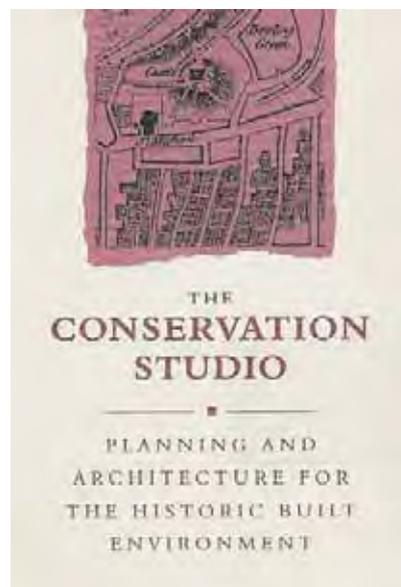


Weybridge Monument Green Conservation Area Character Appraisal & Management Proposals



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Weybridge Monument Green Conservation Area Character Appraisal & Management Proposals

This document is one of the outcomes of the Community Heritage Initiative Project (CHIP), a partnership between Elmbridge Borough Council and English Heritage to encourage the local community to become involved with, and understand, their historic surroundings.

The document has been created through collaborative working by the Weybridge Conservation Area Working Group. The group included residents, representatives from a variety of historical, amenity and conservation societies (including the Conservation Area Advisory Committee), the Surrey County Council Historic Building Advisor, local Councillors, and officers from Elmbridge Borough Council and English Heritage. The Conservation Studio was appointed as the heritage consultants to facilitate the project, organise training workshops and co-ordinate and produce the Appraisal and Management Proposals.

The designation, review, protection and management of conservation areas are part of the statutory duties of Elmbridge Borough Council as the local planning authority. However community involvement is essential in understanding the special nature and different issues for each individual conservation area. The Working Group identified a range of problems and issues and these were incorporated into the document at its initial draft stages.

This guidance document will be used to refer to and in the interpretation of existing policies in the Replacement Elmbridge Borough Council Local Plan 2000 (REBLP 2000); in the preparation of the Local Development Framework (LDF); as a basis for understanding the area; and as a tool to inform decision making, monitoring and management. It will be the subject of an ongoing five-year review, providing the opportunity to bring it into the LDF process. This document was considered and endorsed by Elmbridge Borough Council on 6th December 2006.

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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Cover: Extract from Sanderson's map of Weybridge c.1840

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I INTRODUCTION

The Monument Green Conservation Area lies around the Greens, located at the northern end of the busy High Street. Its distinctive character is derived from the grouping of the houses around the open green spaces, which are further enhanced by the many fine trees. The conservation area takes its name from the obelisk which originated from the Seven Dials Monument in London, and which was re-erected in Weybridge in 1822, as a memorial to the Duchess of York.

The conservation area was designated on 28th November 1990 by Elmbridge Borough Council. 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 within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

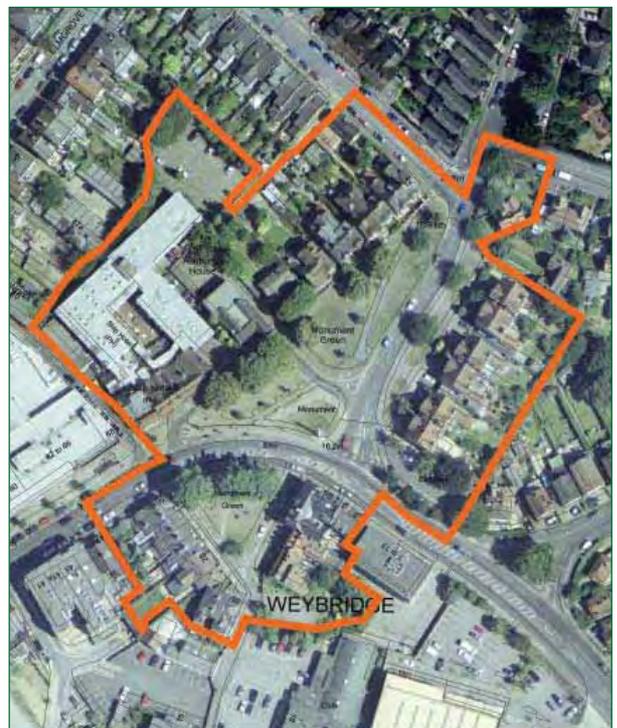
In response to these statutory requirements, this document defines and records the special architectural and historic interest of the conservation area and identifies opportunities for enhancement. It is in conformity with English Heritage guidance as set out in “Guidance on conservation area appraisals” (August 2005) and “Guidance on the management of conservation areas” (August 2005). Additional government guidance regarding the management of historic buildings and conservation areas is set out within “Planning Policy Guidance 15: Planning and the Historic Environment” (PPG15). Government advice on archaeology, which is relevant to the Weybridge Conservation Area, is set out in “Planning Policy Guidance Note 16: Archaeology” (PPG16).

This document seeks to:

- Define the special interest of the conservation area 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 the “Management Proposals”).

This document therefore provides a firm basis on which applications for development within the Monument Green Conservation Area can be assessed. It should be read in conjunction with the wider adopted development plan policy framework produced by Elmbridge Borough Council. These documents include:

- (i) *The Replacement Elmbridge Borough Local Plan 2000*: Chapter 8 addresses the historic built environment. The management of conservation areas is covered by policies HEN9-15 inclusive;
- (ii) *The Adopted Surrey Structure Plan 2004*: Provides strategic guidance for the built environment for the period to 2016.



1. Aerial view of the Monument Green Conservation Area

2 LOCATION AND SETTING

LOCATION

The Monument Green Conservation Area is located to the north of Weybridge town centre, at the junction of the historic road from London to Chertsey via Walton-on-Thames (the A3050) with a more minor road (Thames Street). This formerly provided access from the village to the confluence of the River Thames and the Wey.

BOUNDARIES

The conservation area is small in area and tightly drawn around the frontage development addressing the green itself. It is defined by the junction of High Street and Monument Green on its southern side, the junction of Monument Green with Dorchester Road and Thames Street to the north, and the junction of the green with Monument Hill to the south-east.

TOPOGRAPHY AND LANDSCAPE SETTING

The conservation area is largely surrounded by suburban housing of the late-19th and 20th centuries, with the commercial centre of Weybridge lying immediately to the south. There is little discernable topography within the area but the land rises to the south and south-east along Monument Hill.

GEOLOGY

The geology in the area consists of flat-lying fluvial drift overlying clay (sands and gravels) associated with the river terraces of the Thames valley,



Monument Green looking towards the High Street

deposited on eroded London clay and later course clastics of Lower Tertiary age, which outcrop on rising ground to the south and south-east.

