A historical map of East Molesey Old Village, showing the River Mole and surrounding buildings and streets. The map is rendered in a light orange color.

East Molesey Old Village Conservation Area Character Appraisal & Management Proposals



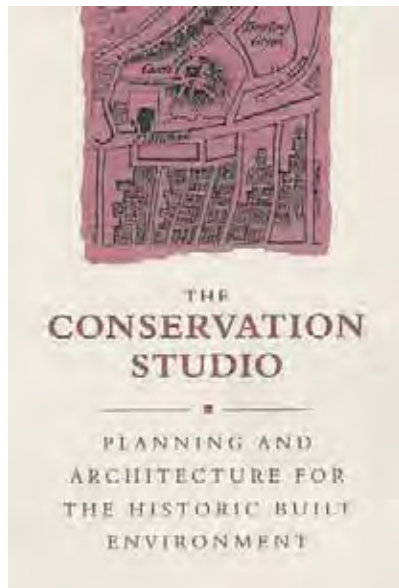
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East Molesey Old Village Conservation Area Character Appraisal & Management Proposals



This document has been written and illustrated on behalf of Elmbridge Borough Council by

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East Molesey Old Village 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 produced through collaborative working by the East Molesey 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, organize training workshops and co-ordinate and produce the Appraisal and Management Proposals.

The designation, review, protection and management of conservation areas are part of the statutory duties of Elmbridge Borough Council as the local planning authority. However, community involvement is essential in understanding the special nature and different issues for each individual conservation area. The Working Group identified many aspects and issues and these were incorporated into the document at its initial draft stages. This document has been the subject of wider public consultation for a six-week period commencing on 8th December 2005 and comments received have informed the final document.

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), preparation of the Local Development Framework (LDF), as a basis for understanding the area, informing decision making, monitoring and management. It will be the subject of an ongoing five-year review providing the opportunity to bring it into the LDF process. The document was considered and endorsed by the Elmbridge Borough Council Planning Committee on 18th April 2006. The Committee also confirmed a small extension to the existing conservation area to include nos. 54-62 (even) Walton Road.

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

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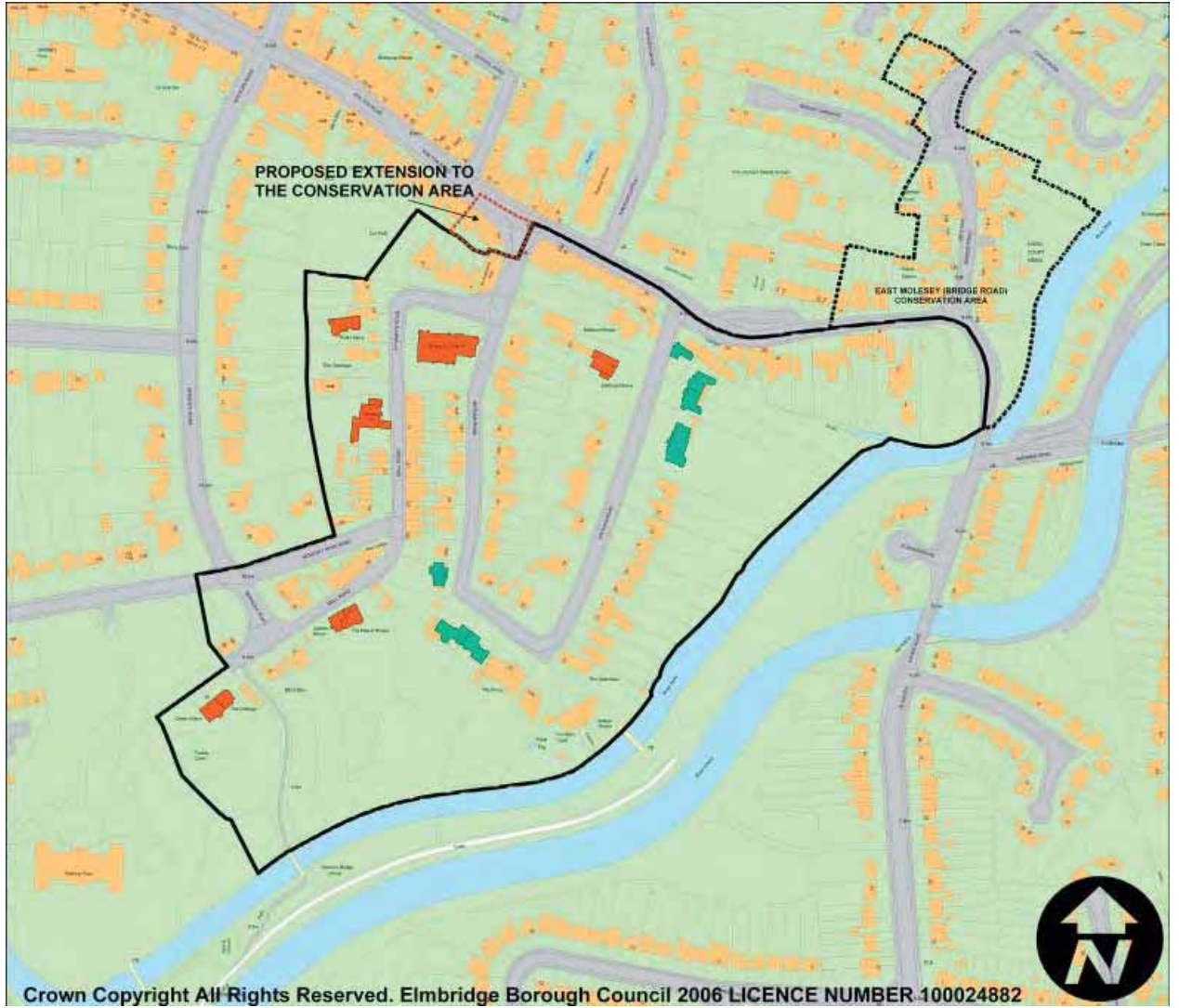
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Location map

I INTRODUCTION

The Old Village Conservation Area is based upon the original village settlement of East Molesey around St Mary's Church and is located less than a mile from the historic Hampton Court Palace and River Thames. Now no longer the village centre, the area retains buildings of various architectural styles and types including residential and commercial properties. Historic development of the settlement has been influenced by its proximity to the rivers and the open spaces around the Rivers Mole and Ember, although outside the conservation area, are important to its setting.

Elmbridge Borough Council designated the East Molesey Old Village Conservation Area on 20th October 1975. Conservation areas are designated

under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

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



Aerial view of the conservation 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).

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 a “Management Plan”).

This document therefore provides a firm basis on which applications for development within the East Molesey Old Village 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 HEN 9-15 inclusive;
- (ii) The adopted Surrey Structure Plan (2004): Provides strategic guidance for the built environment for the period to 2016.



Bell Road.

2 LOCATION AND SETTING

LOCATION

East Molesey Old Village is located to the south of the River Thames, and immediately to the north of the River Mole and Ember. Hampton Court, with its associated royal palace, is just one kilometer away. Esher lies approximately five kilometres to the south.

BOUNDARIES

The northern edge of the Old Village Conservation Area is defined by the southern side of Walton Road, from the junction of Matham Road in the west, to its junction with the Bridge Road/Esher Road in the east. It extends southwards from Walton Road with Bell Road and Spencer Road marking its western boundaries. The Rivers Mole and Ember were both subject to extensive intervention in the 1960s to alleviate historic flooding, which involved the straightening of their meandering channels. The north bank of River Mole now provides a convenient southern and part easterly boundary to the conservation area.

The Old Village is centered in the east of the area on the Church of St Mary, situated to the south of Walton Road. The earlier development of the settlement is associated with a former crossing point of the River Mole at Tanner's Bridge. To the east, 19th century suburban development along Matham Road has long rear gardens, which slope

gently down to the River Mole and present a soft edge to the conservation area when viewed from the south east.

TOPOGRAPHY AND LANDSCAPE SETTING

The area has slight topography. The land rises very gently from the River Mole in the south and east towards the north. It forms part of the historic flood plain between the rivers Thames and Mole/Ember. This is reflected in the gentle meanders of the Mole and the less natural curve of the River Ember, which was canalised in the later 20th century.

GEOLOGY

The underlying geology of East Molesey is clay, covered by gravel deposited at the end of the last ice age. On top of these are sediments laid down by the Thames, Mole, Ember and small rivers and brooks that fed into them.

ARCHAEOLOGY

Parts of the conservation area in Bell Road and around St Mary's Church have been identified as having high archaeological potential and these are 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.



Matham Road.

