

Weybridge Town Centre Conservation Area Character Appraisal & Management Proposals



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Weybridge Town Centre 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 Council also confirmed three small extensions to the existing conservation area comprising nos. 1-12 (inclusive) Limes Road; nos. 1-15 (inclusive) Minorca Road and no.4 Balfour Road.

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

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Cover: Extract from Thomas Brown's map of the Manor of Hamm Court 1732

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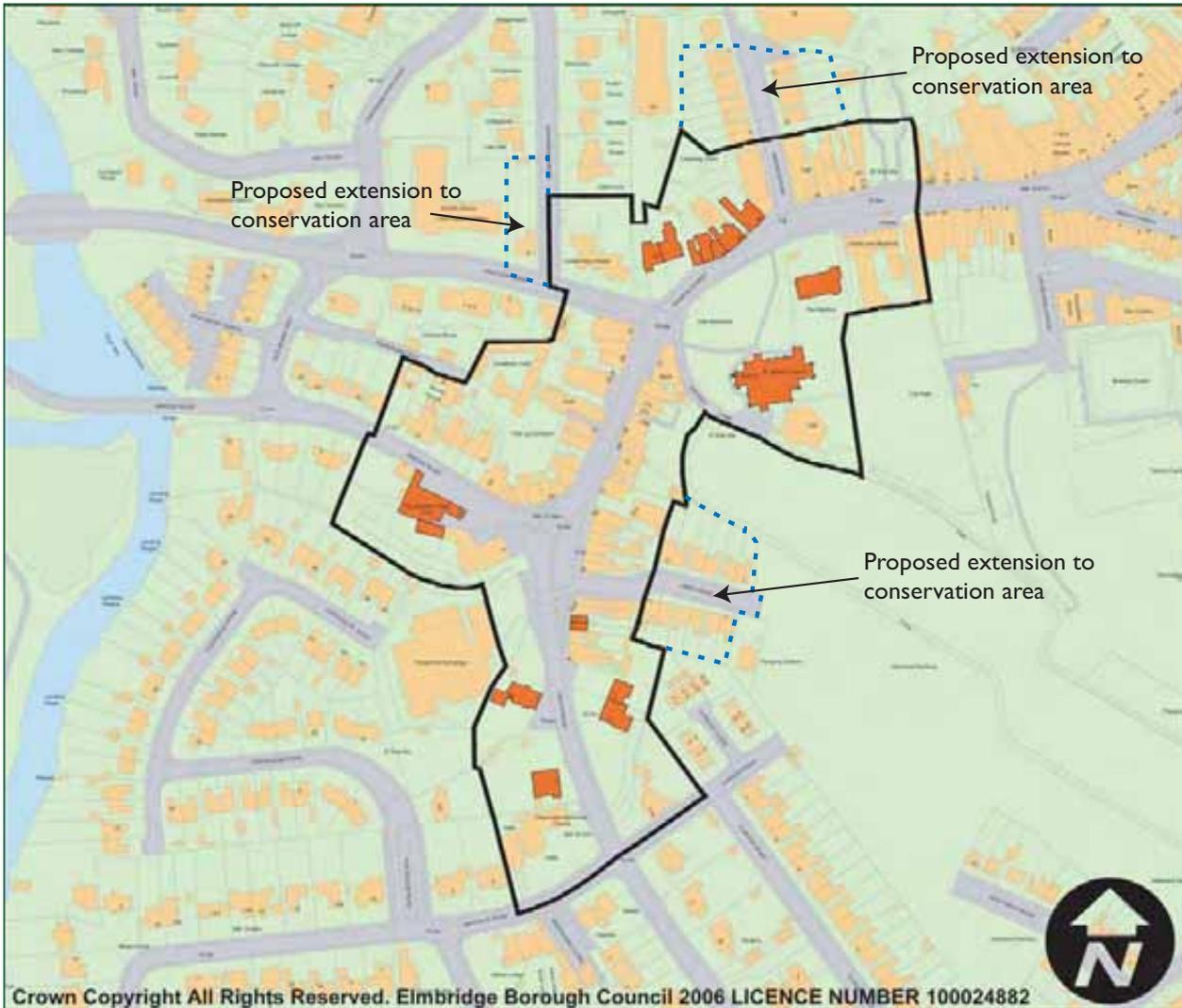
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LOCATION PLAN

I INTRODUCTION

The Weybridge Conservation Area lies within the historic core of Weybridge, enclosing to the north, the 19th century church of St James and its large churchyard. To the south, three roads – Church Street, Bridge Road and Heath Road – meet together around a small area of green space, notable for its mature trees. Around the church are a number of listed buildings, interspersed with late-19th century terraces. These are repeated to the south facing the “green” and Heath Road. The Quadrant, an interesting example of Edwardian commercial development, forms a focal point in views across the green. The many shops, offices and residential properties all provide a lively mix of activities and uses, although the main shopping area is now located further north along the High Street and Baker Street.

The conservation area was designated on 25th April 1977 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 Weybridge 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; Policy HEN17 deals with archaeology.

(ii) *The Adopted Surrey Structure Plan 2004*: Provides strategic guidance for the built environment for the period to 2016.



Aerial view of the conservation area

2 LOCATION AND SETTING

LOCATION

The Weybridge Conservation Area is located to the east of the River Wey, along the line of the historic route (now the A3050) which connects London to Chertsey, which lies to the west of the river. The settlement developed close to a crossing over the river, now marked by a bridge at the western end of Bridge Road, just outside the conservation area boundary.

BOUNDARIES

The conservation area covers the meeting point of three streets – Church Street, Bridge Road and Heath Road – and the churchyard around St James' Church. The boundary of the area largely follows the back boundaries of the various properties which front these streets, apart from the boundary around the large churchyard, which abuts a car park and the town allotments. The southern boundary is defined by the cross roads at the junction of Heath Road with Mayfield Road and Curzon Road, marking the southern limit of town centre development in the late 19th century.

TOPOGRAPHY AND LANDSCAPE SETTING

The conservation area is generally flat, because of its location close to the meandering course of the River Wey. Further east, the land rises slightly

along Monument Hill, but this is not evident from the town centre. Another gentle rise occurs along Heath Road, to the south. Around the conservation area are pleasant streets of housing dating to the later 19th, early and mid 20th centuries, providing an attractive suburban setting.