ARCHAEOLOGY

The whole area, apart from the back of Ashburton House, is an Area of High Archaeological Potential, referred to in the Replacement Elmbridge Local Plan (2000) at Appendix C. Developers should refer to policy HEN17 and paragraphs 8.30-8.31 of the REBLP 2000, and PPG16, for further guidance. Outside the conservation area, but slightly to the north-east and extending towards Oatlands Drive, lies the remains of Oatlands Palace, which is a Scheduled Monument. This was built for Henry VIII, mainly between 1537 and 1545. All that remains above ground are some boundary walls and the remains of some gateways, also listed grade II. New housing was built over much of the site between the 1930s and 1980s.



Monument Hill from the green

3 THE HISTORICAL DEVELOPMENT OF THE AREA

The name *Weybridge* is thought to be simply a reworking of the phrase “*The bridge on the Wey*”. The settlement is located close to the meeting point of the rivers *Wey* and *Thames*, and was first documented in AD 675. During the medieval period *Weybridge* developed as a small village situated on the historic route to *Chertsey*. Initially the shallowness of the *Wey* provided an ideal fording point, with a bridge being constructed much later.

Weybridge lay within the Manor of *Byfleet*. The settlement was slow to grow and remained small until the mid-16th century, when *Oatlands Palace* was built for *Henry VIII* to the north-west of *Monument Green*, as part of the Honour of *Hampton Court*. The site had easy access to the *Thames* for transporting building materials and craftsmen for construction, and later for the monarch and court to visit. At this time, the local inhabitants requested to be excused from conveying the royal baggage as there was only a single cart. The palace was demolished around 1650 and many of the bricks were used to build the lock walls on the *Wey Navigation*, one of the earliest canalised rivers in England. The *Oatlands Estate* remained derelict until the Restoration of *Charles II* in 1660, when it reverted to the Crown.

In the early 18th century, *Oatlands House* and park were built on the former royal estate by the ninth Earl of *Lincoln* (later the Duke of *Newcastle-under-Lyme*). It was sold to the Duke of *York* in 1788. The Duke of *York* exploited the Enclosure Acts of 1788 to significantly enlarge the *Oatlands Estate*.

During this time, the area, later known as *Monument Green*, was called *Bull Ring Square* and provided the setting of the *Ship Inn* (now *Ship Hotel*), which may retain some 16th century fabric. The name possibly derives from “*shippin*”, meaning a cattle shed. Bull baiting took place on the *Green* and cock-fighting in premises behind the *Ship*. The Manor of *Byfleet* and *Weybridge* was granted to the Duke of *Newcastle* in 1760 and the *Ship Inn* became the venue for the meetings of the manorial courts. Rocque’s map of c.1770 shows



The Ship Inn, Monument Green

Weybridge and *Monument Green* with a large expanse of open ground to the south (*Weybridge Common*), and parkland and estates owned by the Earl of *Portmore* and the Duke of *Newcastle* to the west and east respectively.

In the early 19th century, during the Napoleonic Wars, the *Ship Inn* became a recruiting centre for the army. It was also a coaching inn providing a daily service to *London*, with carriages leaving at 8.15 in the morning and returning at 7.15 in the evening. A village pump stood on the *green* in front of the building.

The *Oatlands estate* was sold to *Frederick, Duke of York*, in 1788. He married *Frederica of Prussia* in 1791, and she remained at *Oatlands* for the rest of her life, much loved by the local people for her interest in the village and its children.

The house was damaged by fire in 1794 and parts were rebuilt and altered. In 1820 she died, and as a token of their esteem, a collection amongst the local population was organised by Mr *Todd*, the publican of the *Ship Inn*, to pay for a suitable memorial to her memory. The result was the purchase of the stone column which had previously stood at the *Seven Dials* in *London* between 1697 (where it had been erected by *Edward Pierce*) and 1774, when it had been removed and sold to a local stone mason. The stone column was modified by the replacement of the sundial capstone (which is now displayed next to *Weybridge Library*) with a ducal coronet. It was erected and dedicated in August 1822.



Drawing of Frederica Charlotte Ulrika, Duchess of York (1767-1820)

The monument is inscribed:

*“Ye poor, suppress the mournful sigh,
Her spirit is with Christ on High,
In those bright realms of heavenly peace,
Where charity shall never cease,
Her deeds of mercy and of love,
Are registered in courts above.”*

The surrounding green and adjacent hill was subsequently known as Monument Green and Monument Hill respectively.

After the death of his wife, the Duke of York sold Oatlands in 1824 to Edward Hughes, who subsequently got into financial difficulties and, in 1846, the estate was broken up into 46 lots and Oatlands House was sold to the South Western Hotel Company. The house became the Oatlands Park Hotel in 1856, which is probably when the brick lodge was added at the entrance to Oatlands Park on the northern tip of Monument Green.

The 1895 Ordnance Survey map shows development along the south and north-west side of the green, with open land to the south-east towards Oatlands Estate. This was developed in c.1900 when nos.16-21 Monument Green were built. A famous resident was the author E M Forster, who wrote “A Passage to India” whilst residing at no. 19 between 1912 and 1937.

Otherwise the buildings around the green largely date to the 19th century, although the Ship Hotel is 18th century with some 16th century fabric, and The Old House, no.23 Monument Green, is late 17th century. There is only one relatively modern building, a house of the 1960s (no.5 Monument Green) which is built next to Ashburton House on the north-west side of the Green.

Today, Monument Green has become largely residential in character, with some commercial uses, mainly along the south side. However, the greens continue to provide an important public open space with Frederica’s tall stone column the principal focal point.