3 THE HISTORICAL DEVELOPMENT OF THE VILLAGE

The earliest record of Molesey is found in grants of land to Chertsey Abbey in the seventh century. These include estates at 'Muleseg'. The name derives from the Old English word for an island or river meadow compounded with the personal name 'Mul'. Muleseg literally means Mul's Island or Mul's Meadows in old English. The prefixes 'West' and 'East' occur in the 13th century, prior to which there was only one village at East Molesey. The historic name for the river Mole is the 'Emen' and it was not known as the Moule or Mole until around the 16th century.

Following the Norman Conquest, William I gave manors in Molesey to two of his knights, Richard Fitzgilbert and Odard Balastarius, in return for military service. In the 14th century, a descendent of Odard Balastarius, Isabella de Molesey, married John de Matham and when she died he succeeded to her estate, which was henceforward referred to as the manor of Molesey Matham. In addition to these two manors, three other small estates in Molesey appear in the Domesday Book, all of which had been granted to Richard Fitzgilbert. By the 12th century these three estates had been amalgamated into one manor owned by the D'Abernon family. In 1130 Engelram d'Abernon presented this manor to Merton Priory who owned the land for the next 400 years and it became known as the manor of Molesey Prior.

A church is first mentioned in the Domesday Book in what was to become East Molesey. A small flint church replaced this in the 12th century, which survived until damaged by fire in 1863. The parish took the opportunity to replace this structure by a large new church in the Early English Style, which was consecrated in 1865. It retains memorials from the earlier church, including one to Anthony Standen, servant to the Earl of Darnley and his wife, Mary Queen of Scots.

Flooding was common in the medieval period, associated with the three neighbouring rivers and the low-lying nature of the area. A ferry existed between East Molesey and Hampton Court until 1753 when a wooden bridge was built. This was replaced in 1778. An iron bridge was erected in 1865, which was succeeded by the present ferroconcrete bridge in 1933.

There were two manorial mills on the river Mole, both located outside the conservation area, and originally grinding corn. The mill of Molesey Matham stood behind 'The Wilderness' (to the west of the Old Village conservation area) and was known as Upper Mill. The second mill, which served the manor of Molesey Prior, was located near where Hampton Court Station is today and was known as either Lower or Stert Mill. Both mills were acquired by a John Samine during the mid-17th century for the manufacture of gunpowder.



1. Rocque Map c1770 © Surrey County Council

During the early 16th century Cardinal Wolsey built Hampton Court Palace on the western bank of the Thames. After Henry VIII assumed ownership of the Palace he also acquired all the land in East Molesey formerly owned by the Priory. During his later years, when Henry found it difficult to travel to his favourite hunting grounds, he acquired further land between East Molesey and Oatlands, his palace in Weybridge, to form the Chase of Hampton Court. To connect the two palaces, a new road was created along the route of the present Hurst Road, by-passing the villages of East and West Molesey.

After Henry VIII's death in 1547, the Chase was disparted and the land either sold or leased. The freehold of the manor of Molesey Matham was sold by Charles I in 1632. The Manor of Molesey Prior remained Crown property and was let out on short leases until 1676, when a lease of 99 years was granted to James Clarke the then owner of the manor of Molesey Matham.

By 1774 both Molesey manors had been acquired by Beaumont Hotham and his brother-in-law, Thomas Sutton. In 1780, they demolished the mill buildings at Molesey Matham, the mill house

becoming a country house and surrounding land converted into a large park later known as East Molesey Park. During the mid-19th century the property was owned by the Dowager Lady Clinton and, after her death in 1876, the house was demolished and the whole East Molesey Park estate developed for residential properties.

The manor house for East Molesey Matham survives, as no.6 Matham Road, while the manor house for Molesey Prior, situated in Walton Road on the site of School Road, became a farmhouse until it was demolished in the late 19th century.

Before the arrival of the railway in the 19th century, the community of East Molesey was primarily engaged in agriculture. There was also employment related to the nearby Thames, such as boatbuilding, fishing and barging. During the 18th century, another riverside industry, tanning, took place in cottages and outbuildings on a site close to where Tanner's Bridge is now.

In 1849 the railway to London was opened, providing an impetus for the suburban expansion of Molesey. The principal developer was Francis Jackson Kent, a lawyer from Hampton. He



Joseph Hodgkinson 1781. *Map of Manors of Molesey Matham and Molesey Prior.* ©Surrey History Service

acquired most of the land to the north of Walton Road and the Thames and laid it out for speculative residential development. Matham Road was developed in the third quarter of the 19th century.

East Molesey was originally part of the parish of Kingston upon Thames, although from Tudor times it elected its own officers and held rights, which rendered it essentially independent until formally separated by Act of Parliament in 1769. In 1866 East Molesey adopted the Local Government Act of 1858, which authorised the setting up of an

elected 'Local Board' in place of the former parish vestry. It was the only part of the new Borough of Elmbridge to have its own elected Council prior to the establishment of the Urban Districts in 1895. In 1933 the Surrey Review Order merged Molesey into the enlarged Urban District of Esher.

Famous local personalities include two highwaymen, Claude Duval (1643-70) and Jerry Abershaw (1773-1795), who are both associated with the Bell Inn, and Ugo Foscolo (1778-1827), the important Italian poet, who lived for a year in Park House in St Mary's Road.



1868 Ordnance Survey



1932 Ordnance Survey



1895 Ordnance Survey



The Original St Mary's Church in 1807

4 SURVIVING HISTORICAL FEATURES WITHIN THE CONSERVATION AREA

SUMMARY OF HISTORICAL FEATURES:

- Ancient highway from East Molesey to Chertsey;
- Matham Manor House, 6 Matham Road (grade II) is the only surviving medieval building in the area and dates from the 15th century;
- The Bell Inn, Bell Road (grade II) dates from the mid-16th century and provided a useful staging post between London and the south coast;
- Brick boundary walls thought to date from the 16th and 17th centuries remain within private gardens in the conservation area (See Appendix 2);
- Park House, St Mary's Road (grade II) incorporates a 17th century house;
- Quillets Royal, Bell Road (grade II) dates from the 16th century and was substantially extended in the 18th century by the addition of a range now known as 'Old Manor House'. This was used as the parish workhouse in the 19th century;
- The Cottage and Green Arden (grade II), 30 Spencer Road, date from the 1720s;
- Church of St Mary (grade II) dates from 1865 and replaces a 12th century church on the site (demolished 1864);
- Late-19th century villas (local list) including 1, 3, 5, 25, 27, and 29 Matham Road;
- Late-19th century (local list) former fire station adjoining no.1 Matham Road;
- No.32 Walton Road, a Regency villa of the 1820s with late-18th century origins.

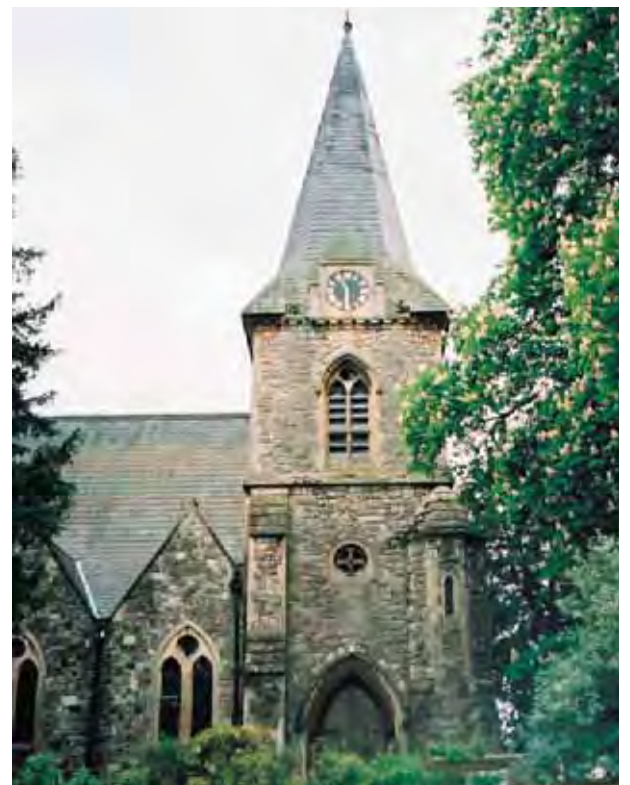


Important brick boundary walling dating from the sixteenth century and later survives. This was part of the enclosure associated with Matham Manor.

STREET PATTERN AND BUILDING PLOTS

The earliest surviving map of the area is provided by Rocque c1770. This map, although somewhat schematic, confirms that Walton Road, St Mary's Road and Bell Road have already assumed their modern form by the second half of the 18th century. Many of the principal surviving early buildings in the area are also clearly discernable on the Rocque map. Matham Manor appears to be significantly larger than today and was set within extensive grounds. Within the grounds were long formal avenues of trees leading southeast towards the river. To the south west of the manor house, a carriageway is shown in approximately the same position as the modern Matham Road. It appears likely that the 'u' shaped form of Matham Road originates in this earlier garden feature within the grounds of the manor.