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, 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

Parts of the conservation area are within 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 for further guidance, and to PPG16. Outside the conservation area, beyond Monument Green, lie 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 parts of the old gateways, all listed grade II. New housing was built over much of the site between the 1930s and the 1980s.



Heath Road looking towards Church Street

3 THE HISTORICAL DEVELOPMENT OF THE AREA

Weybridge appears in the written records in AD675 when the gift of “*Waigebrugge*” was made to Chertsey Abbey, which had been established in AD666. The influence and achievements of this abbey on the neighbouring population must have been immense. In AD870 the Danes invaded the country and, on reaching modern-day Surrey, destroyed the abbey. A new Benedictine Abbey of Chertsey was founded in AD964. The Domesday Survey of 1086 states, among other things, that Herfid held “*Webruge....from the Bishop*”. At this time Weybridge was a small agricultural settlement, linked with the Manor of Byfleet, and located close to a shallow point in the course of the River Wey, providing a convenient fording point.

In 1176 Pope Alexander 3rd made a reference to a chapel in Weybridge in a papal bull. A wooden bridge is recorded across the Wey in 1571, but the area was slow to develop until the 17th century when, in 1653, Sir Richard Weston of Sutton Place, Guildford, promoted a river improvement scheme known as the Wey Navigation from Guildford to the Thames at Weybridge. Weston created “*locks, turnpikes and tumbling-bayes for rivers*”, copied from examples in Holland, which he had visited in 1619 and later during the Civil War. The importance of this waterway, providing an efficient and cost effective means of transport as compared to the precarious state of the local roads, can hardly be over-exaggerated. Timber, wheat, iron and gunpowder from Surrey were all despatched in large quantities via Weybridge to London by water, ensuring that Weybridge’s location on the confluence of the rivers Thames and Wey was exploited to the full. In 1760 the Wey Navigation was extended to Godalming and, together with the Basingstoke canal (1796) and the Wey and Arun Canal (1816), brought further trade to Weybridge.

Two large estates have also had a major impact on the development of Weybridge: Oatlands Palace, built in the mid-16th century, and Dorchester House, built in the 1670s.

Henry VIII started building Oatlands Palace on land to the north-east of Weybridge in 1537. The Palace had gateways and internal features added by Inigo Jones at the time of James I, but was demolished after the Civil War in 1650, many of the bricks being used for the locks and walls of the new navigation. In 1696 Arthur Herbert,

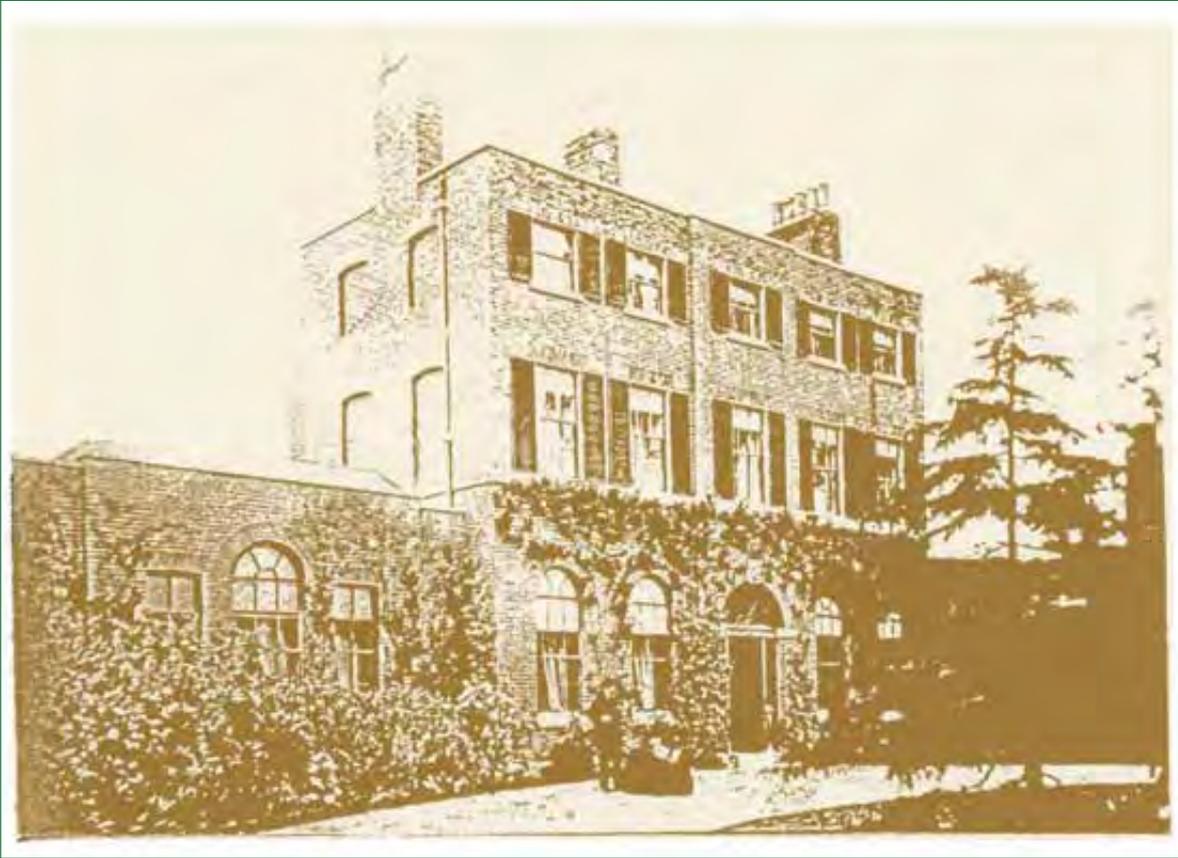
Rear-Admiral of England and later the Earl of Torrington, acquired the estate, and after his death in 1716 it was sold to Henry Clinton, 7th Earl of Lincoln, who built a new mansion. The 9th Earl, who became Duke of Newcastle-under-Lyme, landscaped the parkland. Rocque’s map of c.1770 shows Weybridge 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 1788 the Oatlands Estate was sold to Frederick, Duke of York. A memorial to his wife, Princess Frederica of Prussia, is the focal point of Monument Green, at the northern end of the High Street. In 1846 the estate was broken up and Oatlands House was sold eventually to the South Western Hotel Company. The house became the Oatlands Park Hotel in 1856 and it has remained in this use almost continuously since.