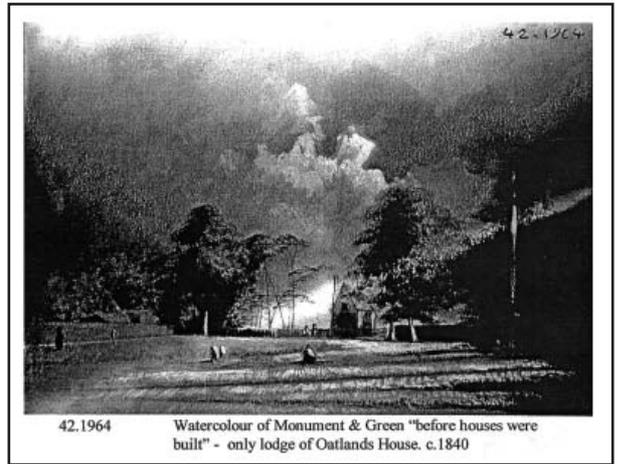
The former lodge to Oatlands House is now a locally listed building



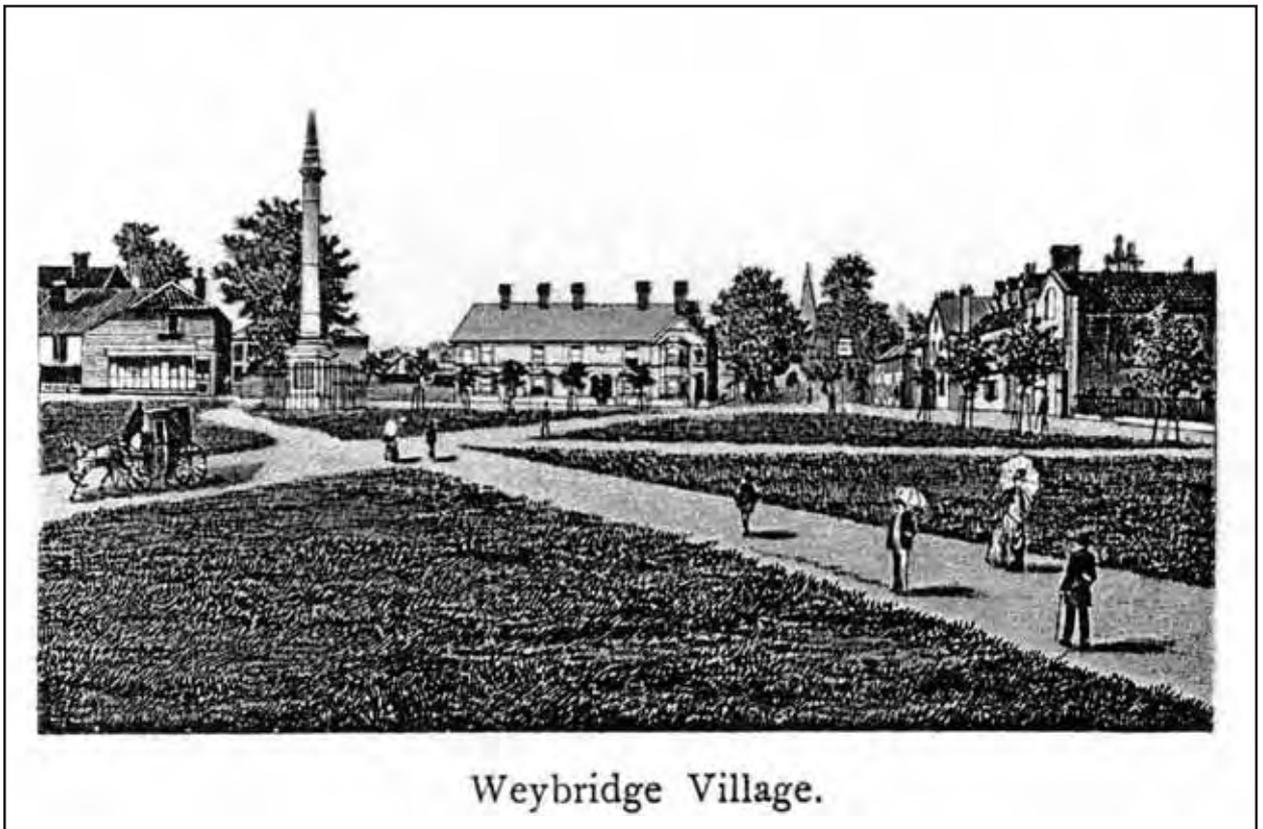
No. 19 Monument Green, the former home of E M Forster



E.M. Forster 1879-1970



Watercolour of monument and green "before the houses were built" - only lodge of Oatlands House. c.1840



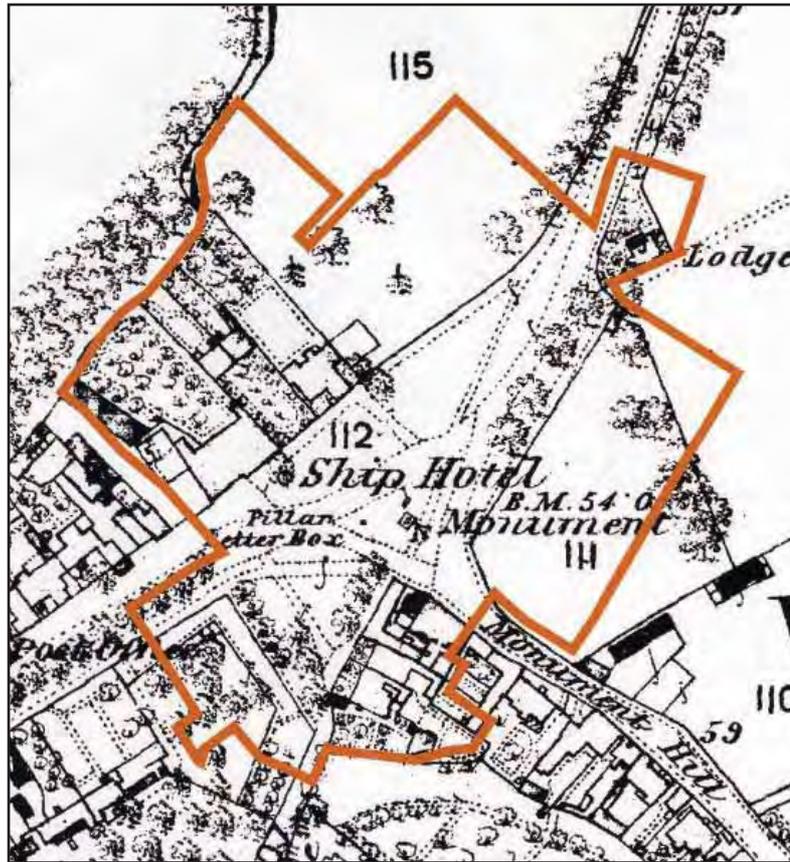
Monument and green – photo of sketch of 1887