The earliest development is centered on the Church of St Mary and Bell Road leading to the crossing of the River Mole at Tanner's Bridge. This is evidenced by the significant grouping of buildings from the 15th, 16th, and 17th centuries in this area. During the 18th century tanning took place to the north of Tanner's Bridge and these buildings



The Church of St Mary was rebuilt in 1865.

are shown on the Enclosure Map of 1821 to the south-west of Quillets Royal, along the eastern side of the existing footpath.

The southern street frontage development on Walton Road dates from the 19th and 20th centuries. The earliest surviving buildings are the terrace of cottages (nos.8-18 even) at the eastern end of the road and Holly Lodge, a Regency villa (no.32 Walton Road) that are all shown on the Enclosure Map of 1821.

The largest plots in the area are occupied by pre-19th century buildings. These are associated with the early settlement in the 15th (Matham Manor), 16th (Old Bell and Quillets Royal), 17th (Park House) and 18th centuries (The Cottage/ Green Arden and The Manor House, Bell Road). Development dating from the initial phase of speculative suburban development, during the

third and final quarters of the 19th century, is set within expansive plots, particularly in the case of the high status villas at the northern and southern ends of Matham Road.

Terraced artisan housing in the area is typically set on the back edge of the pavement within narrow and shallow plots on Bell Road. The short terrace at the east end of Walton Road is the exception with long plots extending down to the River Mole.

Inter-war and late-20th century speculative suburban housing is typified by relatively narrow fronted, yet deep plots. House plots at the western end of Walton Road are shallow and narrow whilst plot sizes increase to the east, where the rear boundaries of plots are defined by a small tributary of the River Mole.



Enclosure map of 1821 © Surrey History Service



No. 5 Matham Road



No. 29 Matham Road

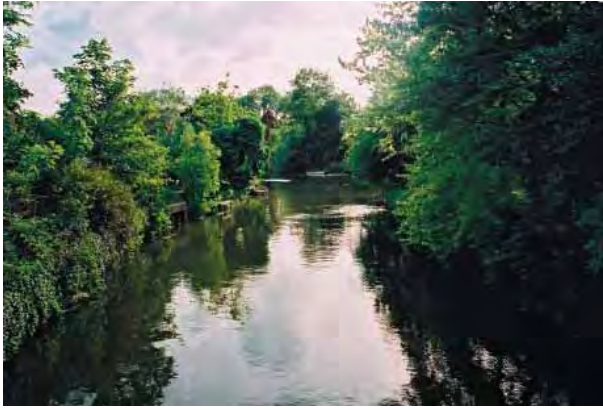
5 THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

SUMMARY OF TOWNSCAPE FEATURES

- The village character of Bell Road contrasts with peaceful, leafy suburban character of Matham Road and the busy thoroughfare of Walton Road with its associated mixed uses;
- Detached late-19th century three storey villas set in spacious grounds on Matham Road;
- Mature trees lining the eastern limb of Matham Road including lime, false acacia and holm oak;
- Soft, 'green' rear boundary of properties on eastern side of Matham Road frames the attractive view from Esher Road bridge, over River Mole;
- Historic brick boundary walling is a particular feature of the Old Village including: 16th century brick walling (running east-west across Matham Road, to the south of St Mary's Church); 17th century walling (rear boundary of no.27 Matham Road, fronting Bell Road); 18th century walling (front boundary of The Manor House and Quillets Royal, Bell Road); and 19th century ornamental front boundary walling. This is found extensively in Matham Road and forms a distinctive and unifying feature;
- The Church of St Mary is set within a walled enclosure with heavy tree cover. The broached spire of the Church forms a focal point in long views to the west along Walton Road. The twin yew trees flanking the west door are noteworthy;
- 19th century modest terraced housing of two storeys is characteristic of much of Bell Road;
- Extensive plots of properties at southern end of Bell Road contrasts with dense development of the area to the north;
- Landscaped public open space adjacent to Esher Road bridge over River Mole, provides the only public space with opportunities for attractive views along the river to the west.



Late 18th century cottages on Walton Road.



The sylvan view from the bridge over the River Mole at Esher Road to the west is evocative of Old Molesey.



Trees make a positive contribution on Walton Road and provide significant softening of the streetscape.

CURRENT ACTIVITIES AND USES

The conservation area is predominantly residential in character, with the exception of the western end of Walton Road, which includes some properties in commercial uses including a number of shops and a car repair workshop.

FOCAL POINTS, VIEWS AND VISTAS

These are shown on the Townscape Analysis Map, as follows:

- The Spire of St Mary's Church from eastern end of Walton Road;
- The Spire of St Mary's Church from southern end of Bell Road;
- The view to the west along the River Mole from Esher Road bridge;
- The view south down the east limb of Matham Road, when viewed from Walton Road and vice-versa;
- The view from the junction of Bell Road and Moseley Park Road to south;
- The view along the River Mole from Tanner's Bridge along the River to the east and west;
- The view to the north from the junction of Bell Road and Moseley Park Road;
- The view along Walton Road to east from the junction with Matham Road.

OPEN SPACES, LANDSCAPE AND TREES

- The important enclosed semi-private space around the Church of St Mary retains significant trees;
- The principal public open space is set on the prominent corner site at the east end of Walton Road, adjoining the bridge over the River Mole. The space created by the demolition of the Olde House (no.2 Walton Road), a large early 18th century house. This formerly closed views down Bridge Road. The site now provides the sole dedicated public open space in the conservation area with visual links to the River Mole. Important trees provide welcome shade within the space;
- The southern boundary of the area is defined by the north bank of the River Mole. This has an important soft green edge provided by mature trees which line the riverside. These extend along the public footpath leading from Tanner's Bridge to the southern end of Bell Road;
- The northern end of Matham Road has important mature trees set immediately to the rear of front boundary walls. In particular, an important line of lime trees define the frontage of Matham Manor and further limes and holm oak are set on the facing frontages of nos.5-7 Matham Road;
- Important mature trees are set within the rear garden areas of no.27 and no.29 Matham Road. These have a considerable public amenity value when viewed from the southern end of Bell Road.

PUBLIC REALM: FLOORSCAPE, STREET LIGHTING AND STREET FURNITURE

- There is very little surviving historic floorscape in the area apart from granite setts in parts of the carriageway along Matham Road;
- Wall mounted cast iron street name plates survive in some areas such as Matham Road;
- Street lighting dates from the late 20th century and comprises utilitarian columns. Exceptions are provided by isolated surviving examples of modest early 20th century iron columns at the north end of Matham Road. These are fitted with modern lamps ;
- Street furniture is restricted to traditional teak park benches within green spaces to the north of Esher Road bridge over River Mole.



Public open space next to Esher Road Bridge

6 CHARACTER AREAS

IDENTIFICATION OF CHARACTER AREAS

Careful townscape analysis has revealed the following three areas of distinctive character:

Area 1: Walton Road;

Area 2: Matham Road;

Area 3: St Mary's Road and Bell Road (including Molesey Park Road and Spencer Road).

AREA 1: WALTON ROAD

This busy thoroughfare leads west from the junction with Bridge Road to its junction with St Mary's Road. The road carries heavy traffic from Hampton Court to Walton-on-Thames. The northern side of the street (lying outside the conservation area) has suffered from extensive redevelopment in later 20th century. The southern side of street is mixed in character. There are a number of attractive and well preserved Edwardian shopfronts, particularly no.54-62 ,

which are presently outside the boundary of the designated conservation area.

The western end of the street is defined by two and three storey buildings of more significant scale, which compose a continuous built frontage, set on the back edge of the pavement. This is aligned along a stepped building line. There is a reduction in scale of frontage development to the east. The junction with Matham Road marks this significant reduction in scale. To the east of no.28 the frontage becomes residential in character. This is associated with the introduction of front gardens. Mature trees, set on front boundaries, provide welcome relief to the urban character of the western end of the road.

The east end of the street is defined by a short terrace of six, two storey early 19th century artisan houses, set behind shallow front gardens. In front of this terrace, to the west, a long view is obtained to the broached spire of St Mary's church in the distance.



Heavy traffic in Walton Road

Immediately to the east, an intimate vista is gained down the chestnut lined driveway to no.4, this is the former coach house of the vanished house known as the Olde House, (no.2 Walton Road) which formerly occupied the south east corner with Bridge Road. At the extreme eastern end, the junction with Bridge Road has an open corner plot, due to the demolition of the former early 18th century house. This area is attractively landscaped with specimen birch and seating. Inviting views are gained from the bridge along the River Mole to the west. The leafy banks of the Mole provide a contrast to the busy Walton Road frontage.