The other important building, of which only some gate piers remain in Portmore Park Road, is Dorchester House. In the 1670s Henry Howard, Duke of Norfolk, built a house in Weybridge, “*in a miserable barren sandy place by the street side*”. This was located immediately to the west of what is now Church Street and Thomas Browne’s map of 1732 shows the location of the house and its extensive formal gardens, with the southern-most boundary following the curve of what is now The Quadrant. In 1688 James II obtained it for his mistress Catherine, Countess of Dorchester, and it was named Dorchester House after her. In 1696 she married David Colyear, one of William of Orange’s favourite generals, later made Earl of Portmore and Governor of Gibraltar. From this time the house became known as Portmore House (not to be confused with nos.54-56 Church Street which are called Portmore House and Portmore Cottage respectively). Sketches by William Talman (who was also working at Hampton Court) in the Victoria and Albert Museum demonstrate that, in c.1699, Talman added a grand baroque front to this house. The gardens were almost certainly laid out by George London, Deputy Superintendent of the Royal Gardens. The house fell into disrepair in the early 19th century and was demolished in 1826. Sanderson’s map of the 1840s shows the total removal of the building and its large gardens.



Viigo House before 1914



Minorca House in c.1890

Admiral Hopson came to live in Weybridge after the battle of Vigo Bay in 1702, naming his new home in Church Street “Vigo House” and continuing the Weybridge connection with the navy and the naval bases of Tangier, Minorca and Gibraltar, started by Arthur Herbert. By 1800 the population of Weybridge was 750. In 1838 Weybridge Station was opened on the route between Nine Elms and Woking. Services to Waterloo opened in 1848, so Weybridge became part of the commuter belt, with new residents being encouraged by the image of Weybridge as a healthy alternative to London. In 1848 the medieval church of St Nicholas was demolished and replaced by a new church, designed by J L Pearson. This was completed in the same year with extensions in 1865 and again in 1889 to accommodate the growing population. The graveyard was full by the 1870s and, in response, a new cemetery was created in Brooklands Lane in 1876. In 1865 a new iron bridge was built over the River Wey.

In 1852 the Hon. Peter Locke King (1811-1885) became the Member of Parliament for East Surrey, and he paid for the construction of the Weybridge Institute, which is now the Conservative Club, no.70 Church Street, in 1863. In 1861 he acquired the Portmore Park Estate and, from 1887, onwards his son, Hugh Fortescue Locke King, began to sell land for development. In 1889 he donated a plot of land in Balfour Road as a site for a new cottage hospital, which was combined with parish rooms. The map of 1895 shows the hospital, as well as two large houses – The Limes and Minorca House. The Limes was demolished

after 1900 and semi-detached villas were built along the road which led to a large area of allotments. At about the same time, The Quadrant was built and other shops followed, all facing the small green at the northern end of Heath Road. In 1901 Weybridge Methodist Church was built in Heath Road.

In 1907 Brooklands Motor Racing Track opened on land owned by H F Locke King and, despite the economic depression of the Inter-War years, the venue continued to flourish with famous drivers such as Malcolm Campbell attending. In 1908 the first unofficial flight by AVRO took place at Brooklands. In 1920 Weybridge Kinema opened on the corner of Minorca Road and Church Street, becoming Weybridge Hall in 1956. In 1928 Vigo House was demolished and a new Weybridge Hospital built on the site. By 1938 Balfour Road had been extended and, to cope with rising traffic, a new bridge over the river was started although not opened until after World War II. During the war, the Vickers-Armstrongs Aircraft Factory continued to produce military aircraft at Brooklands, including the famous Wellington bomber, despite being seriously bombed in 1940.

In the Post-War era many of the larger houses and their gardens were sub-divided to provide much needed new housing. A new library and museum was built in Church Street in the late 1960s. Today, Weybridge remains a popular residential area, with attendant house values, although the rural setting has been incrementally lost over the last 100 years.



Weybridge Library and Museum

4 SURVIVING HISTORICAL FEATURES WITHIN THE CONSERVATION AREA

SUMMARY OF HISTORICAL FEATURES:

- Historic plan form of Church Street, the churchyard, Heath Road and Bridge Road;
- The street pattern has interesting variations in the width of the principal roads;
- The residual 'village green' to the east of the three way road junction, opposite The Quadrant, with important lime trees;
- Building plots reflect the chronology of development with higher status pre-19th century buildings partly retaining early plots eroded by infill and redevelopment;
- St James' Church and The Rectory occupy the largest plots;
- The earliest surviving building is no.42 Church Street, with 16th century fabric;
- 17th century buildings include nos. 44-52 Church Street; The Rectory, Church Street; Portmore House and Portmore Cottage (nos.54 and 56 Church Street); and Elm Lodge, no. 6 Heath Road;
- 18th century buildings include Queen's Head Public House and stables, Bridge Road; nos. 11 and 11a Heath Road; nos.1 and 3 Heath Road; and no. 4 Heath Road;
- St James' Church was built in 1848, replacing an earlier building on the same site;
- The churchyard, with possibly medieval boundaries;
- There are a number of important chest tombs in the churchyard, including that of Frederica, Duchess of York, who died in 1820;
- An interesting collection of late 19th century and early 20th century purpose-built shops, built on an impressive scale: The Quadrant, nos.72-92 (even) Church Street; and nos.24-34 (even) Church Street;
- Later Edwardian semi-detached suburban housing (pre-1913): Limes Road and Minorca Road.

STREET PATTERN AND BUILDING PLOTS

Weybridge is notable for the survival of what is probably a medieval street pattern as shown by the layout of Church Street, Bridge Road and Heath Road. The first two roads connected Chertsey to London and may even date to the establishment of the first abbey in the 7th century. These roads have been changed very little,



St James' Church and Churchyard

although new roads have been created in the 19th and 20th centuries on all sides to enable new development.