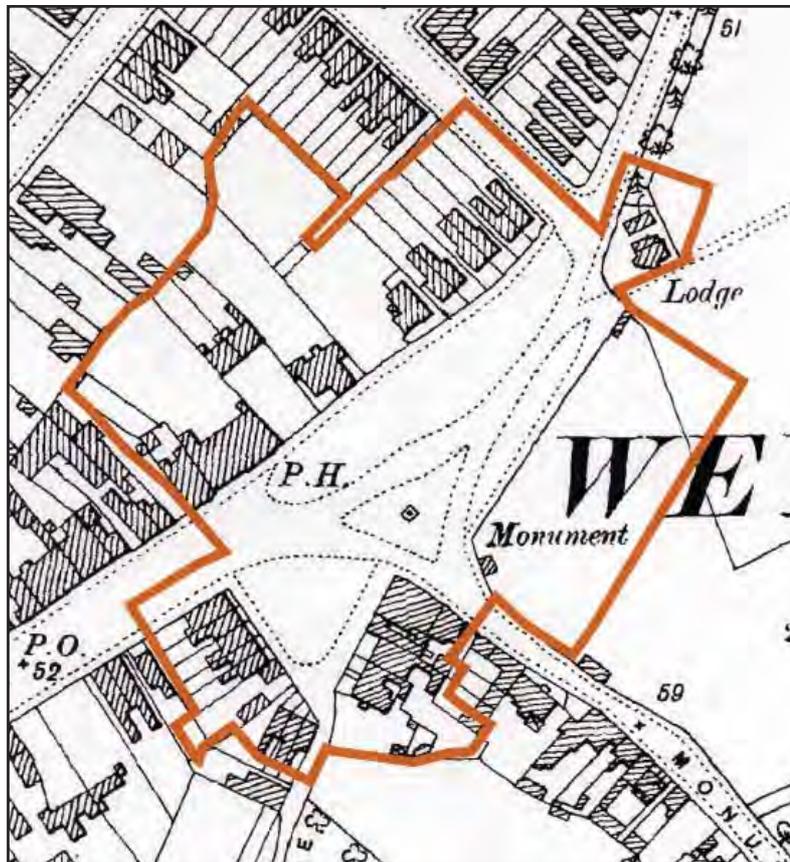
Rocque Map c.1770 © Surrey County Council



Sanderson's map c.1840



1868 Ordnance Survey



1895 Ordnance Survey

4 SURVIVING HISTORICAL FEATURES WITHIN THE CONSERVATION AREA

SUMMARY OF HISTORICAL FEATURES:

- The earliest surviving historic feature is the open green together with the highway and associated three-way junction;
- The earliest surviving building is the Ship Hotel with 16th century origins, prominently set on the road junction;
- The Old House, no.23 Monument Green, with 17th century origins;
- 18th century development in the area is represented by nos.23 (a refronting) and 24 Monument Green;
- The York Monument, erected in 1822 in memory of the Duchess of York;
- Ashburton House of c.1840;
- No.13 Monument Green, the former lodge to Oatlands House, dating to the mid-19th century;
- Many properties around the Green are actually dated on their front elevations, including no.6, dated 1887; nos.7 and 8, dated 1887; and Crown Terrace, nos.28-33, dated 1884.



Late 17th and 18th century houses – Nos.23 and 24 Monument Green



Springfield Lane was established by the 18th century (c.1903-4).

STREET PATTERN AND BUILDING PLOTS

The historic form of the Green and principal roads was established by the 18th century and is illustrated schematically on the Rocque map of c.1770. Springfield Lane was also established by this date, and was more important than now, having become a bit of a backwater since the late 19th century. Development was restricted to the southern and north-western sides of the Green and was composed of individual buildings within garden plots.

The Ordnance Survey editions of 1868 and 1895 confirm the incremental sequence of development around the green. This essentially consolidated the pre-existing boundaries around the central open area of common land. In 1868 development was restricted to the Ship Inn, Ashburton House, nos.23 and 24 and the lodge to Oatlands House (later no.13). By 1895, the southern, western and northern frontages had assumed their present form. The eastern side of the green, nos.16-21, were built during the early years of the twentieth



Photograph of Monument Green in c.1900

The modern grain is principally derived from the speculative form of suburban late 19th and early 20th century development, which predominates around the historic common land. This results in small rectangular plots arranged in blocks, which enclose the green space. The large plots associated with The Ship Hotel, Ashburton House, and no. 24 Monument Green are historically significant,

5 THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

TOWNSCAPE ANALYSIS

Monument Green is an area of common land at the northern end of the High Street, crossed by pedestrian footways and busy roads. It is an attractive public open green space with specimen parkland trees. The Ship Hotel and the York Monument provide the most significant focal points and the well detailed stonework to the monument contrasts with the informality of the Green and the trees. The Green serves as a transition between the commercial High Street frontages to the south and the quiet residential areas to the north, and also acts as a gateway to the town centre on the approach to the town from the north-east.

To the north, part of the Green is divided diagonally by a tarmac footpath which provides a short-cut from the High Street to the corner of Dorchester Road. Mature lime trees set informally in grass define the western edge of the Green. These trees reflect an avenue of street trees shown on the Rocque map of c.1770.

A second, smaller area of green is isolated on the southern side of the High Street. This has a more intimate atmosphere and stronger sense of enclosure. Formal ornamental planting, set in island beds, lends the area an urban park-like character. This is also bisected by a pathway which leads to the controlled pedestrian crossing over the High Street.

The Green is enclosed predominantly by housing of two or three storeys. This mainly dates from the late-19th and early 20th centuries, and each group or terrace has a strong building line. The west side of the green is defined by a series of late-19th century mainly paired villas of three storeys. These properties have shallow front garden areas enclosed by brick boundary walling and are accessed by a narrow straight tarmac footpath which defines the western edge of the Green. The eastern side of the Green is enclosed by mirrored pairs of detached, early 20th century villas. These properties are set behind deeper front gardens than those opposite on the western side of the Green, and are variously enclosed by dwarf walling and fencing which, with the deep grass verges facing the road, give the buildings a pleasantly 'green' setting.



A footpath cuts across the northern part of the green



Nos.6-12 Monument Green (no.12 in foreground)

The southern side of the Green is addressed by more modestly scaled two storey terraced development. Cast iron railings are a distinctive feature of the street frontages, most notably to Crown Terrace, which is dated 1884. The western end of the terrace is terminated by a two storey bay with gabled roof set above. To the east, nos.25-27 is a short, two storey terrace of c.1900, again with canted bays. In contrast, The Old House (no.23) and no.24, on the eastern side of the Green, present a reference point to the early 18th century with Flemish bond brickwork enlivened by glazed headers. The rusticated doorcase and fleur-de-lys railings of no.24 are attractive details, although the recent addition of a large extension now obscures a view of the building's twin gabled side elevation from Springfield Lane.