Negative features:

- Heavy through traffic detracts from environmental quality;
- Uncoordinated and non-contextual public realm;
- Marginal viability of retail frontages;
- Car Sales forecourt, No.6 Walton Road;
- Redevelopment of north side of Walton Road has resulted in a weak sense of enclosure.

AREA 2: MATHAM ROAD

Matham Road is a 'u' shaped avenue with many prestigious houses. With the exception of Matham Manor, which dates from the medieval period, development was laid out from the third quarter of the 19th century.

The eastern limb is broad and straight with impressive mature trees screening properties set to the rear of front gardens. Attractive decorative brick front boundary walling is a repetitive and key defining feature of the east limb and southern end of the road.

Development within the road falls within three main periods 1870-1910, 1911-1930 and post-war. Development on the eastern limb of the road is entirely detached. The north end of the street is defined by a number of substantial late 19th century, three storey villas. The south-west side of the road is composed of a series of smaller post-war suburban houses of no design significance. However, these do preserve the historic pattern of development by maintaining the established building line and important leafy front garden areas.



Leafy Matham Road. Trees are a significant contributor to local character



Brick front boundary walling is an important part of Matham Road's special character



Matham Manor. A reminder of medieval Molesey.

The southern end of Matham Road marks a return to large detached villas of c1900 set in substantial plots. To the north, the western limb of Matham Road is narrower with semi-detached and detached properties set closer to the carriageway within generally smaller plots and shallower front gardens. As a consequence, the street becomes increasingly urban in character with a less significant tree cover and a less spacious character. This is reinforced by the transition from suburban villas to semi-detached town houses, which are common at the north end of the Road.

Negative features:

- On street car parking at northern end of Matham Road;
- Infill development associated with the insertion of new houses into areas of side gardens together with substantial side extensions, threaten spacious character of the area;
- Loss of architectural detail including original roof materials, replacement doors and windows using inappropriate designs/materials, and painting of facing brickwork.

AREA 3: ST MARY'S ROAD AND BELL ROAD

St Mary's Road

This short serpentine road snakes around the north side of St Mary's Church (1865) to provide a link between Walton Road and Bell Road. The church is prominently set on the corner of Matham Road and St Mary's Road, within a heavily treed, walled enclosure. The northern corner of the road is defined by St Andrews Hall, a much mutilated building, dated 1900 with social club set to the rear, on the corner of Walton Road. This unattractive element detracts from the character and appearance of the conservation area, but the surviving dated cartouche is an important part of the area's social history.

To the west, the north side of the street is defined by a short, two storey terrace of early 20th century houses with shallow front gardens. Also to the west, a semi-detached pair of similar houses shelter behind a more generous front garden area. The northern side of the street contrasts with the leafy southern side of the street, where heavy tree cover and boundary walling conceals much of the northern elevation of the church.

To the west, the north side of the street is defined by a short, two storey terrace of early 20th century houses with shallow front gardens. Also to the west, a semi-detached pair of similar houses shelter behind a more generous front garden area. The northern side of the street contrasts with the leafy southern side of the street, where heavy tree cover and boundary walling conceals much of the northern elevation of the church.



Fine Italianate villas on the west side of Matham Road c.1870.



On street parking is a significant issue



A fine pair of semi-detached Victorian town houses (nos. 18-20) close the view to the west.

Short views gained to the west along the street are closed by a semi-detached pair of three storey houses c1865 in date. These step up in scale from the development to the east with a prominent mansard roof and parapetted gables.

To the south, the scale of development steps down and is associated with a looser grain. The western street frontage is strongly defined by high brick boundary walling which provides an effective screen. Glimpses can be gained of Park House, a part 17th century house with hipped roof. On the east side of the street opposite, the principal entrance to the church is framed by flanking mature yew trees. The gap between the trees allows an attractive view to be gained of the church tower and west window with simple tracery.

Bell Road

This narrow road leads south as a straight continuation of St Mary's Road. To the immediate south of its junction with Molesey Park Road, the street veers unexpectedly to the west. Long views gained to the south down the street are closed by the historic rear boundary walling of properties addressing the southern end of Matham Road, to the east. The street is characterised by a series of 19th century terraces with earlier, vernacular reminders of the historic settlement, embedded within the street frontages. These are generally detached properties, set in large plots.

The broached spire of St Mary's Church provides an important focal point in views to the north up Bell Road. To the south of the church, the street is effectively enclosed on its western side by a long terrace of modest, painted and rendered, brick two storey, 19th century houses, set on the rear of the pavement. The modest formality of this terrace is enhanced by the four houses at the centre of the terrace. These step up in height and share a tall parapet in the manner of a 'palace' composition.

Opposite this terrace, the informal vernacular scale and jumble of plain clay tiled roofs of the 16th Old Bell public house, provides a pleasing contrast to the repetition of the facing terraced Victorian housing. The Pub's open forecourt provides an attractive setting, enhanced by the canopies of semi-mature trees, which are set on the northern boundary. These trees create further effective enclosure of the street.



The gateway into St Mary's Road is marred by St Andrews Hall.



St Mary's Church is the significant focal point at the north end of the street.



The timber-framed Bell Inn dates from the mid 16th century.

The intimate setting of The Old Bell is enhanced by the enclosure created on the southern side by a short terrace of two storey houses which step forward in the street creating a pinch point and constraining long views down the western side of the street. This terrace consists of low, simple early 19th century brick cottages with pantiled covered roofs. The terrace is set behind generous open forecourts and marks the junction with Molesey Park Road.

A wedge shaped island of development is formed between Molesey Park Road and the southern limb of Bell Road. The extreme northern end of the wedge is occupied by a late 19th century, cottage-scaled property which has been carefully designed in the Olde English style, to effectively address the street corner. It employs a half-timbered gable with oriel window at first floor level, looking north along Bell Road.

The southern side of Bell Road, to the south of Molesey Park Road, is open grained but strongly enclosed by mellow historic boundary walling. Views can just be glimpsed of the rear of properties at the southern end of Matham Road,

over the high boundary walling and between mature trees. This important boundary walling steps down in height to the south, to reveal the attractive vernacular elevations of The Manor House and Quillets Royal. These compose a semi-detached pair of listed vernacular cottages. The warm colours and rich textures of brick walling is reinforced by the plain clay and pantiled roofs of the buildings, which are an attractive feature of the properties. The organic character of the pair presents a quintessential English village scene on the south side of Bell Road.

Opposite, the modest scale of the cottages is echoed in the short two storey terrace of mid 19th century artisan houses. The terrace is set on the back edge of the pavement and is substantially unaltered with colour-washed render, in muted shades. Bell Lane narrows towards the south as it passes Quillets Royal. The street then widens considerably at its junction with Spencer Road. At this point the carriageway creates a significant open space in front of nos.31-32 Spencer Road. These houses are a linked symmetrical pair of Edwardian villas.



Quillets Royal and The Manor House form an attractive group.



A deodar cedar located outside the conservation area to the south of Bell Road forms a distinguished focal point.

Views to the south down Bell Road are terminated by a mature Deodar cedar to the south-west of Green Arden, which provides an attractive focal point. The rendered gate piers and wrought iron gates to Green Arden/The Cottage allow attractive oblique views to be gained of this small early 18th century country house. On the northwest side of the road, a pair of twin, late 19th century estate cottages guard the former entrance to Molesey Park. Their gabled dormers, fretted bargeboards and open porches are a characterful feature of the area. The attendant crested brick gate piers and wrought iron gates form an evocative group with the cottages.

Negative features:

- Prominent forecourt car parking in front of terraced properties;
- Uncoordinated and non-contextual public realm;
- Infill development associated with the insertion of new houses into areas of side garden together with substantial side extensions, threaten spacious character of area;
- Inappropriate boundary treatments on street frontages;
- Loss of architectural detail including original roof materials, replacement doors and windows using inappropriate designs/materials and painting of facing brickwork.

7 THE BUILDINGS OF THE CONSERVATION AREA

ARCHITECTURAL STYLES AND DETAILING

Early buildings in the area have a vernacular scale (low two or three storeys) and palette of materials typical of Surrey. Plain clay tile roofs, or more rarely clay pantiles, are punctuated by prominent axial brick stacks. Open rafter feet and sprocketed eaves (where the roof eaves have been raised by strips of timber to form a break in the roof line) are common. Elevations are often rendered to conceal timber frames (exposed in the case of Quillets Royal, but probably not originally the case.) Windows are set flush and of painted timber and both casements and sashes are found in the area. Green Arden and its neighbour, The Cottage, provide a single example of an early 18th century country house with rendered and painted brick elevations and flush, exposed sash boxes set within shallow arched openings. The slate roof is concealed behind a fashionable parapet.

