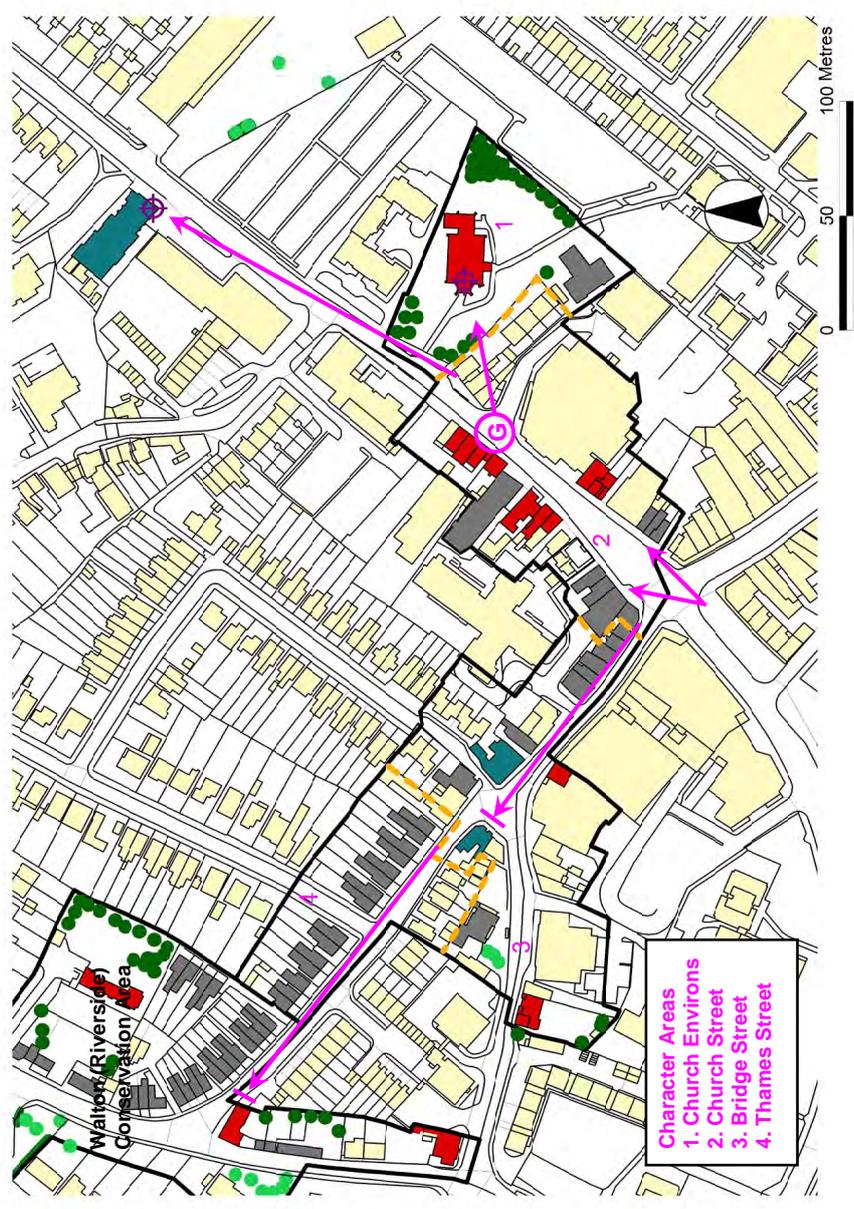
There has been some painting and rendering of historic decorative brickwork and in some cases possibly stonework which has eroded some parts of the conservation area.