SUMMARY OF TOWNSCAPE FEATURES:

- A small funnel-shaped green of common land, crossed by busy roads and pathways, thereby creating a large and a small green;
- The York Monument erected in 1822, which forms a focal point at the junction of two roads;
- The avenue of mature lime trees along the north-west side;
- The busy road junction of High Street, Thames Street and Monument Hill;
- The space is enclosed by residential development arranged in terraced, semi-detached and detached forms, predominantly dating from the 19th and early 20th centuries.



Nos. 1-5 Monument Hill

AROUND THE LARGE GREEN:

- The historic Ship Hotel, a grade II listed building, is prominently set on the west side of the green, addressing the road junction and closing long views from the east down Monument Hill;
- The north-west side of the green is characterised by pairs of predominantly three storey, semi-detached, symmetrical 19th century villas set behind short front gardens;
- The east side of the green is enclosed by detached, paired early-20th century villas with deeper front garden areas;
- Facing Monument Hill is a three storey parade of shops (nos.1-5) with residential accommodation above, built in c.1875.



Crown Terrace, dated 1884

AROUND THE SMALL GREEN:

- The southern side of the green is defined by Crown Terrace (nos.29-33) dated 1884, comprising five terraced two storey houses, with one double fronted house on the end;
- Immediately to the east is a short terrace of three, two storey houses of c.1900 (nos.25, 26 and 27);
- Facing the beginning of Springfield Lane, are the two earliest surviving residential properties: no.23 The Green, known as The Old House, is grade II listed and dates to 1697. Attached to the south is no.24, a two storey house of c.1740.

CURRENT ACTIVITIES AND USES

The area is primarily residential in appearance. The exceptions are the small commercial parade of shops at the bottom of Monument Hill, and the Ship Hotel, a traditional former coaching inn on the south-west side of the Green. Additionally, between nos.23 and 33 there are several residential buildings which are now in mixed commercial and professional uses, including a dentist and a chiropodist. These services do not require “shop” frontages or dominant signage or advertising to function successfully, so they are compatible with the small scale domestic terraced buildings in which they are located.

FOCAL POINTS, VIEWS AND VISTAS

The York Monument is the key focal point from many directions, although the Ship Hotel, which closes long views down Monument Hill from the east, is also significant. To the south-west, the pointed spire of the grade II* listed parish church

in Weybridge town centre forms a focal point in views from the conservation area down the High Street. Another key vista is to the north towards Thames Street from the road junction of Monument Hill with the High Street, which is framed by mature lime trees and flanked by street frontages of buildings. The staggered outline of the houses in Thames Street, and the mature trees on the eastern side, although both outside the conservation area, add interest to the views northwards from the edge of the green. There are also pleasant views up Monument Hill, also outside the conservation area, and down Monument Hill, focusing on the York Column. Public seating along the north side of the green provides an opportunity to rest and enjoy these views and vistas.

The most important views are shown on the Townscape Appraisal map.

OPEN SPACES, LANDSCAPE AND TREES

The open green spaces of Monument Green, punctuated by the tall column of the York Monument, are the key defining elements of the conservation area. Mature lime trees are an important part of this landscape, along with the formal planting on the smaller green to the southern side of the conservation area. The Council has planted additional trees on Monument Green, yet to reach maturity. Low timber posts protect the green verges from vehicular over-run.

The various sections of Monument Green are designated as Strategic Open Urban Land (SOUL) in the REBLP 2000, on which the Council will not normally allow development, and is also Common Land.

PUBLIC REALM: FLOORSCAPE, STREET LIGHTING AND STREET FURNITURE

Some limited granite kerbs survive which define the southern edge of the smaller green and also the frontage of the Ship Hotel. Pennant sandstone kerbs are used on the Dorchester Road corner frontage, but otherwise no areas of historic surfacing survive. A single early-20th century lamp standard survives on the Dorchester Road frontage, next to no. 12 a Monument Green. Otherwise, the existing street furniture is late-20th century in date and is not distinctive.



Public seating on Monument Green



An early 20th century street light survives in Dorchester Road

6 THE BUILDINGS OF THE CONSERVATION AREA

ARCHITECTURAL STYLES AND DETAILING

The area is characterised by late 19th and early 20th century housing, all relatively unaltered and providing good examples of well detailed suburban houses. The buildings are arranged in short, two or three storey terraces and as paired, semi-detached houses, sometimes with accommodation set within the attic and served by gables. Only nos.1-5 Monument Hill sit on the back of the pavement – the others all have modest front gardens of varying sizes.

The higher status houses along on the western side of the Green date to the mid to late-19th century and are built from red brick with some attractive terracotta detailing. In particular, sunflowers (associated with the Aesthetic Movement in the late-19th century) are a re-occurring feature. Canted (three sided) bay windows, both of single and two storeys in height, with hipped slate roofs are a distinctive feature of these buildings. No.6 is a particularly well preserved example of the period, with a clay tiled roof and original details.

The east side of the Green is enclosed by early-20th century detached houses arranged in three mirrored pairs. These are designed in a Revivalist style influenced by the work of Norman Shaw and Bailey Scott. The houses are two and a half storeys high and each has a broad gable which advances slightly forward of the main range. Inset into the each gable is a two storey, canted bay with “Ipswich” style, timber casement windows. (Ipswich windows have a semicircular arch within their central light and take their name from the 15th century Ancient House in Ipswich). Handmade clay tiles, both square and fishtail, decorate the gables and bays. The roofs are covered in similar, though machine-made, clay tiles which together provide rich oranges and browns. The steeply pitched roofs, pointed gables and tall lateral brick stacks, create an attractive roofscape.

Facing the small Green on the south side of the conservation area, nos.28-33 is called Crown Terrace and dated 1884. It is a well preserved example of the use of polychrome brickwork, with red brick walls enlivened by the use of cream and black bricks which are used for quoins and

string courses. The canted bays have fish-scale slate roofing and Victorian Coade Stone capitals are carried on painted Bathstone columns. The western end of the terrace is terminated by a two storey bay with gabled roof set above. In front of the terrace are shallow forecourts enclosed by cast iron railings carried on dwarf brick walling. Adjacent, nos.25-27 are similar, although no.25 has unfortunately been rendered and painted white, and the windows altered.

Within the southern fringe of the conservation area are several individual historic buildings with pre-19th century character. The grade II listed Ship Hotel has 16th century origins, but was refaced in 18th century, so the overall character is of that date. The two storey building is arranged in three bays, the central bay being the most prominent and four windows wide. All three bays are faced in white or cream-painted brickwork, with



No.6 Monument Green



Nos.16-21 Monument Green

steeply pitched roofs faced in handmade clay tiles. Modern shutters have been added to some of the six-over-six sash windows. Next to the hotel, Ashburton House is a locally listed building, with cream painted stuccoed elevations and margin-light sash windows, below a steeply pitched slate roof. It appears to date stylistically to c.1850, but the shape of the roof and the existence of a string course may suggest an earlier build.