There are two important historic maps which date to 1730s and the 1840s. Thomas Brown's map of *The Manor of Hamm Court*, dated 1732, provides a fascinating glimpse of "old" Weybridge before Dorchester, later Portmore, House was demolished. Sadly it does not show any buildings on the east side of Church Street (apart from St Nicholas' Church) or either side of what is now Heath Road (presumably because this was outside the manor), but the overall shape of the green, which provides a formal entrance to Dorchester House, is clear. Of note is the curve which follows the building line of The Quadrant. The map also notes Portmore House/Portmore Cottage with what may be a large barn in its garden. The varying widths of the roads, and their rather meandering routes, confirms their antiquity.



Thomas Brown's map of the Manor of Hamm Court 1732

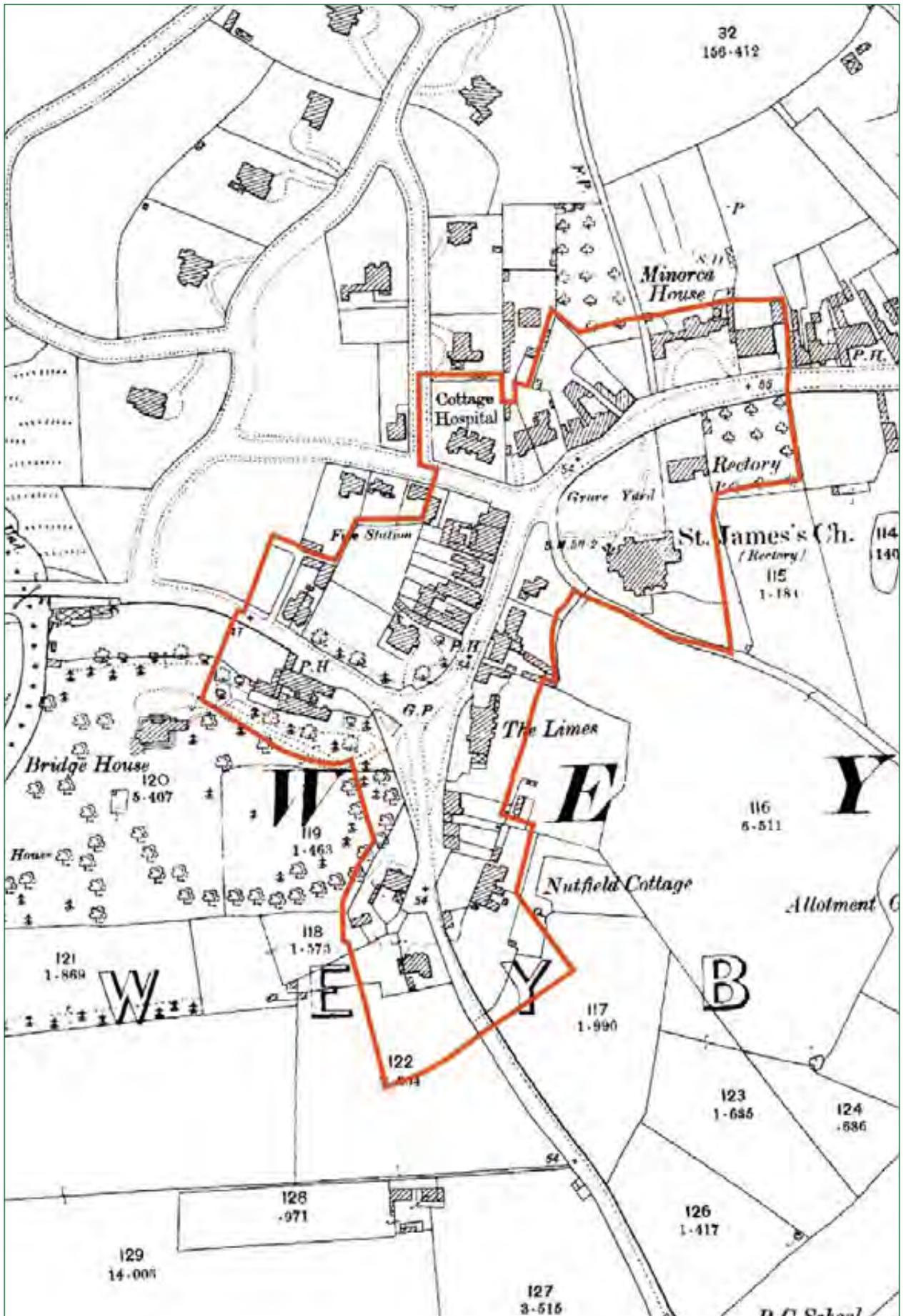
By the time of Sanderson's map of the 1840s, Portmore House (formerly Dorchester House) had been demolished (1826) and the gardens cleared leaving a large open field. Development was concentrated along the northern side of Church Street, starting with what is now called Portmore House/Portmore Cottage, Minorca House, and properties beyond. Other houses lie on the east side of Church Street, some close to the road. The Limes, a substantial house with a large formal garden, is the principal building. On the west side, Elm Lodge is the main building, and along Bridge Road, there is a large complex of buildings (now the Queens Head Public House) with stables and barns. One small remnant of Portmore House remained – the old kitchen garden on the north side of Bridge Road. Of note is the rural setting with fields backing onto the backs of these properties. The map of 1895 shows little change, although beyond the Cottage Hospital in Balfour Road, substantial new houses were being built in large plots. Around 1900 there was clearly a great deal of

change as Locke King sold off land for development. The Minorca House site was sold and Minorca Road built soon afterwards. The Portmore Park Estate was developed and The Quadrant built by Arthur Cobbett between 1890 and 1906. In 1908/9 The Limes was demolished, and pairs of well detailed houses built in the garden, as well as Limes Parade in Church Street. In 1928 Vigo House was demolished and Weybridge Hospital built in its place. Later changes include the construction of some 1960s buildings, including the 1967 library and museum in Church Street, but generally the town centre is very much as it would have appeared in the early 1900s.

St James' Churchyard and The Rectory occupy the largest plots, but The Old House and Elm Lodge also have sizeable gardens and are set back from the road. Nos. 11a (Nutfield) and 11 (Mayfield) Heath Road sit at an angle to the street, set well back.



Sanderson's map of Weybridge and environs c.1840



1895 Ordnance Survey

These buildings appear to date to the 18th century, but at the back of no.11 is part of an earlier timber-framed barn. Portmore House/Portmore Cottage also has a good sized front garden, partly used for commercial advertising. Otherwise, all of the late 19th or early 20th century commercial development sits on the back of the pavement, including some of the eastern side of Church Street where late 19th century single storey “frontages” have been added to earlier residential properties. The Methodist Chapel at the southern end of Heath Road has a large open site, mostly taken up with car parking.