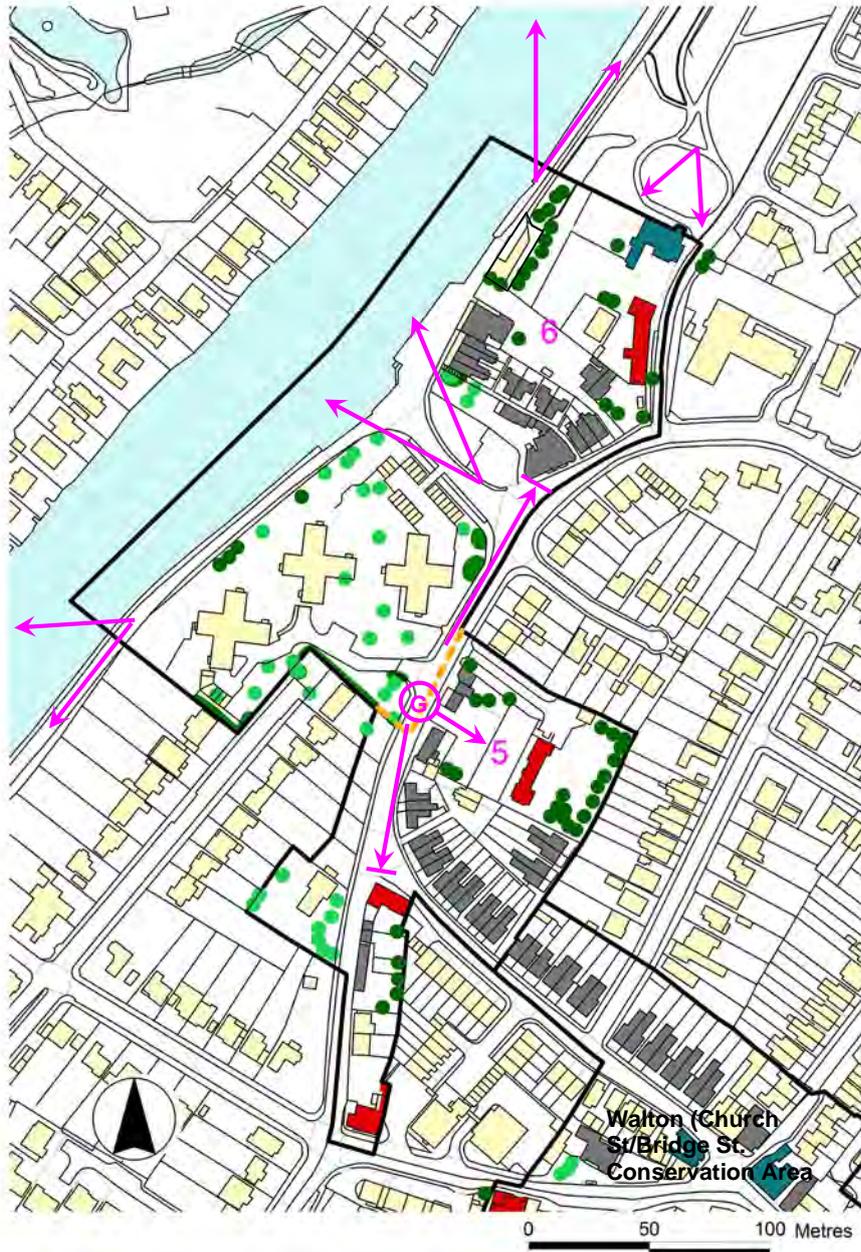


Fig.61 Poorly repaired cobble surface to the Wharf.

**Walton
(Church Street/Bridge Street)
Conservation Area
Townscape Analysis Map**

- Statutory Listed Building
- Locally Listed Building
- Significant Unlisted Building
- Landmark
- Important Trees and tree groups
- View or Vista
- Terminated View
- Glimpsed View
- Character Area Boundary
- Conservation Area Boundary
- Negative sites





**Walton (Riverside)
Conservation Area
Townscape Analysis Map**

- Statutory Listed Building
- Locally Listed Building
- Significant Unlisted Building
- Landmark
- Important trees and tree groups
- View or Vista
- Terminated View
- Glimpsed View
- Character Area Boundary
- Conservation Area Boundary
- Negative sites