On the other side of the small Green, The Old House, (no.23) together with no.24 Monument Green present elevations typical of the early 18th century. These have closely set, flush sash windows with exposed boxes. No.23 is faced in cream-painted brick but no.24 retains its attractive chequer-pattern of red brick with blue headers. The orange-brown, slightly ‘bumpy’ hand made clay tiling to both roofs and projecting ‘sprocketted’ eaves (where the roof eaves have been raised by strips of timber to form a break in the roof line) to no.23 are typical of vernacular buildings in Surrey.

BOUNDARIES

The housing addressing the southern, smaller area of the Green retains iron railings set on dwarf walling with moulded iron copings. In particular, Crown Terrace retains a complete late-19th century front boundary treatment of open railings with cast strapwork and star finials. These are reputedly the work of J Hill, Ironmonger, of Chertsey. To the east, no.28 has later 19th century cast iron railings which are taller and have an Art Nouveau influence. Nos.25 and 26 retain late-19th century, wrought iron spike and spear railings with



Detail of cast iron railings no. 28 Monument Green

interesting cast iron posts with ball finials. These have the local foundry mark of Faulkner and Co, Hersham.

There are no surviving historic front boundary treatments on the west side of the Green. The unusually high front boundary walling across the northern end of this street frontage is not characteristic of the late-19th century. Opposite, nos.16-21, dating to c.1903, now have a variety of low boundary treatments, but there is no evidence that any are original. Low vertically boarded timber fences, with hedging behind, may have been the original treatment.

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 in the conservation area are all listed grade II and are marked on the Townscape Appraisal map. They are:

- The York Monument;
- The Ship Hotel;
- The Old House, no.23 Monument Green.

LOCALLY LISTED BUILDINGS

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

- Ashburton House, Monument Green;
- No.13 Monument Green;
- No. 24 Monument Green.

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 provides 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 impracticable, they are excluded.

Government guidance in PPG 15 '*Planning and the historic environment*' advises that a general presumption exists in favour of retaining those buildings which make a positive contribution to the character or appearance of a conservation area (paragraph 4.27 PPG 15). The guidance note states that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings.



Ashburton House, Monument Green

7 NEGATIVE FEATURES AND ISSUES

TRAFFIC/PEDESTRIAN MANAGEMENT

The junction of High Street and Monument Hill is subject to heavy traffic. This detracts from the enjoyment of the southern part of the area. There is no easy remedy to this situation. Arguably traffic is part of the historic character of the area, but does make it difficult for pedestrians to access the green from the High Street and Monument Hill. The pedestrian roadside guard railings detract from the historic character of the area, and other street signage around the main junctions is detrimental to the overall appearance of the conservation area.

NEGATIVE BUILDINGS OR SITES

The public car park on the corner Thames Street and Monument Hill detracts from the character and appearance of the conservation area. Despite the semi-mature trees planted on the boundary, this area suffers from a poor sense of enclosure on this important corner plot.

No.5 Monument Green is an uncharacteristic building from the mid-20th century. Whilst it does not detract from the conservation area, it fails to contribute to the cohesive character provided by the older buildings which face the Greens.

The construction of a large extension to no.24 Monument Green, a Locally Listed building, has resulted in the loss of a substantial part of its garden.

On the edges of the conservation area, Waitrose Supermarket in the High Street, and the office block in Monument Hill (nos.7 to 13), are both considered to be “negative” buildings in terms of their effect on the surrounding townscape. A large telephone mast between nos.10 and 11 Ship Yard is another detrimental feature.

PUBLIC REALM

Whilst some stone kerbing remains, all of the materials and details used for street and pavement surfaces, street lighting and street furniture are modern, apart from the single early 20th century street light in Dorchester Road. Some details copy historic precedent, such as the traditional park bench seats on Monument Green, with cast iron ends and wooden seats.



Busy traffic in Monument Green

LOSS OF TRADITIONAL FRONT BOUNDARIES/TREES/GARDENS

Given the high levels of private car ownership in the area and the inevitable pressure for car parking, there is evidence that front boundary enclosures are being removed and gardens surfaced to provide car parking. This is detracting from the character and appearance of the area, particularly on the eastern frontage to the green.



Traditional park benches on Monument Green

Weybridge (Monument Green) Conservation Area Townscape Analysis Map



- | | | |
|-------------------------------|--------------------------------|--------------------------|
| Boundary of Conservation Area | Significant Unlisted Buildings | Important views |
| Statutory List - Grade II | Important railings | Significant trees |
| Local List | Focal Point or Feature | Important walls |
| Important open space | Neutral buildings | Negative buildings/sites |

I INTRODUCTION

I.1 LEGISLATIVE BACKGROUND

The designation and appraisal of any conservation area is not an end in itself. The purpose of this document is to present proposals to achieve the preservation and enhancement of the conservation area's special character, informed by the appraisal, and to consult the local community about these proposals. The special qualities of the area 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 7 of the conservation area appraisal 'Negative features and issues'. The document satisfies the statutory requirement of section 71(1) of the *Planning (Listed Buildings & Conservation Areas) Act 1990* namely:

"It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."

Section 69(2) states:

"It shall be the duty of the local planning authority from time to time to review the past exercise of functions... and determine whether any further parts of their area should be designated as conservation areas"

The document reflects Government guidance set out in Planning Policy Guidance 15 'Planning and the Historic Environment', English Heritage guidance titled 'Guidance on the management of conservation areas' (August 2005), Best Practice guidelines, policies within the Replacement Elmbridge Borough Local Plan [REBLP 2000] and any policies which supercede this in the LDF together with published planning guidance such as the Elmbridge Residential Design Guide and leaflets including 'Conservation Areas' and 'Shopfronts in conservation areas'.

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

I.2 DESIGNATION AND EXTENSION

No revisions to the existing boundaries were considered desirable. The existing conservation area boundary is an accurate reflection of the area with surviving special architectural or historic character.

I.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 new development within the conservation area seeks to preserve or enhance the character or appearance of the area in accordance with REBLP 2000 and other guidance.

I.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 three Listed Buildings within the conservation area.