The Quadrant from Heath Road c.1900



Church Street, showing late 19th century additions

5 THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

TOWNSCAPE ANALYSIS

The Weybridge Conservation Area encompasses the long curve of Church Street and Heath Road, with a junction almost in the centre where Bridge Road leads westwards to the river. The uses are mainly commercial, with more residential property along Heath Road to the south. Despite the activity of the town centre, the conservation area retains a rural quality due to the prominence of the church, its churchyard, the nearby allotments, the green spaces further south, and the spacious plots of the residential properties in Heath Road.

The northern part of the conservation area is centred on St James' Church, with its large churchyard, looking out over the adjoining allotments. The buildings are diverse both in form and function, with a distinctive row of late 19th century shops and the 1960s library. A number of listed buildings also feature, such as The Rectory dating to the 17th century. There are pleasant views over the churchyard towards the church, which acts as an important focal point.

Rows of very varied but mainly good quality 19th and early 20th century buildings, with ground floor



The Rectory, Church Street

shops, line the more southerly section of Church Street. These lead down to the junction with Bridge Road, contained along the northern side by The Quadrant, an interesting example of early 20th century development which retains a number of original shopfronts. Another terrace of similarly dated properties line the east side, whilst to the west, new development has intruded somewhat. This area has fewer shops and the grassed verges and many mature trees give it the character of a small village green.



Well detailed Edwardian houses in Bridge Road

Along Bridge Road are further examples of modest, but very good quality, Edwardian houses. These sit back from the road and face The Queen's Head, an 18th century listed public house with a large forecourt. Further south, along Heath Road, detached houses sit in spacious plots, contained by high brick walls or hedging, and the conservation terminates in the well detailed Methodist Church on its large plot which turns the corner into Mayfield Road. Opposite, on the corner with Curzon Road, is a detached villa of c.1900 with a large garden.

SUMMARY OF TOWNSCAPE FEATURES

- Gentle curve of Church Street, punctuated by St James' Church and the public library in the north and the green, leading to Heath Road, in the south;
- The triangular green at the north end of Heath Road, lined with late 19th century shops on two sides;
- The 19th century parish church with coursed stone rubble elevations and a fine spire, forms an attractive group with the adjoining 17th century Rectory, the whole set within a large churchyard with mature trees;
- Frontage boundary wall to churchyard may date to the 18th century and is a distinctive feature of Church Road;
- 16th, 17th and 18th century houses have been refaced (nos.42, and 44-54 even Church Street) and refenestrated (nos.54 and 56 Church Street) and adapted for commercial uses;
- Nos.11 and 11a Heath Road is a detached early 18th century house (or earlier) with fine brick elevations and plain tiled roof, set behind a parapet. It is now sub-divided within a large plot with long frontage to the east side of Heath Road;
- The Old House and Elm Lodge (nos.4 and 6 Heath Road) and Portmore House/Portmore Cottage (nos.54 and 56 Church Street) represent the survival of gentry houses which have been subsumed within later development and are now mainly used for commercial purposes;
- Early 19th century villas have been adapted to shops in the early 20th century with the addition of shopfronts, replacing their original front gardens (nos.27 and 29 Church Street);
- Three notable terraces of purpose built Edwardian shops: The Quadrant, facing Heath



Portmore House and Portmore Cottage, Church Street

Road; nos.39-49 (odd) Church Street; and Weybridge Hall and adjoining terrace, Church Street;

- Well detailed Edwardian houses along the north side of Bridge Road (nos.2-16 even);
- Weybridge Methodist Church, Heath Road, dated 1901, provides the final building in the conservation area and turns the corner into Mayfield Road;
- Whilst small pockets of distinctive character survive in the conservation area, these are too small to justify the identification of individual character areas.

CURRENT ACTIVITIES AND USES

Most of the conservation area is in commercial uses with shop frontages facing Church Street and the northern end of Heath Road. The area is well served by a variety of community buildings – the two churches (St James' and the Methodist Church); the public library and museum, the Weybridge Hall, both in Church Street; and one public house (the Queen's Head in Bridge Road). A number of restaurants and cafes add activity. There are a high proportion of offices, including the former Cottage Hospital in Balfour Road and



The Methodist Church, Heath Road

a large new block on the corner of Heath Road and Bridge Road (no.2 Heath Road). Whilst there may be some low key residential use of accommodation above some of the shops (not easily identifiable from the street), there are some family houses in Bridge Road (nos.2-16). Away from the main street, and outside the conservation boundary, the land has largely been developed with late 19th century suburban housing of varying scales.

FOCAL POINTS, VIEWS AND VISTAS

There are two focal points to the conservation area which provide a strong sense of local identity: St James' Church and its churchyard, with its tall pointed spire which is visible from many locations within the conservation area; and the green at the northern end of Heath Road.

Focal buildings are:

- St James' Church;
- The Rectory;
- No.60 Church Street (on the corner of Church Street/Balfour Road);
- The Quadrant;
- Methodist Church, Heath Road.



The Quadrant

Because of the flat topography, there are no views out of the conservation area apart from the views from the churchyard over the allotments towards the hills to the south, an important link with the previously rural setting of the former village. Views are therefore concentrated along the long curve of Church Street and Heath Road, towards the focal buildings detailed above.

The most significant views are shown on the

Townscape Analysis map as follows:

- View northwards along Heath Road, past the Methodist Church towards The Old House;
- Views westwards from the green along Bridge Road, encompassing the Queen's Head Public House and the Edwardian houses on the north side of the road;
- View southwards from the green along Heath Road, past the trees of the green towards Rathbone House;
- View northwards along Church Street towards Portmore House/Portmore Cottage, with glimpses of the church spire at various points along the east side of the street;
- Views westwards, southwards and north-eastwards from the inter-section of Church Street with Balfour Road, with the east side being dominated by the churchyard wall, the monuments and the church itself;
- Views of the church and its spire, particularly from Church Street;
- View along Church Street from the edge of the conservation area, terminating in nos.42-46 Church Street;
- View from the churchyard over the allotments.