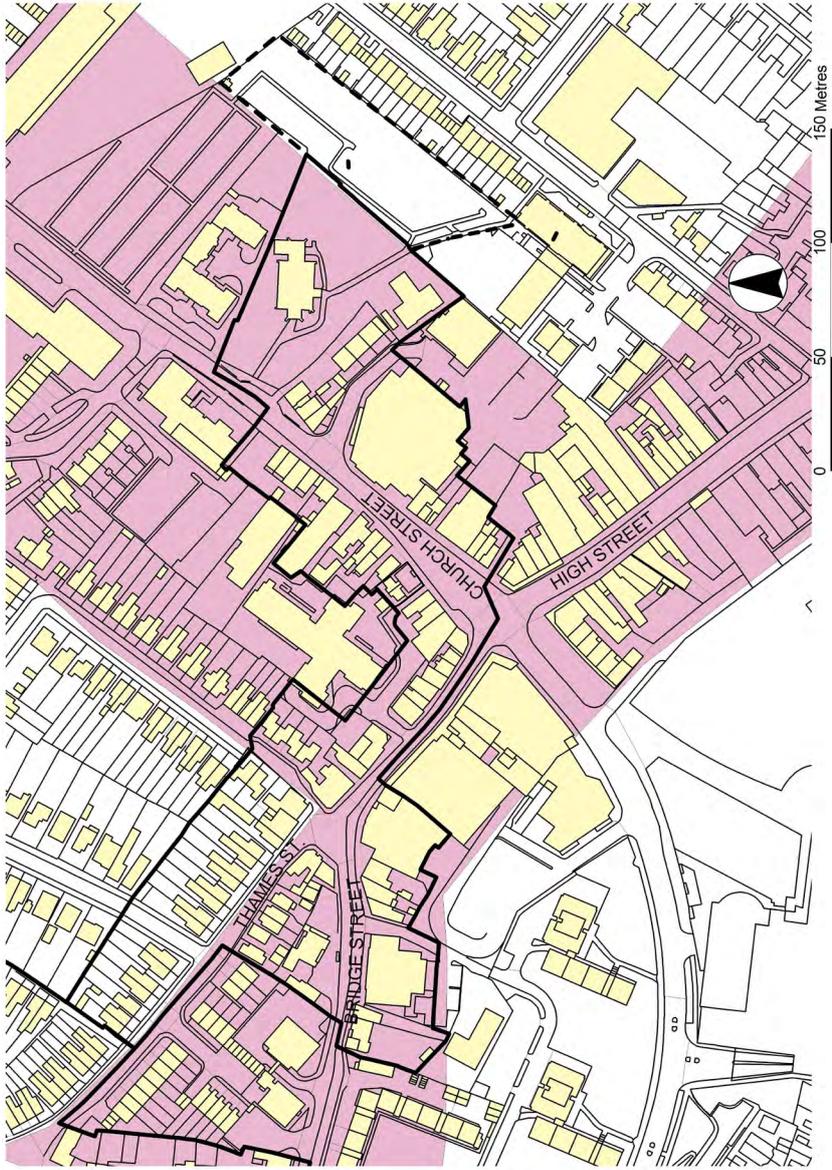
Character Areas
(following from the Church
St/Bridge Street Conservation Area)