Extensions and alterations to listed buildings should conform with policies HENI-7 (inclusive) of the REBLP 2000, in accordance to the more detailed design advice in Appendix I 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 seek to preserve the building together with its setting and any features of architectural or historic interest which it may possess in accordance with REBLP 2000 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. Policies HEN10-12 (inclusive) of the REBLP 2000 provides the criteria against which all such proposals for alterations will be assessed. There are presently three Locally Listed buildings within the 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 area, and these are marked on the Townscape Appraisal map. There are presently 26 Significant Unlisted Buildings within the Monument Green Conservation Area. The Council will encourage all applications for extensions and alterations to these buildings to be particularly carefully considered.

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 EROSION OF CHARACTER AND ADDITIONAL PLANNING CONTROL

The appraisal identified that there is a potential threat to the character and appearance of the conservation area by unsympathetic alterations to the unlisted buildings in the conservation area, although currently, these buildings largely retain their original features. However, they could be threatened by some or all of the following changes:

- The loss of timber windows and doors;
- Alterations to window or door openings;
- The removal of redundant chimney stacks;
- The painting of brickwork or the application of render.

Most of the above, where single family dwellings are concerned, 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*. Powers exist for the Council, known as Article 4(2) directions, to withdraw some of these permitted development rights in the interest of preserving and enhancing the character and appearance of the conservation area. This should be considered to prevent the further erosion of historic character of residential properties, particularly where they are locally listed. It is therefore recommended that consideration be given to the use of appropriate Article 4(2) directions to protect the three locally listed family dwellings in the conservation area, subject to available resources.

RECOMMENDED ACTION: The Council will seek to consider the need for Article 4(2) directions on a case by case basis, to ensure that the special qualities of Locally Listed buildings are protected. Exceptionally, the Council will consider Significant Unlisted Buildings on the same basis.

1.7 BOUNDARY TREATMENTS

Some of the buildings in the Monument Green Conservation Area are set behind shallow forecourts or front gardens, which are defined by boundary walls or by cast iron railings. Sometimes, hedges are planted behind the wall to provide greater privacy and a softer appearance. These all serve to enrich the streetscene and are a key element of local distinctiveness.

There is an issue of front boundary walls being removed along the eastern side of Monument Green to accommodate car parking, which detracts from the character and appearance of the conservation area. The use of Article 4(2) directions, also subject to resources, should be investigated to prevent the further loss of traditional boundary walling, particularly where locally listed buildings are concerned.

Additionally, every effort should be made to repair front boundary walling and to secure their accurate reinstatement. The Council can encourage owners to undertake these works by the provision of guidance regarding materials and suppliers, and subject to resources, may be able to provide grant assistance towards the cost.

RECOMMENDED ACTION: The Council will resist proposals to remove traditional boundary walls and will also resist applications for new boundary treatments which fail to respect the form and materials of traditional boundary treatments in the area. The Council will also consider the need for Article 4(2) Directions on a case by case basis, to ensure that the special qualities of the conservation area are protected.

1.8 SHOPFRONTS

The conservation area contains a number of commercial premises on Monument Hill with shopfronts. The Council has produced detailed advice on the design of new shopfronts entitled "Shopfronts in conservation areas" (March 2002) and all such proposals will be assessed against policies HEN13 (*Shopfronts within a conservation area*), HEN14 (*Blinds or Canopies within a conservation area*) and HEN15 (*Adverts in a conservation area*) of the REBLP 2000.



Cast iron railings to No.24 Monument Green add to the sense of local distinctiveness



Loss of front boundaries: No.20 Monument Green

RECOMMENDED ACTION: The Council will seek the retention of period 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 policies in the REBLP 2000 and other guidance.

1.9 ADVERTISEMENTS

Within the conservation area on Monument Hill, and facing Monument Green, there are a few commercial premises within what is otherwise an essentially residential area. It is important that strict controls are maintained regarding the detailed design of signs to preserve the character of this area.

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

1.10 TREES

Within conservation areas, anyone intending lopping or felling a tree greater than 100mm diameter at 1.5 metres above the ground must give the Council six weeks written notice before starting the work. This provides the Council with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order may be served. The appraisal identifies a number of significant trees on Monument Green.



Trees are very important in the conservation area

RECOMMENDED ACTION: The Council will seek to consider the use of Tree Preservation Orders, in appropriate circumstances, where a tree has significant amenity value and is considered to be potentially under threat. This will include trees both within and outside the area where these contribute to the setting of the area or views identified in the appraisal. The Council will seek to consider tree planting as part of wider public realm improvements and enhancement schemes.

1.11 NEW DEVELOPMENT, RE-DEVELOPMENT, ALTERATIONS AND EXTENSIONS

It has already been noted that there are few opportunities for large scale redevelopment within the conservation area, although some improvement or enlargement of the existing buildings may be possible subject to very rigorous controls, and there may occasionally be sites where completely new development is acceptable. However, in the conservation area, where the quality of the general environment is already acknowledged by designation, the Council will encourage good quality schemes that respond positively to their historic setting. Further guidance is found in Appendix 1.

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

1.12 THE PUBLIC REALM AND ENHANCEMENT

Monument Green has been subject to a scheme of enhancement which has provided traditional "heritage" bench seats, black plastic litter bins, and short wooden bollards, all of which are functional and fit in well with the surrounding area. These should be retained and no further changes are immediately required, although constant vigilance is necessary to ensure adequate maintenance.

The appraisal has also identified some elements of remaining historic floorscape in the conservation area, such as granite kerbs which can be seen outside The Ship Hotel and around part of the small green to the south, but otherwise the area has been resurfaced using modern materials. Lighting is generally provided by late-20th century, utilitarian columns, made from steel and painted white, apart from the early 20th century street light in Dorchester Road.

Highway signage and other structures can also serve to detract from the quality of the public realm and character of the area, and the pedestrian roadside guard railings facing the High Street are particularly obtrusive, although possibly desirable from the point of view of public safety given the very busy traffic. These railings relate to a pedestrian crossing, controlled by traffic lights, which links the larger and smaller greens across the High Street.

RECOMMENDED ACTION: The Council will seek to work with their partners at Surrey County Council to ensure that all existing historic features are retained, and that any new highway works and other works of general enhancement will bring a positive improvement to the conservation area.

All street works should accord with the spirit of English Heritage's guidance, and all schemes for enhancement should be drawn up with the full involvement of the local community.

2 MONITORING AND REVIEW

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

2.1 PUBLIC CONSULTATION

The Monument Green Conservation Area Appraisal and Management Proposals has been created by collaborative working through the Weybridge Conservation Area Working Group. This has been a partnership between Elmbridge Borough Council, the local community (including the Conservation Area Advisory Committee) and English Heritage. The programme was managed by heritage consultants from The Conservation Studio. The on-going exercise identified the key issues important to the area at an early stage and these were incorporated into the documents.