Four photographs showing how St James' Church spire is an important local landmark

OPEN SPACES, LANDSCAPE AND TREES

The churchyard is the principal open space in the conservation area with its monuments and trees. The other important area is the collection of spaces including sections of grassy verges which collectively form a village “green” at the southern end of Church Street. Mature lime trees make a particular contribution. To the south, there is an open lawned area to the south of the Weybridge Methodist Church that provides an attractive setting for the church and allows views through to the pair of Edwardian villas beyond (nos.4 and 8 Mayfield Road), although some improvements to the car parking area would be welcomed.

The principal landscape setting to the conservation area is provided by the large open area of allotment land to the east of Limes Road and to the south of the parish church. This is owned and administered by the Weybridge Land Charity. The allotments also make a major contribution to the peace and tranquillity of the area.

PUBLIC REALM

The carriageway throughout most of the conservation area is defined by robust granite kerbs. The remainder of the public realm consists of a variety of artificial modern finishes which have no contextual relevance, such as tarmacadam and concrete block or slab pavements. Small sections of brick paving on the green at the southern end of Church Street appear to be modern. There is some traditional stone paving to the side of Portmore Cottage but this is also clearly modern, because of the way it is laid in patterns with large joints filled with a hard cement mortar.

Lighting is provided by modern lighting columns, made from steel with swan neck lamps. The exception is a pair of early 20th century cast iron columns on the north side of Limes Road. These serve to enhance the character of the surrounding area significantly. CCTV cameras provide discreet surveillance in certain locations.

There is a bright red Edward VII pillar box at the southern end of Church Street.



The “green” from Bridge Road



The allotments

6 THE BUILDINGS OF THE CONSERVATION AREA

ARCHITECTURAL STYLES AND DETAILING

Nearly all of the listed buildings in the conservation area were built as houses, varying from the more substantial “gentry” houses, such as Portmore House/Portmore Cottage, to much more modest cottages such as nos.1 and 3 Heath Road. St James’ Church is the only non-secular listed building, dating to 1845. This was designed by the great cathedral architect, John Loughborough Pearson in the Gothic style, using coursed rubble stone with stone dressings. Its stone broach spire with an iron weathervane is an important local feature. From the 1870s onwards, further buildings were added along Church Street, often with purpose-built shopfronts, and many of these remain and have been judged as making a positive contribution to the character of the conservation area, although they are too late to be statutorily listed.

The earliest building in the conservation area is no.42 Church Street, a small domestic house which, although of 18th century appearance, conceals a 16th century rear wing. Other buildings are similarly scaled, with The Rectory being the most substantial secular building in the conservation area. The surviving early buildings reflect the vernacular styles more generally found today in rural parts of Surrey. Rendered timber frames, fine handmade brick work in Flemish and English bond, tile hanging and handmade clay tiled roofing typifies these buildings. Painted timber, small paned casement and sash windows contrast with the rich terracotta brickwork and roofing.

Often, a brown brick is decorated with red brick dressings to the window and door reveals (Portmore House/Portmore Cottage, Elm Lodge), and stone string courses added (The Old House). These details can also be seen in the buildings on the north side of Church Street, such as nos.42-52, which date to the 18th and 19th centuries. No.42 and The Rectory both have cream painted plastered fronts, possibly concealing a 17th century timber-framed structure beneath. Portmore House/Portmore Cottage is faced in soft red and brown brick with clear evidence for a late 18th century refacing, when a parapet was added to what may be a 17th century building judging by the very steeply pitched roof. In Heath



Nos. 1-3 Heath Road (on left)



No.42 Church Street



The Old House, Heath Road

Road, both The Old House and Elm Lodge have red brick façades (although Elm Lodge has been painted white along its street-facing façade), along with steeply pitched tiled roofs. The listed former stables to the Queen's Head Public House are notable for their use of blue and red brick, creating a chequer pattern. Nos.11 (Mayfield) and 11a (Nutfield) Heath Road were once one house and appear to date to the 18th century with early 19th extensions to the right (south). However, at the back on no.11 is part of a double height timber-framed building which may be a former barn.

After about 1800, the early and mid 19th century buildings have a typical late Georgian style with balanced façades modulated by sash windows and low pitched, hipped slate roofs. Elevations are generally rendered and painted, with sashes set in deep reveals. Nos.27 and 29 Church Street, both unlisted but dating to the early 19th century, provide some of these details, although partially obscured by late 19th century ground floor shops which have been added to the front.

The late 19th century buildings, such as nos.26-34 Church Street, adopt a new urban scale and conventional late Victorian style, with tall three storey brick elevations and plate glass sash windows set beneath Bathstone lintels. Panels of terracotta detailing and mock half timbering appear as historicist, hybrid 'Old English' styles were introduced into the conservation area, and slate becomes the dominant roofing material. Similar details can be seen in Minorca Road, in the paired houses of c.1900.

Early 20th century housing and parades of shops in the area anticipate the Inter-War suburban style which was soon to dominate. Machine made clay tiles return as the dominant roofing material, in combination with half-timbered gables, tile-hung bays, leaded and multi-pane frieze lights, and mullioned and transomed timber windows. A good example is no.11b on the corner of Heath Road and Curzon Road. The Quadrant, is similar, with the central gable being supported on squat wooden columns. No.2 Bridge Road is an interesting example of a rough-cast house of c.1905, with a steeply pitched tiled roof and a long dormer window which breaks through the eaves where they face the street. Limes Road retains six pairs of almost unaltered early 20th century



Nos. 26-34 Church Street



Houses in Limes Road

houses complete with stained glass and protruding front bays with central lights with curved heads, sometimes referred to as "Ipswich" windows after the town in East Anglia which retains many examples of this type.

In 1967 the addition of the public library to Church Street must have had a major impact on the locality at the time. The building is undoubtedly of its period, with light brown brick and a large expanse of glazing to the first and ground floors. A contemporary piece of sculpture adds presence over the main entrance. The large wing at the back has serried rows of mullions with vertical strips of glazing between.

SHOPFRONTS

The Weybridge Conservation Area is notable for the number of historic shopfronts, which survive virtually unaltered.