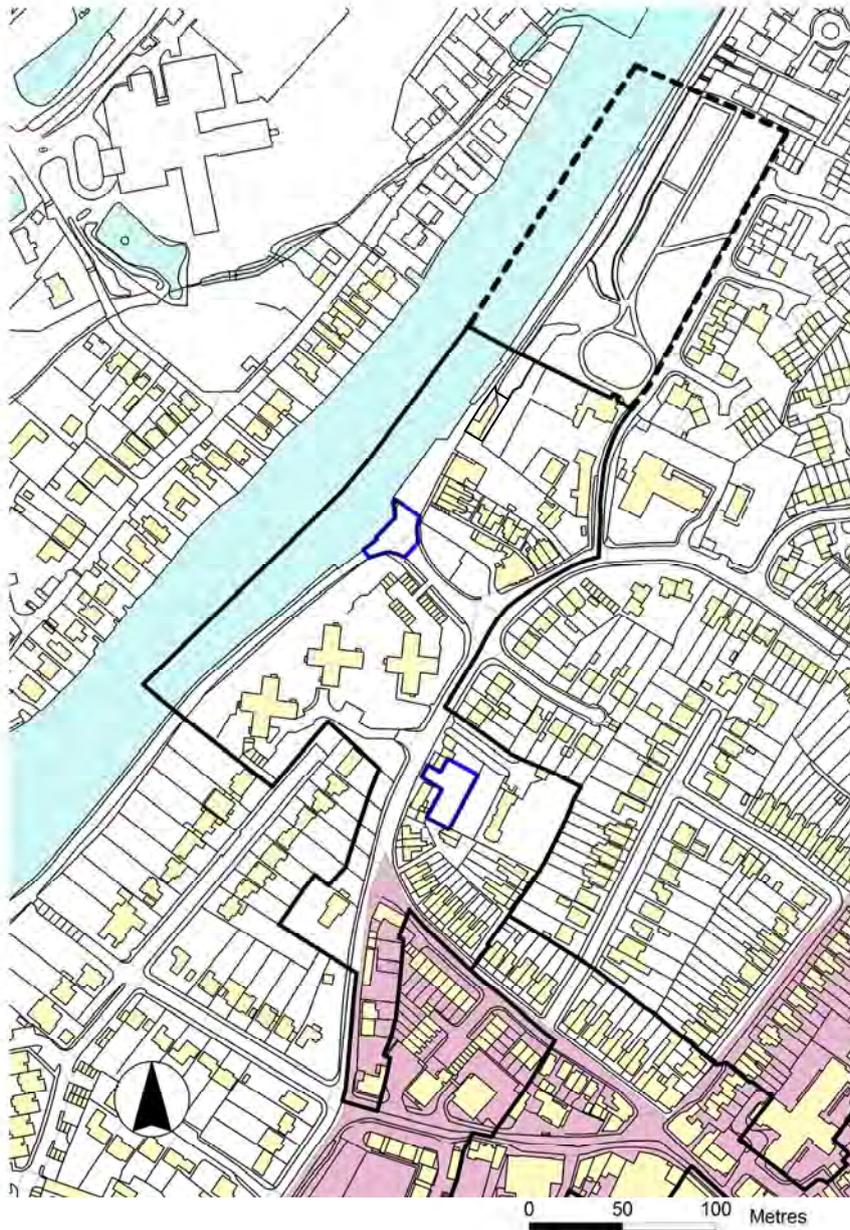
- 5. Manor Road**
- 6. Riverside environs**

**Walton
(Church Street/Bridge Street)
Conservation Area**

**Proposed boundary changes and
potential enhancement areas**

-  Area of High Archaeological Potential
-  Negative Site
-  Proposed Extension
-  Conservation Area Boundary





**Walton
(Riverside)
Conservation Area**

**Proposed boundary
changes and potential
enhancement areas**

- Area of High Archaeological Potential
- Negative Site
- Proposed Extension
- Conservation Area Boundary
- Potential areas for enhancement

Part 2 Conservation Area Management Plan

1 Management Plan

1.1 Legislative background

The designation and appraisal of any conservation area is not an end in itself. The purpose of this document is to present proposals to achieve the preservation and enhancement of the conservation areas' special character, informed by the appraisal, and to consult the local community about these proposals. The special qualities of 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"

This document reflects Government policy currently set out in the NPPF, PPS5 guidance, English Heritage guidance as set out in

"Understanding Place: Conservation Area Designation, Appraisal and Management"

(2011), policies and supplementary guidance that form part of the Elmbridge Local Plan, together with leaflets "Conservation Areas" and "Shopfronts in conservation areas" published by Elmbridge Borough Council.