The first phase of speculative suburban development, dating from the period 1870-1900, exhibits a confident handling of scale and detail. Early villas are generally of three storeys and faced in red or buff brick with rendered and Bathstone architraves and lintels. The 'battle of the styles' is evident in the 19th century buildings of the area. Gothic inspired villas are faced in red brick with polychrome detailing using different colours (No. 1 and 3 Matham Road and no.39-45 odd). Italianate villas, with classically derived facades, are faced in buff brick with painted freestone detailing, during the 1870s (nos.10, 12 and 42-48 (even) Matham Road). Slate roofs are common to both styles. The later high status villas of c1900 are faced exclusively in red brick with slate and decorative clay tile roofs. These are designed in an eclectic freestyle (nos.25-27 Matham Road).

The Inter-War period in the area marked a return to revivalist styles including neo-Regency (no.20 Matham Road) and cottage vernacular (nos.14-16 Matham Road). Buildings are faced in both brick and render (including roughcast) with painted timber casements (multi-paned or leaded). Roofing materials during this period include both plain clay tiles (machine made) and pantiles. By the later 1930s suburban houses in the area are increasingly derivative in style with roughcast elevations and plain clay roofing (nos.26-32) with casement



Nos.14-24 (even) Bell Road, An unusual terrace with pantiled roofs. It is represented on the 1781 Map of the Manors of Molesey Matham and Molesey Prior by Joseph Hodgkinson. ©Surrey History Centre



A robust pair of gothic inspired villas (nos. 1 & 3 Matham Road).

windows. Examples of speculative post-war suburban housing include derivative Neo-Georgian (nos.7, a and b, Matham, Road) and weakly modernist houses (nos.17 and 19).

Artisan housing generally consists of two storey brick, and later rendered, terraces of variable length. Each house is of a single sash window in width with generally roofed in slate. The late 18th century artisan terrace, nos.14-24 (even) Bell Road, is unusual having casement windows and pantiled roofing.

Retail development is restricted to the western end of Walton Road. It is purpose built and generally of two storeys with brick elevations, slate roofing and simple detailing. Some period shopfronts survive. The Edwardian shop frontage of 'The Walton Garage' (no.34) is particularly fine.



No.34 Walton Road. A surviving well detailed shopfront of c.1920.



Distinctive brick front boundary walling and lych gate (No.29 Matham Road).

BOUNDARIES

Matham Road has a series of important ornamental brick front boundary walls of distinctive character and consistent design. These date from the late 19th and early 20th centuries.

Several early brick walls survive in Bell Road and Matham Road. These walls appear to be associated with the enclosure surrounding Matham Manor in the 16th century, when the surrounding land became emparked into Henry VIII's deer park, between 1535 and 1547. The need to exclude marauding deer would account for the height of these walls which still exceed two metres. Tall plain front boundary walls are characteristic of the west side of St Mary's Road and surrounding the Church. These date from the 19th century but also include modern walling.

LISTED BUILDINGS

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

- Nos.2 and 4 Bell Road, The Bell Inn;
- Coach House to the Bell Inn;
- The Manor House and Quillets Royal, Bell Road;
- Matham Manor, Matham Road;
- Church of St Mary, St Mary's Road;
- Chest Tombs, St Mary's Church;
- Park House, St Mary's Road;
- No.30 Green Arden and The Cottage, Spencer Road.

LOCALLY LISTED BUILDINGS

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

- Nos.1, 3 and former Fire Station Matham Road;
- No.5 (Mole House), Matham Road;
- Nos.25, 27, 29 Matham Road.

SIGNIFICANT UNLISTED BUILDINGS

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

Government guidance in 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 PPG15). The guidance note states that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings.



Green Arden - A grade II building which dates from the early 18th century.



No.25 Matham Road a notable locally listed house.



Significant unlisted buildings in Bell Road

8 NEGATIVE FEATURES AND ISSUES

INTRUSIVE TRAFFIC

Walton Road is subject to heavy traffic. This detracts from the environmental quality and attractiveness of the area. There is no easy remedy to this situation. Arguably traffic is part of the character of the area but may undermine the perceived safety of pedestrians.

NEGATIVE BUILDINGS OR SITES

Townscape analysis has identified the following buildings/sites which currently detract from the townscape quality of the area. This represents an opportunity as and when the redevelopment of these buildings occurs that design improvements should be encouraged. The sites include:

- St Andrews Hall, St Mary's Road which has been much mutilated during the later 20th century by ill-considered alterations;
- The yard at on the opposite side of St Mary's Road;
- The converted garage workshop at No. 36a;
- Some of the car repair workshops set on the corner of Walton Road and Matham Road are poor quality buildings which do not contribute to this location;
- Some elements of the car repair workshop at No. 6 Walton Road do not contribute to their location.

INCOHERENT PUBLIC REALM

The area suffers from a generally weak and uncoordinated floorscape and public realm with inappropriate surfacing, furniture and lighting.

INAPPROPRIATE ALTERATIONS TO BUILDINGS

Domestic buildings are suffering from an incremental loss of architectural detail, including the installation of replacement windows and doors constructed of modern materials and inappropriate in detailed design.

LOSS OF SPACIOUS CHARACTER

The spaces between buildings make an important contribution to the spacious, leafy character of the area. The insertion of new houses into areas of side garden and the extension of existing buildings threatens to harm one of the key characteristics of the area.

LOSS OF TRADITIONAL FRONT BOUNDARY WALLING

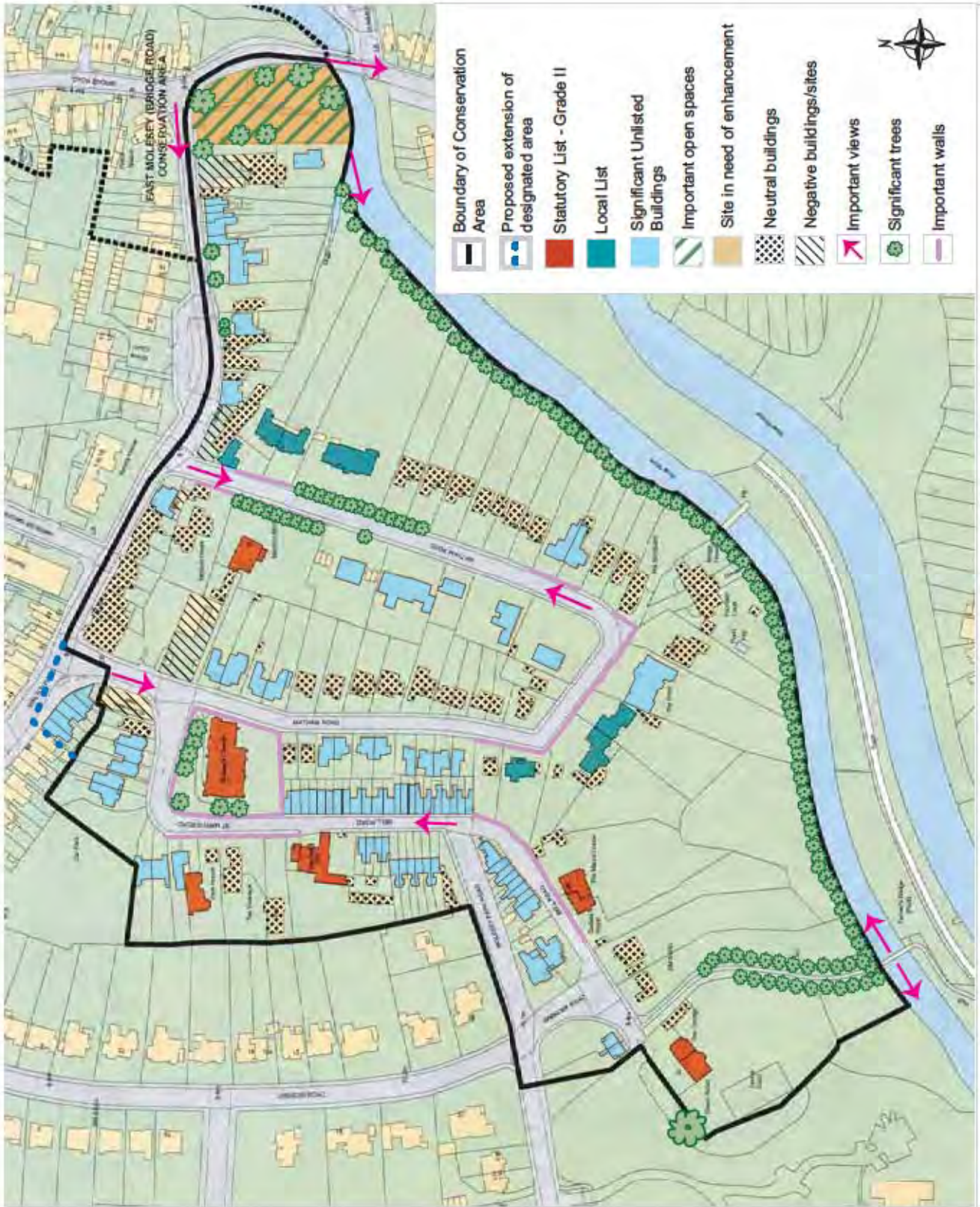
Given the high levels of private car ownership in the area and the inevitable pressure for car parking, there is evidence that front boundary enclosures are being removed and gardens surfaced to provide car parking. This is detracting from the character and appearance of the area.