The best examples include:

- Nos.26-34 Church Street. This block of purpose built shops with accommodation above dates to c.1900. Many of the original shopfronts remain, defined by giant corbels at either end of the fascias, and marble columns with Corinthian plaster decoration. The further loss of these details should be resisted.
- No.52 Church Street (Surrey Brides). This shopfront is almost completely intact and dates to c.1870, with classical details including acanthus-leaf corbels and a moulded frieze.
- Various shopfronts between nos.27a and 37 Church Street, which were added in the late 19th century to earlier buildings behind. These retain their moulded fascias, low stall risers and moulded window mullions.
- The Quadrant, Church Street. This corner block was built in c.1900 and some of the original shopfronts remain eg Castle Wildish, Estate Agents.
- No.51 Church Street, which has giant blue and green faience pilasters, found also in the adjoining block (nos.39-49).

BOUNDARIES

Boundaries are mainly provided by brick walls, of varying heights, shrubs and trees, and modern fencing. In several locations, historic cast or wrought iron railings are notable.

There are several old brick walls in the conservation area which are worthy of special mention. The first is the curved wall around the churchyard, dating to the 18th and 19th centuries, as indicated by the use of both a soft red brick and a harder, brown stock brick. The coping is simply formed by brick-on-edge. Another wall of merit, is the taller, more substantial red brick wall which faces Heath Road, defining the boundary to nos.11a. A very tall brick wall to the west side of no.2 Bridge Road is well detailed but recently reconstructed using old materials, and another modern wall of merit is the wall in front of nos.2-8 Bridge Road.



No.52 Church Street



No.49 Church Street

Decorative cast iron railings can be seen outside the Methodist Church in Heath Road, and between nos.10 and 12 Bridge Road (with their original very attractive gate posts). Modern railings, set into a brick wall, define the front boundary to The Old House in Heath Road.

A variety of modern fences detract from the character of the conservation area, of which by far the most obtrusive is the timber fencing in front of Elm Lodge.

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 all listed grade II unless otherwise indicated and are marked on the Townscape Appraisal map. They are:

- No.42 Church Street;
- Nos.44-52 Church Street (even nos.);
- No.54 (Portmore House) and no.56 (Portmore Cottage), Church Street;
- The Rectory, Church Street;
- St James' Church (listed grade II*);
- Five chest tombs, St James' Churchyard;
- The Queens Head Public House, Bridge Road;
- Coach House and Stable Block to south of Queens Head, Bridge Road;
- Nos.1 and 3 Heath Road;
- Nos.11 (Mayfield) and 11a (Nutfield), Heath Road;
- No.4 Heath Road (The Old House);
- No.6 (Elm Lodge) Heath Road.

There are no locally listed buildings in the conservation area.

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 impractical, they are excluded.

Government guidance in PPG15 '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). The guidance note states

that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings.



Railings in front of Nos.10 and 12 Bridge Road



The Queen's Head Public House, Bridge Road



No.49 Church Street - a Significant Unlisted Building

7 NEGATIVE FEATURES AND ISSUES

BUSY TRAFFIC AND PEDESTRIAN MOVEMENT

- A controlled pedestrian crossing provides a means of crossing Balfour Road safely, but there is nothing to help pedestrians further south along Church Street and Heath Road, where the junction of the three separate roads does create safety issues. However, highway improvements are currently in progress in this area.



Crossing Church Street can be hazardous

PUBLIC REALM

- Untidy car parking to side of the Queen's Head Public House;
- Pavements - use of concrete blocks, concrete slabs, poor quality repairs;
- Modern steel street lights;
- Plethora of street signs especially around the junction of Church Street/Heath Road/Bridge Road;
- Rubbish bags and wheelie bins in the street.



A negative building - Nos. 66 - 68 Church Street

BUILDINGS

- Modern shutters in need of repair on Portmore Cottage;
- Use of uPVC windows on Significant Unlisted Buildings eg no.26 Church Street; no.72 Church Street;
- Negative buildings – nos.66-68 Church Street – three storey brown brick box of the 1960s; nos.31-35 Church Street, another 1960s building of no merit.

SHOPS

- Estate agents' display cabinets in front of Portmore House;
- Poorly designed and dominant shopfronts (eg nos.39-51 Church Street);
- Plastic Dutch blinds eg no.29 Church Street (The Dermal Lounge).



Poor quality paving in Bridge Road

BOUNDARIES

- Use of modern timber fencing on front boundaries eg Elm Lodge, Heath Road;
- Loss of front boundaries for forecourt parking.