RECOMMENDED ACTION: The appraisal and management plan will be subject to a period of public consultation. This will include issuing a press release in the local paper; placing the document on the Council's website and in local libraries; consultation with local amenity and residents' groups; providing a public exhibition in Weybridge Library and the Civic Centre in Esher and subsequently making any necessary amendments.

2.2 CONSERVATION AREA ADVISORY COMMITTEE

The Council has established a Conservation Area Advisory Committee (CAAC) which comprise a cross section of local people, including representatives of amenity associations and professional people. The Council consult the CAAC on applications affecting the character and appearance of the conservation area. The Committee also play an important role in the general care and monitoring of the conservation area and make proposals for its improvement.

RECOMMENDED ACTION: The council will continue to support and consult the CAAC, and the community in general where appropriate, on applications within the area and work together on recording and monitoring projects and identifying and where appropriate implementing enhancement opportunities.

2.3 BOUNDARY REVIEW

The appraisal identified that the existing boundary was generally a good reflection of the area of special character, and no changes are currently recommended.

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 BUILDINGS AT RISK

Generally, the buildings in Monument Green are well maintained, and there were no obvious "Buildings at Risk" at the time of the survey (June 2005). 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.

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 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 other unlisted buildings as resources permit.

2.5 DOCUMENT REVIEW

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

- A survey of the conservation area and boundaries;
- An updated 'Heritage Count';
- An assessment of whether the management proposals detailed in this document have been acted upon, including proposed enhancements;
- A Buildings At Risk survey;
- The production of a short report detailing the findings of the survey and proposed actions and amendments;
- Public consultation on the review findings, any proposed changes and input into the final review.

I. INTRODUCTION

New development within the Monument Green Conservation Area is severely limited due to the closely packed houses with modest gardens, which provide few if any opportunities for new buildings. Furthermore, no empty sites, suitable for development, exist.

Nevertheless, these guidance notes have therefore been prepared on the basis that new development might possibly occur, including extensions to the existing buildings, and the aim of these notes is to indicate how the Council will view subsequent applications for change within, or adjacent to, the conservation area.

Generally, development should not overlook or dominate neighbouring properties, lead to an unacceptable loss of garden space, particularly that between neighbouring properties, result in the loss of historic plot boundaries, or overwhelm the original building.

2. CONTEXTUAL DESIGN

All development, but particularly 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 a “Design Statement”, to justify the design decisions that have been made as the scheme was developed and to show how the extension or building 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 form of historic plot development - may be obvious but still needs to be acknowledged. The following are general principles:

Urban grain

The “urban grain”, or form, of historic development within the Monument Green Conservation Area has been described in the character appraisal. It varies accordingly to location, for example a continuous terraced frontage defines the southern side of the small green facing the High Street, with larger, detached or paired houses facing the western and eastern boundaries.

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. The appraisal identified that, although development is predominantly domestic, there is a considerable variation in scale from modest artisan cottages in the southern part of the conservation area, to the much grander more prestigious houses to the north. However, some modest changes in scale may actually be advantageous, as this reflects the variety of form which adds to the interest of the conservation area. For new schemes, the applicant should provide accurate elevations of the surrounding buildings, showing how the new development will relate to them.

Height and massing

Within the conservation area, a number of buildings are already more prominent because of their height and massing, particularly nos.15-21 Monument Green, which tend to be more dominant than the red brick houses they face across the green. 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 to historic townscape.

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

Appearance, materials and detailing

The emphasis in any new development or alterations must always be on the need to provide a high quality of design. This can be innovative modern design, providing a contemporary statement, or more generally, a traditional design solution. Positive change in historic townscape can provide vitality and interest to the streetscape and designation as a conservation area and the presence of listed buildings should not stifle well thought out, modern design. However, all new development in the conservation area should carefully consider the prevailing form of existing development, taking into account scale, height and massing. These elements may be used to set out the basic form of the new building(s), including roof shape, roof pitch, height, depth of plan and, most importantly, the relationship of the new buildings to existing surrounding buildings and to the street. Once this basic framework has been established and the general form and siting of the building agreed, the actual appearance of any new building may be either traditional or modern, providing some opportunities for a good designer to experiment with new materials and details. In all cases, a Design Statement should be submitted.

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. Dormers and rooflights should be avoided, unless modestly sized and away from the public viewpoint on secondary elevations. Chimneys may sometimes be required in certain locations to maintain interest at roof level or reflect rooflines in the vicinity.

Walls should usually be faced in brick, or more rarely tile hanging or painted render. The inclusion of small decorative details, such as string courses, shaped cills or lintels, recessed panels and other features can add interest and a sense of place, but must be based on local precedent and used correctly.

Windows should be timber, painted not stained. Their design should reflect traditional local styles, usually vertically sliding sashes or side hung casements. If windows are to be double

glazed, then these must be carefully designed. Avoidance of glazing bars, 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 joinery details must be submitted with the planning or Listed Building Consent applications. Modern top-hung lights and modern materials, such as plastic or aluminium, are generally unacceptable in the conservation area, particularly where the new building abuts a listed building or faces a principal street. Front doors should also be painted timber, again reflecting local historic styles.

Design check list

All new development in the area should seek to:

- Achieve continuity in street frontage building lines, either set on the back edge of the pavement 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 development in the immediate area by retaining spaces between buildings which contribute to local character;
- Complement the human scale, height and massing of historic development in the immediate streetscape;
- Reflect the proportion of solid to void found in the elevations of traditional buildings and employ robust detailing, avoiding fussy or gimmicky use of applied features or detailing;
- 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 FURTHER READING AND SOURCES OF INFORMATION

FURTHER READING:

D M and J L Barker (1993) *A window on Weybridge*
Jacqueline Banerjee (2005) *Literary Surrey*
Jean Smith (2005) *Weybridge*

FOR FURTHER INFORMATION REGARDING ALL PLANNING AND CONSERVATION RELATED MATTERS:

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

FOR FURTHER INFORMATION REGARDING LOCAL HISTORY:

Elmbridge Museum,
Church Street,
Weybridge,
Surrey KT13 8DE.
Tel: 01932 843573
Fax: 01932 846552
www.elmbridgemuseum.org.uk

FOR FURTHER INFORMATION RELATING TO LISTED BUILDINGS AND CONSERVATION AREAS:

English Heritage,
23 Savile Row,
London W1X 1AB.
General enquiries: 020 7973 3000
www.english-heritage.org.uk

FOR TECHNICAL GUIDANCE:

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

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