MARGINAL VIABILITY OF RETAIL FRONTAGE ON WALTON ROAD

The small independent retail shops at the western end of Walton Road are inevitably struggling to compete against the national retailers within the nearby town centres. Walton Road also suffers from low foot-fall, partly as a result of the heavy traffic on this important thoroughfare. Many of the shops are purpose built and have good quality shop fronts which are potentially threatened by changes of use.



Notwithstanding the unfortunate alterations, the name plaque on St Andrews Hall is an important part of local social history.



East Molesey (Old Village) Conservation Area
Townscape Analysis Map

PART 2 CONSERVATION AREA MANAGEMENT PROPOSALS

I MANAGEMENT PROPOSALS

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

The appraisal has identified a small area of good quality commercial properties that make a positive contribution to the character and appearance of the adjacent conservation area. These are located at the junction of Walton and Matham Road.

RECOMMENDED ACTION: The Council will seek to extend the existing Old Village Conservation Area boundary to include no. 54-62 Walton Road.

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 nine Listed Buildings within the conservation area.

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

- Take into account the prevailing forms of development;
- Complement the form and character of the original building;
- Be secondary in bulk and form to the principal building;
- Use high quality materials and detailing;
- Pay particular attention to roof lines, roof shape, eaves details, verge details and chimneys.

RECOMMENDED ACTION: The Council will seek to ensure that all works to listed buildings 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.



Architectural detailing is an important part of the area's special character (nos. 24 & 26 Spencer Road).

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.

1.5 BUILDINGS OF LOCAL ARCHITECTURAL OR HISTORIC INTEREST (LL) AND SIGNIFICANT UNLISTED BUILDINGS

In addition to the listed buildings, there are many individual and groups of buildings and associated features which are of considerable local interest. These are included on a Local List and the Council will seek to retain these buildings and ensure that new development does not harm the character, appearance or setting of the building. There is a presumption that all such buildings will be retained. Policies HEN10-12 (inclusive) of the REBLP 2000 provides the criteria against which all such proposals for alterations will be assessed. There are presently six 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 50 Significant Unlisted Buildings within the Old Village Conservation Area. The Council will encourage all applications for extensions and alterations to these buildings to be particularly carefully considered.

1.6 EROSION OF CHARACTER AND ADDITIONAL PLANNING CONTROL

The appraisal identified that the following alterations pose a threat to the special character of the area:

- loss of timber windows and doors;
- alterations to window/door openings;
- removal of redundant chimney stacks;
- painting of brickwork or application of render;
- removal of front boundary walling.

Certain minor works and alterations to unlisted buildings, in use as single family dwellings, can normally be carried out without planning permission from the Council. Development of this kind is called "Permitted Development" and falls into various classes which are listed in the Town and Country Planning (General Permitted Development) Order 1995. These minor alterations can cumulatively have an adverse effect on the character and appearance of a conservation area. Powers exist for the Council, known as Article 4(2) directions, to withdraw some of these permitted development rights in the interests of preserving and enhancing the character and appearance of the conservation area. It is therefore recommended that consideration be given to the use of appropriate Article 4(2) directions to prevent the further erosion of townscape, subject to available resources.

Throughout much of the area development is set behind shallow forecourts or front gardens defined by boundary walls or more rarely railings. These serve to enrich the streetscene and are a key element of local distinctiveness. Every effort should be made to repair front boundary walling and secure their accurate reinstatement. The Council can encourage owners to undertake these works by the provision of guidance regarding materials and suppliers, together with grant assistance towards the cost (subject to resources). 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 Locally Listed buildings are protected.

1.7 SHOPFRONTS

The conservation area contains a number of commercial premises on Walton Road 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. The appraisal raises issues of viability for the small independent retail shops with good quality shopfronts on Walton Road and which could be vulnerable to change. Shopping policies such as STC6, 8 and 9 within the REBLP2000 provide support for these small, local units.

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.



It is important that surviving shop fronts of quality are retained on Walton Road (No.38).

1.8 ADVERTISEMENTS

Within the conservation area on Walton Road, there are a few shops set within what is otherwise essentially a residential area. It is important that strict controls are maintained regarding the detailed design of signs to preserve the character of the area.

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

1.9 TREES

Within conservation areas, anyone intending lopping or felling a tree greater than 100 mm 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 along the north bank of the River Mole, at the northern end of Matham Road, within the churchyard of St Mary's Church and set within the important public open space at the eastern end of Walton Road.

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.

1.10 SETTING AND VIEWS

The setting of the conservation area is very important and development which impacts in a detrimental way upon the immediate setting and longer views into and from the conservation area will be resisted. The important views are identified on the townscape analysis map in the character appraisal. The Council will seek to ensure that all development serves to respect these important views. In particular, the open space surrounding the Rivers Mole and Ember is important to the contemporary setting of the area, and also its historic landscape and development through proximity to Hampton Court and the rivers Mole and Ember. A series of more intimate views are identified along the principal roads within the area (Bell Road, Matham Road and Walton Road), framed by mature trees, boundary walling or cottages set on the back edge of the pavement.

RECOMMENDED ACTION:The Council will seek to ensure that all development respects the important views within, into and from the conservation area, as identified in the appraisal. The Council will seek to ensure that these remain protected from inappropriate forms of development and that due regard is paid to these views in the formulation of public realm works or enhancement schemes.

1.11 NEW DEVELOPMENT, REDEVELOPMENT, 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 BOUNDARY TREATMENTS

Traditionally, most boundaries in the conservation area are defined by attractive brick walls. Sometimes, hedges are planted behind the wall to provide greater privacy and a softer appearance. There is an issue of front boundary walls being removed to accommodate car parking, which detracts from the character and appearance of the conservation area. The conservation area also contains important historic brick boundary walling dating from the 16th, 17th and 18th centuries within private gardens on Matham Road and Bell Road. These walls are very important features of the area, providing a direct link to the early development of the settlement and its associations with Hampton Court and its deer park, known as The Chase. Details which are not traditional in the area include modern metal railings and timber fencing. It is important that materials and detailing found in the locality are used to help fit new development into its context. Other modern alternatives, such as rendered concrete blocks, would also not be acceptable.

RECOMMENDED ACTION:The Council will seek to resist proposals to remove traditional boundary walls or to promote new boundary treatments which fail to respect the form and materials of traditional boundary treatments in the area.

1.13 THE PUBLIC REALM AND ENHANCEMENT

The appraisal has identified some elements of remaining historic floorscape in the conservation area, such as granite kerbs and lines of setts, but the area has been resurfaced using mostly modern materials. Lighting is generally provided by late 20th century, utilitarian columns, plus some more sympathetic swan necked columns in Matham Road. Surviving examples of cast iron, late 19th century lamp posts were identified by the appraisal at the northern end of Matham Road and St Mary's Road (opposite the church), plus older street name plates at the north end of Matham Road (Photo 28. Lamp column, Matham Road). It is important that these rare examples of period street furniture are recognized and retained. Highway signage and other structures can serve to detract from the quality of the public realm and character of the area and redundant modern features should be removed. The present road layout reflects the historic street pattern and this is unlikely to be vulnerable to future change.

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



Public open space next to the Esher Road bridge.

The character appraisal identified the landscaped area at the eastern end of Walton Road (to the south of the junction with Bridge Road, adjoining the Esher Road bridge) as being of particular importance as a landscape and amenity area linking with the river and the principal area of public open space for informal recreation. Furthermore, the maturing trees within this area and along the north bank of the River Mole make a valuable landscape contribution on this prominent corner and in long views down the river, especially from the bridges.

RECOMMENDED ACTION: The Council will endeavour to ensure that this area of public open space is appropriately managed and protected from development. It will explore landscape enhancements with the local community to improve the area, create visual links to the river and provide interpretation for the local history of the area, including the provision of a heritage board.