Display cabinets outside Portmore House



Untidy car parking in front of the Methodist Church



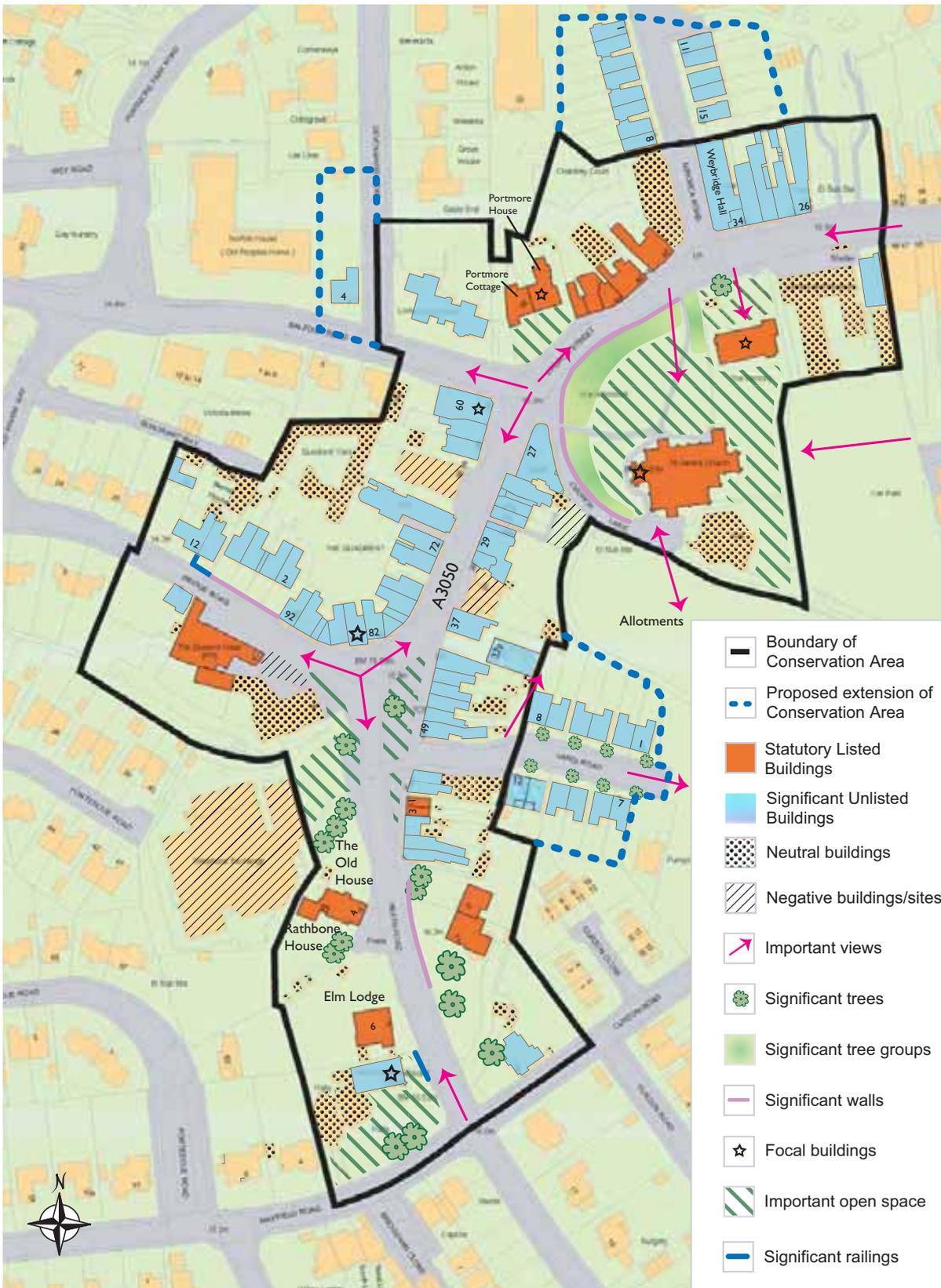
Minorca Road

SITES

- Car park to side of the Queen's Head Public House: a small triangle of land with very untidy car parking, right on the edge of the road;
- The car park to the Methodist Church, Heath Road: a large car park and open grassed area, without many trees;
- Entrance to Elm Lodge, currently defined by concrete bollards connected by wire;
- Private car park to the rear of nos.27a-27d Church Street: a neglected backland site with poor quality surfaces and boundaries.

CONSERVATION AREA BOUNDARY REVIEW

- Whilst the conservation area boundary was found to be generally a good reflection of the area with surviving special character, small areas of adjacent unaltered Edwardian housing were considered worthy of inclusion, namely Minorca Road, Limes Road and one building in Balfour Road. These are included on the Townscape Appraisal Map.



Weybridge Town Centre Conservation Area
Townscape Analysis Map

I INTRODUCTION AND RECOMMENDATIONS

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', PPG 16 'Archaeology and Planning', 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 supersede 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

Three revisions to the existing boundaries were considered desirable. These are:

- Add no.4 Balfour Road, a late 19th century building with original details;
- Add nos.1-8 (continuous) and nos.11-15 (continuous) Minorca Road, paired Edwardian houses with original detailing dating to c.1900;
- Add all of the houses in Limes Road, consisting of six semi-detached pairs of very attractive properties dating to c.1906.

RECOMMENDED ACTION: The Council will seek to extend the existing Weybridge Conservation Area boundary to include the areas detailed above.

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 16 Listed Buildings within the conservation area, and five chest tombs in the churchyard.

Extensions and alterations to listed buildings should conform with policies HEN1-7 (inclusive) of the REBLP 2000, in accordance to the more detailed design advice in Appendix 1 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 no Locally Listed buildings within the conservation area.

The townscape appraisal 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 53 Significant Unlisted Buildings within the Weybridge Conservation Area, and once extended, there will be a further 27. 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 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 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 form a coherent group of well detailed properties. Significant examples include the houses in Limes Road, and nos. 2-12 Bridge Road. It is therefore recommended that consideration be given to the use of appropriate Article 4(2) directions to protect these buildings, 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.

1.7 LOSS OF FRONT BOUNDARIES

A few of the buildings in the Weybridge Conservation Area are set behind shallow forecourts or front gardens defined by boundary walls or more rarely railings. These serve to enrich the street scene and are a key element of local distinctiveness. Every effort should be made to repair front boundary walling and secure their accurate reinstatement.

The use of Article 4(2) directions, subject to resources, should be investigated to prevent the further loss of traditional boundary walling.

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 the conservation area are protected.

1.8 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.

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.

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.

1.9 TREES

The appraisal has identified a number of significant trees in the Weybridge Conservation Area. Within all conservation areas, anyone intending lopping or



Detail of house in Limes Road

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.

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.

1.10 NEW DEVELOPMENT, REDEVELOPMENT, ALTERATIONS AND EXTENSIONS

Because of the tight urban form of the conservation area, there are few opportunities for large scale redevelopment, although some improvement

1.11 THE PUBLIC REALM

Throughout the conservation area, modern paving materials, often poorly maintained, are a negative feature. Modern street lighting, and the large number of street signs, are other features which would benefit from improvement.

RECOMMENDED ACTION: The Council will seek to work with their partners at Surrey County Council to ensure that any new highway works will bring a positive improvement to the conservation area. All street works should accord with the spirit of English Heritage's guidance.



Trees and shrubbery are very important in the conservation area

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 at Appendix I.

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 supersede this in the LDF.

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 Weybridge 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 comprises 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, but three small areas were considered as worthy of inclusion (No.4 Balfour Road, nos.1-8 and 11-15 Minorca Road and nos.1-12 Limes Road).

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

2.4 BUILDINGS AT RISK

Generally, the buildings in Weybridge 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.

INTRODUCTION

New development within the Weybridge Conservation Area is limited due to the tight urban form, which provides very few if any opportunities for new buildings. 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.

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 Weybridge Conservation Area has been described in the character appraisal. It varies accordingly to location, for example along most of Church Street continuous terraced buildings define the majority of the frontages, but to the south, along Heath Road, large detached properties sit in gardens with mature trees. This very varied “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 to more prestigious houses, as well as the contrasting scale of the commercial developments of the late Edwardian period. 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, such as nos. 26-34 Church Street. 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, but the use of other materials such as tile hanging or painted render may also be acceptable. 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 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