It is important that the development management process ensures the preservation of special character and that opportunities are taken to identify and implement enhancements.

1.2 Boundary amendments

Walton (Church Street/Bridge Street) Conservation Area

The appraisal has highlighted one area for potential inclusion.

A section of churchyard to the south-east of St Mary's Church

This area is separated from the present conservation area by a line of small trees (currently forming the boundary of the conservation area) but is of a similar quality and character to that section included within the conservation area. The possible extension would not include the later graveyard extensions which took in the gardens of the former vicarage which was replaced by Regnolruf Court in the 1930s

Walton (Riverside) Conservation Area

The appraisal has highlighted one area for potential inclusion.

The Public Open Space between Sullivans Reach and the River Thames to the north of River House

It is considered that the setting of the locally listed River House would be better served

by including this park within the conservation area. Historically part of this area formed part of the landscaped grounds of the house and there is some evidence to show that some vegetation may have a detrimental impact on its setting and also separates the site from the River Thames.

Recommended Action: The Council will seek to amend the existing Walton (Church Street/Bridge Street) and Walton (Riverside) Conservation Areas to include 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 and replacement policies in the forthcoming Development Management DPD.

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 21 Listed Buildings within the Bridge Street/ Church Street Conservation Area and 4 Listed Buildings within the Riverside Conservation Area.

Extensions and alterations to listed buildings should conform with policies contained within the NPPF and Elmbridge Local Plan and in accordance with 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 policy and legislation, Local Plan policies and other guidance

1.5 Buildings of Local Architectural or Historic Interest 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. Saved Policy HEN8 of the REBLP 2000 currently provides the criteria against which all such proposals for alterations will be assessed but is scheduled to be replaced by policies within the emerging Development Management Plan. There are presently two Locally Listed buildings within the Church Street/Bridge Street Conservation Area and one within the Riverside 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 32 Significant Unlisted Buildings within the Church Street/Bridge Street Conservation Area and 38 within the Riverside 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 and future replacement policies.

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 particularly 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.

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, known as Article 4 directions, 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 the use of appropriate Article 4 directions to prevent the further erosion of townscape, subject to available resources.

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

1.8 Shopfronts

The Church Street/Bridge Street Conservation Area contains a number of commercial premises on Church Street and Bridge Street with shopfronts. Generally, shopfronts have been retrofitted into earlier houses and buildings. There are no original shopfronts with most shopfronts being of a poor quality and unsympathetic in terms of materials and detailing, many of which did not require planning permission. Signage in particular is not considered to be of a very high quality and there is potential for improvement throughout the conservation area.

The Council has produced detailed advice on the design of shopfronts entitled “Shopfronts in conservation areas” and all such proposals will be assessed against saved policies HEN13 (Shopfronts within a conservation area) and HEN14 (Blinds or Canopies within a conservation area) of the REBLP 2000 and against replacement policies in the forthcoming Development Management Plan. The appraisal identifies the importance of these small independent retail shops with good quality shopfronts to the character and appearance of the Church Street/Bridge Street Conservation Area.

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 national policy and guidance, saved policies in the REBLP and replacement policies.

1.9 Advertisements

Church Street/Bridge Street Conservation Area

Within Church Street, there are a large number of shops. There are some examples where modern materials (such as plastics) have been used for signs combined with modern fonts. These are generally of a poor quality and finish. 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.

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.

Church Street/Bridge Street Conservation Area

To the Church Street/Bridge Street Conservation Area the most significant concentration of trees is to the churchyard. These include a large cedar close to the east side of the church, a horse chestnut, a large

sycamore, a robinia and a number of yew trees. Most of these trees are at full maturity or reaching full maturity and make a very important contribution to the setting of the church, particularly its tower.

Further to the churchyard the only other significant trees to this conservation area are those framing the views into and out of the conservation area to the western end of Bridge Street (within the conservation area).