Lamp column, Matham Road

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 Old Village Conservation Area Appraisal and Management Proposals has been created by collaborative working through the East Molesey 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. The appraisal and management plan has been the subject to a period of a wider six-week public consultation commencing on 8th December 2005. This included consultation letters to all those within, and adjacent to, the conservation area, placing the document on the Council's website and in local libraries; consultation with local amenity and residents' groups; providing a public exhibition in St Mary's Church Hall, East Molesey and the Civic Centre in Esher. The document has subsequently been amended to incorporate relevant comments and suggestions.

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. Volunteers have recently undertaken a 'Heritage Count', making a photographic record of all the buildings within the conservation area.

RECOMMENDED ACTION:The Council will continue to support and consult the CAAC 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. A small area considered worthy of inclusion was identified to the west of the junction of St Mary's Road/Matham Road with Walton Road. The purpose of this extension was to acknowledge the merits of the Edwardian three storey parade of shops, nos.54-62 Walton Road, and afford this parade the additional protection against demolition and unsympathetic alteration. The parade retains much of its original detailing, including original shopfronts. Accordingly, the Council will seek to extend the designated area to include these properties.

RECOMMENDED ACTION:The Council will seek to implement the extension of the designated area as recommended in the appraisal document and thereafter 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 the Old Village are well maintained, although some of the commercial properties do require repairs or improvement. However 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.



Significant unlisted buildings in Matham Road (nos. 42 - 48 Matham Road)

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.

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 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 which should be adopted for all development in all parts of the conservation area:

Urban grain.

The “urban grain”, or form, of historic development has been described in Part I of this document. It varies accordingly to location, for example a continuous terraced frontage defines the eastern side of Bell Road, whilst on the west side of the street are short terraces set behind forecourts, with individual detached and semi-detached properties set in garden plots at the northern end thereby composing a looser grain. 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

The appraisal identified that although development is predominantly domestic, there is a considerable variation in scale from modest artisan cottages to grand villas of the later 19th and early 20th century. Scale is the combination of a building’s height and bulk when related to its surroundings. However, some modest changes in scale may actually be advantageous, as this reflects the variety of form along the Street. For such schemes, the applicant should provide accurate elevations of the surrounding buildings, showing how the new development will relate to them.

The appraisal has identified that the most significantly scaled buildings in the area are generally set within the most generous plots, as a reflection of their historic status. This serves to give the area its special character and interesting contrasts in townscape. Matham Road has a spacious leafy character which contrasts with the greater enclosure and intimacy associated with the artisan terraces of Bell Road. It is important that the character areas identified in the appraisal are respected by new development. In practice, it is the combination of scale with layout, landscaping and other factors which determines the quality and “feel” of new developments. Developments which have a detrimental effect on the character of the conservation area will be resisted. Part I of the document explains the historic development of the area and new development must recognise the differences in building pattern and form which can be attributed to different periods.

Height and massing

Within the conservation area, a number of buildings are already prominent because of their height and massing, particularly the Church of St Mary and late 19th century villas. Domestic buildings illustrate a hierarchy in scale from the modesty of the early vernacular houses such as Quillets Royal to the imposing scale of the Italianate and Gothic inspired villas at the northern end of Matham Road. Generally, the height of new development should match the adjoining buildings, although allowing for the inevitable variations in height and bulk which are natural to historic townscape. Throughout the area two storeys of accommodation is the norm, with the grandest villas rising to three storeys in height. 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 (in the case of shops) or behind shallow front gardens or forecourt enclosures;
- Maintain the historic pattern of development by respecting the historic grain associated with historic plots and the historic morphology of 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 and the wider conservation area;
- 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;
- Respect the historic hierarchy of development and detailing between principle and secondary street frontages and within plots between frontage and rear elevations;
- Conceal any parking or servicing areas behind built frontages of appropriate scale or by sensitive use of hard and soft landscaping to provide screening;
- Reinforce local identity by the use of the traditional materials used in the conservation area;
- Re-use traditional buildings which contribute to townscape quality.

APPENDIX 2 HISTORIC BOUNDARY WALLS IN EAST MOLESEY

1 INTRODUCTION

East Molesey, especially within the conservation areas, is characterised by the presence of several old brick boundary walls. These significant structures are generally between 2 and 2.5 metres in height with some exceptional examples of even greater height. They are recognisable by the rich colour and texture of their brickwork and they can be seen within private gardens and occasionally along street frontages, where they define old landholdings and boundaries. East Molesey has many decorative brick front boundary walls dating from the 19th century and later, but for practical reasons this survey was restricted to walls of the 18th century or earlier.

Early boundary walling in East Molesey therefore dates to two main periods:

- (i) 16th century walls built around old Matham Manor and elsewhere associated with the late medieval deer park of Henry VIII;
- (ii) The 17th and 18th century boundary walls constructed around small country houses and their grounds including Grove House, Sandra House and East Molesey Lodge.

2 DATING THE WALLS

It is sometimes possible to attribute approximate dates to brick walls based upon the type of bond and the size and condition of the bricks. English Bond predates the use of Flemish Bond, which was not used widely until the later 17th century. Early bricks were shaped differently to those used today and during the later 19th century. They were usually shallow and had no 'frog'. Although some walls are partly built using English Bond, most of the examples in the area have been raised and renovated using a variety of bonds over the years. The lower parts of these walls may therefore be significantly older and their age may be difficult to establish with any confidence. For example, a wall within the garden of no.144 Bridge Road is inscribed '1783' with a contemporary mark. The condition of the wall suggests that it is not within the oldest category of walling in the area, but falls within the later period of walling included in the survey record.

3 ALIGNMENT OF OLD WALLS

Although there is corroborative evidence to support the existence of some of the walls on early maps, none are specifically marked on any of the post 1800 maps held in public collections. The surviving walls were therefore identified by survey and related back to features recorded by historic cartography. There is evidence that several walls in whole or part have been subject to demolition recently and, in some instances, the original alignment has been assumed from the surviving evidence.

4 TITHE MAPS AND ENCLOSURES

There are no surviving tithe maps for the East Molesey area. The earliest accurate map is the enclosure map of 1821. This map is available for inspection at the Surrey History Centre in the form of a printed reproduction. An earlier map produced by Joseph Hodgkinson dated 1781 not only shows the original plan of Matham Manor, but also indicates considerable (but unfortunately almost illegible) ownership information. Other earlier maps, such as Parr and others, cannot be regarded as accurate.

5 LAND OWNERSHIP

The enclosure map of 1821 indicates that, by the early 19th century, land in the Bridge Road area of East Molesey was largely owned by 'His Majesty', George III (1760-1820). Together with the other landlord, Lord Hotham, the Crown held most of the land in the Molesey area to the south of the River Thames. Prior to enclosure, East Molesey was part of Henry VIII's vast deer park, emparked in 1535 and extending as far as Weybridge and Byfleet. The Molesey manor houses and a few other small estates and minor country houses were retained and incorporated into the park. It seems probable that some of the older walls date from this period. By 1545 the cost of securing the park from poachers had become excessive and residents were complaining about their loss of rights. On the death of the King in 1547, the deer were removed to Windsor. Following the closure of the park, several large houses were built in the vicinity. Sadly, in quite recent years most have been demolished but several of their boundary walls dating from the 17th and 18th century survive.

6 ROADS AND ACCESS

Public access and circulation through the area would, of necessity, follow the boundary walls of the major estates. The ford at Tanners Bridge, so named after the tannery established in the houses now confusedly called 'The Old Manor House', adjoining Quillets Royal, Bell Road, was sited close to one of the earliest river crossings. Bell Road was thus a principal route running past the church, the Bell Inn and the old enclosing walls of Matham Manor.

7 THE PRINCIPAL EAST MOLESEY ESTATES

The Manor house of Molesey Matham

The remaining manor house is now known as 6 Matham Road. Prior to the 19th century, the manor house was much larger with an avenue of trees leading down to the River Mole, as depicted on the map of 1781 by Joseph Hodgkinson. The extensive grounds of the manor appear to have been enclosed (at least on the landward side) to protect the grounds from deer and aristocrats hunting with the park land. Sections of these high walls survive and can be seen in Bell Road and on either side of Matham Road. It also appears that this walling continued across what is now the terrace of cottages in Bell Road, opposite the Bell Inn.

Grove House

Grove House formerly stood on the present site of Grove Court cul-de-sac. It was constructed in the 17th century but demolished together with its old front boundary walling in the 20th century. Most of the original boundary walling survives and encloses the back gardens of modern housing.

Sandra House and Radnor House

Both houses were sadly redeveloped in the 1970s to provide social housing. Sandra House formerly had a long garden extending along the east side of what is now Hansler Grove. The enclosing walling still extends along the ends of the gardens. The lower part of the wall is eighteen inches thick and is constructed in English Bond suggesting the walling was built upon an earlier, possibly Tudor foundation.