Riverside Conservation Area

Trees form a significant part of the character of this conservation area and the tree cover, in part, contributes towards the village and semi-rural character that is experienced to some parts of the conservation area (sections of Manor Road). The key groups can be summarized as follows:

- Those on the north side of Manor Road (within the gardens of the houses to River Mount) which includes a number of yew trees.
- Those in the grounds of Hillside
- Those on the banks of the riverside particularly around The Anglers public house
- Trees within the park adjacent to River House (formerly part its grounds) including several mature and early-mature cedar trees.

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.

Church Street/Bridge Street Conservation Area

Given the relatively small scale of the conservation area there is only one fully contained view within the boundary and that is the view to The George Inn on the Bridge Street, Thames Street junction. The public house successfully closes the view north along Bridge Street and, in part, defines an informal square which develops on moving north along Bridge Street. The symmetrical façade and well placed chimney stacks add interest to this view and in townscape terms the building draws the eye on into Thames Street on moving north along Bridge Street.

From the junction of Bridge Street/Hepworth Way, there is a significant arc view into the conservation area of the buildings and highly articulated roofscape to Church Street. This view is created due to the survival of the historic road pattern, probably the site of the settlement's former market, where Church Street widens into a funnel at its junction with Bridge Street.

There are glimpsed views to the church tower from Church Street where the top of the flint and stone tower can be seen above built form. The tower is also seen from outside the churchyard wall to Church Street where this part of the building defines and encloses views

from Church Street at this northern edge of the conservation area.

There are two further significant views which form part of the important setting to this conservation area. There is a long view north-west along Thames Street which is partially closed by the well defined gable end of Thames Cottage which sits to the junction of Thames Street and Manor Road.

This house sits within the adjacent Riverside Conservation Area but forms an important part of the townscape of the Church Street/Bridge Street Conservation Area.

There is a long view north out of the conservation area from Church Street towards the spire of the Methodist Church which sits to the north side of Terrace Road. This is an important landmark in the street scene and forms an important part of the townscape quality of Church Street as well as forming part of the setting to part of the north-eastern edge of the conservation area (see Fig.18).

Riverside Conservation Area

There are some important townscape views throughout the Riverside Conservation Area. They are not specific to one point but develop and fall away on travelling through the conservation area. The most notable are the partial termination of views along Manor Road. Due to its curve buildings come into view and partially close the vista. Good examples of this are Thames Cottage to the south and The Swan public house to the north.

There are important glimpsed views from Manor Road towards the Grade I listed Old Manor House. The scale and undulating historic clay tile roofline with substantial brick lateral stack to the north elevation can be seen through trees and a small public garden to the south of Manor Road.

The views gained of River House from the park adjacent to Sullivan's Reach help the observer to appreciate the best elevation of

the house within a garden-like setting. The park was originally part of the private gardens of the house and so these now public views to River House give some sense of the original architectural intention of how the house was to be viewed from its garden setting.

There are two important terminated views into the conservation area, one towards Thames Cottage (discussed on page 21) from the Church Street/Bridge Street Conservation Area and one focused on Park House (No.34) Bridge Street on looking north along Bridge Street into the southern most corner of the conservation area.

Of some considerable significance to the conservation area are the open vistas from and to the water from the riverside. These are best appreciated from the Wharf and the Manor Road approach as one drops down to the water's edge. The modest scale, form and setting of development to the north-west bank of the river is important in these views as is the treed backdrop which the houses enjoy. The treed setting to the banks form a very significant part of the quality of the views from and to the conservation area. Views into the riverside section within the conservation area can be had for some distance along the towpath although the Wharf and buildings associated with this area are not fully appreciated until fairly close in to these buildings due to setting back of the wharf side (an historic legacy from its working past). This is not of course the case from the river itself (when travelling by boat) where The Anglers public house group are familiar and cherished local landmarks and can be seen for some distance when travelling by water.

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 determine applications in accordance with local planning policy together with design guidance contained within the Council's Character and Design Supplementary Planning Document adopted in 2012.

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. There is some limited survival of original or replacement low brick boundary walls to front gardens which form important boundary demarcation and define attractive small garden areas. This is particularly the case to Thames Street in both the Church Street/ Bridge Street Conservation Area and the Riverside Conservation Area within which the street is shared. These have, in some, cases been replaced by low picket fences, sometimes painted and sometimes not. This type of boundary treatment has established itself as a traditional alternative to the boundary wall and where seen can form attractive non- intrusive boundary treatment.

Recommended Action: The Council will 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 the Church Street/Bridge Street and Riverside Conservation Areas.

1.14 The public realm and enhancement

Generally the conservation areas are well managed. However the single outstanding issue is the condition of the public realm, especially carriageway, footpaths and, to a lesser extent, clutter. Surrey County Council is responsible for the design, maintenance and management of all carriageways, footways and footpaths and the Environment Agency for Walton Wharf. Any future enhancements would be subject to its agreement and funding. Other significant areas for enhancement are frontage boundaries and tree planting and replacement.

Church Street/Bridge Street Conservation Area

- Public toilets, Church Street

The existing building is of little architectural quality and currently detracts from the appearance of the conservation area. However, the seating to the front of its boundary wall is a well used facility. This area could benefit from sensitively designed redevelopment which respected the existing roofscape and building line.

Riverside Conservation Area

- Manor Road access to wharf and riverside

Car parking along the riverside frontage currently detracts from views of the River Thames. This area would benefit from management of car parking to reinstate river

views should the opportunity arise. Relaying and reinstating the historic granite setts would also improve the character and appearance of the wharf.

- Glimpsed views of the Old Manor House from Manor Road

Glimpsed views of the Grade I listed Old Manor House, an important building within the conservation area, are currently obscured by the splayed avenue of cherry trees in the adjacent Public Open Space. Consideration could be given to reducing these in such a way as to afford an enhanced view of the building without compromising the privacy of its owners.

- Views from the park adjacent to Sullivan's Reach towards River House

The public park to the north of River House, currently outside the boundary of the conservation area, forms an important part of the setting of this locally listed building. Consideration should be given to reinstating the visual connection with the River Thames.

Recommended Action: The Council will seek to work with internal and external stakeholders and voluntary groups including the Thames Landscape Strategy to investigate and deliver improvements.

The Council will seek to work with 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 and with the Environment Agency as owners of the Wharf. 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 Walton (Church Street/Bridge Street) and Walton (Riverside) Conservation Areas character appraisal and management proposals have been created by collaborative working through the Walton 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. An initial workshop identified the key issues important to the area, which were incorporated into the document. Drafts were circulated among the working group prior to a second meeting and then 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 Walton 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.

Recommended Action: The Council will continue to support and consult the CAAC, and the community in general where appropriate, on applications within the Church Street/Bridge Street and Riverside 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

Church Street/Bridge Street Conservation Area

The appraisal has highlighted one area for potential inclusion; the churchyard to the south-east of the church forming part of the 19th century churchyard.

Riverside Conservation Area

The appraisal has highlighted one area for potential inclusion; the park between Sullivans Reach and the River Thames immediately to the north and forming part of the setting of River House (a locally listed building).

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

2.4 Document review

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

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

Appendix 1: Guidelines for New Development

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 Church Street the tight grain of the surviving historic plots but with the variation in style, particularly in terms of roofscape, materials and scale which maintains individuality within plots. Compare this with the more spacious semi-detached housing in Thames Street (which spans both conservation areas); though still modest they are set in good sized gardens with clearly defined space between pairs of houses.

There is also the relatively tight and informal grain of the development which forms part of the riverside group between Manor Road and the River Thames. This is, in places, at relatively high density but maintains a sense of spatial quality partly due to mature gardens and boundaries between properties. This careful balance of built form and landscaping is an important part of the character of this part of the Riverside Conservation Area. (Fig.62 caption: The relative high density of parts of the Riverside Conservation Area)

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 scale of traditional buildings to both conservation areas is rarely more than two storeys with additional storeys in roofspaces often lit by dormers of various designs and scale. This is important when considering changes to existing buildings, particularly roof extensions or the conversion of lofts where these might change the scale of the host building to its detriment. There is much opportunity for imaginative handling of scale particularly in relation to roofscape which is widely varied throughout both conservation areas and often makes an important positive contribution towards the character and appearance of individual buildings and the townscape as a whole.

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 recognise 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 to Thames Street where there is an established roof form and scale to the residential buildings. There is more scope for a more diverse consideration of height and massing within the commercial areas the Church Street/Bridge Street Conservation Area but development should always defer to and make reference to designated heritage assets within the conservation area.

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 areas make use of a wide variety of materials, including yellow and red stock-brick, red handmade rubbed bricks and stained weatherboarding and handmade red clay tiles (and some examples of pantiles) 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.

Traditional roofs particularly of handmade clay tiles are becoming increasingly rare and their retention is important within the conservation areas. There are some excellent examples to Church Street (for example No.17), Bridge Street (No.45) and Manor Road (Old Manor House) and others. The pantiles to Riverhouse Barn are a striking and highly attractive feature of this building group and a valuable survival of vernacular materials used on a traditional agricultural building type juxtaposed with its suburban setting.

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. If windows are to be double glazed, then they must be carefully designed. Avoidance of glazing bars (where these are not 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 non-traditional 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

Barker, J L & D M, 1994 A Window on Walton on Thames

Blackman M.E. 1989 A Short History of Walton-on-Thames

Blair, J, 1991 Early Medieval Surrey: landholding, church and settlement before 1300 English Heritage 1992 Managing the urban archaeological resource

Martin A.G. 1974 Inns and Taverns of Walton and Weybridge (revised 1999)

Nairn, I, & Pevsner, N, 1971 The Buildings of England Surrey, Penguin

Ravenhill, W, 1974 Two hundred and fifty years of map-making in the County of Surrey: A collection of reproductions of printed maps published between the years 1579-1823 SCC 1976 Antiquities and Conservations Areas of Surrey, Surrey County Council Town and Country Planning Committee

Surrey County Archaeological Unit Extensive Urban Survey of Surrey – Walton-on-Thames 2000 English Heritage

VCH The Victoria history of the county of Surrey, ed H E Malden, 1902-12, 4 vols

The Walton Society 1995 The Heritage of Walton-on-Thames

White N 1997 Walton-on-Thames and Weybridge in Old Photographs

For further information regarding planning and conservation related matters

Planning Services, Elmbridge Borough Council
Civic Centre, High Street,
Esher, Surrey, KT10 9SD
Tel: 01372 474474
www.elmbridge.gov.uk

Further information regarding local history

Elmbridge Museum
Church Street, Weybridge
Tel: 01932 843573
Surrey, KT13 8DE
www.elmbridgemuseum.org.uk

Surrey History Centre
130 Goldsworth Road
Tel: 01483 518737
Woking, Surrey
Fax: 01483 518738
GU21 6ND
www.surreycc.gov.uk/surreyhistorycentre

General information related to listed buildings and conservation areas

English Heritage General enquiries:
Tel: 0870 333 1181
www.english-heritage.org.uk

For technical guidance
The Georgian Group
6 Fitzroy Square
Tel: 087 1750 2936
London W1T 5DX
www.georgiangroup.org.uk

The Victorian Society
1 Priory Gardens
Bedford Park
Tel: 020 8994 1019
London W4 1TT
www.victorian-society.org.uk

The Society for the Protection of Ancient Buildings (SPAB)
37 Spital Square
Tel: 020 7377 1644
London E1 6DY
www.spab.org.uk



Copies can be downloaded from our website

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