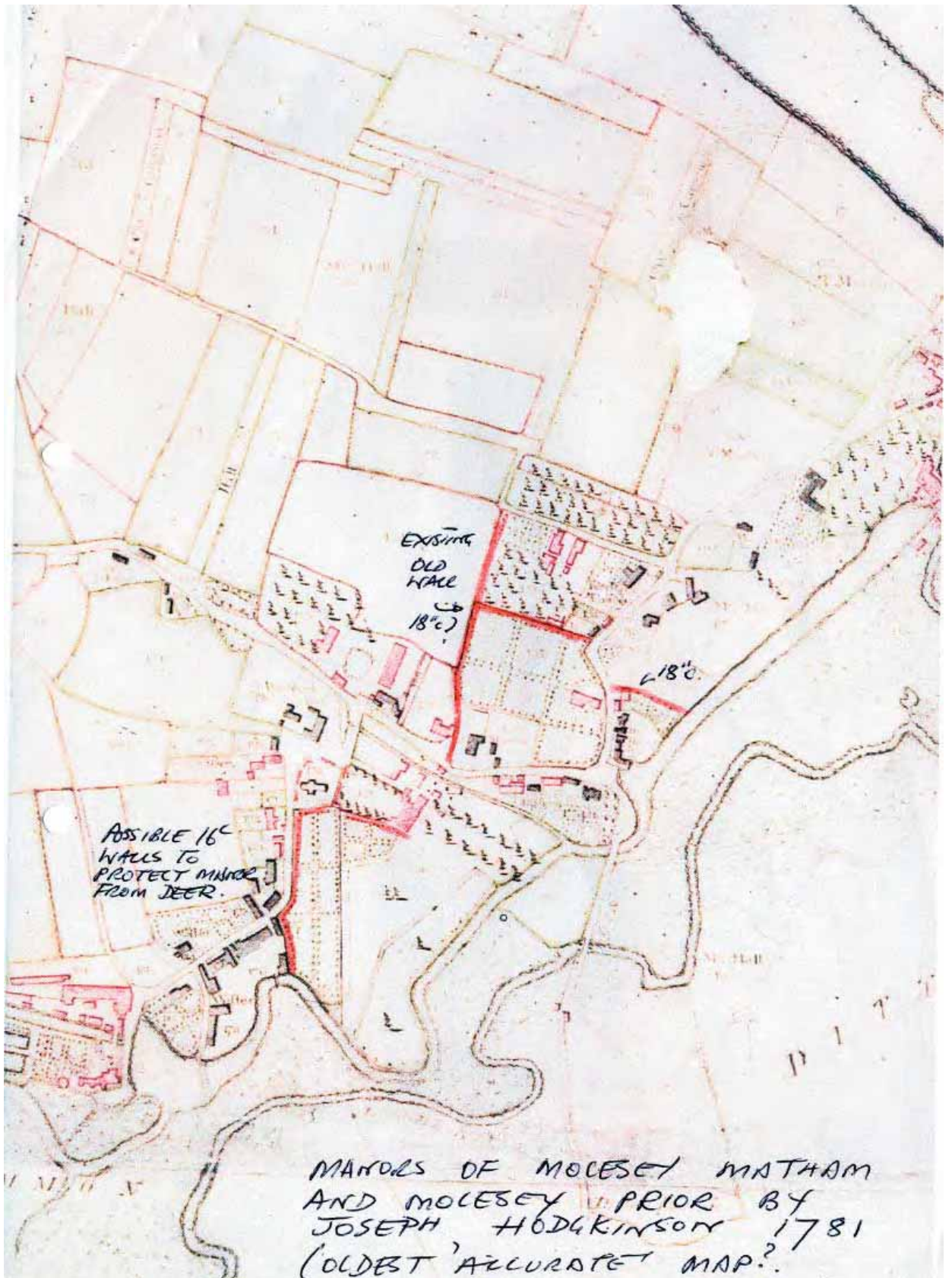
8 REFERENCE MAPS

Early maps including Rocke, Parr, *et al* provide a useful guide only and are not particularly accurate. Other maps include:

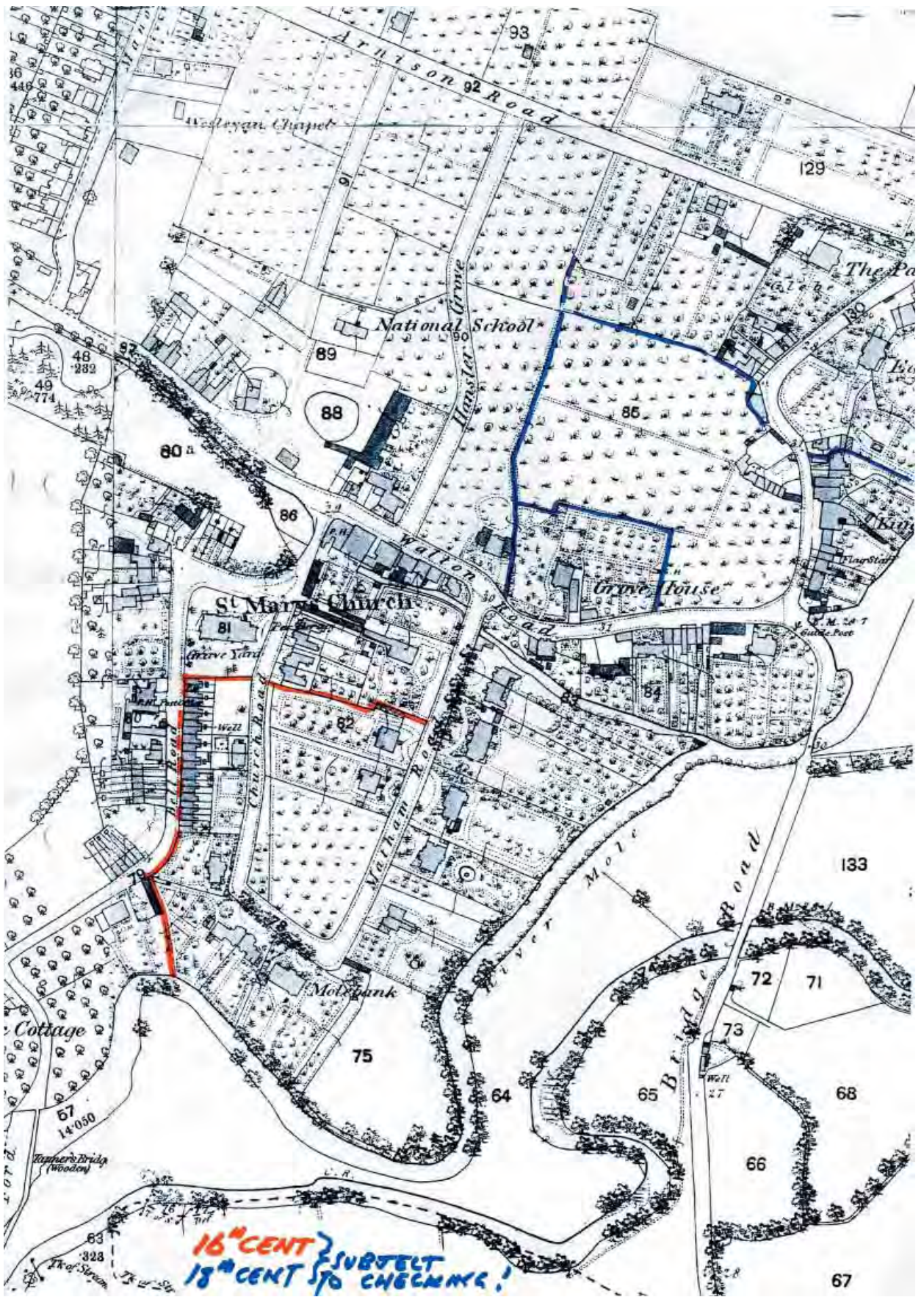
1. 1781 Joseph Hodgkinson titled 'The manors of Molesey Matham and Molesey Prior'. The earliest accurate map held by Surrey History Centre. It indicates the manor houses and their boundary walling. The map also shows development along Bridge Road.
2. 1819 Map accompanying sales particulars. Of particular note is the reference to Lot 3, the sale of East Molesey Court, now the site of Cedar Road and Kingfisher Court (SHC).
3. 1821 Enclosure Plan. Surrey History Centre with the inscription: Plan of the parishes of East and West Moulsey in the County of Surrey Shewing the Allotments and Exchanges made under the direction of the Commissioners appointed by Act of Parliament parsed in the 55th of George the III entitled "An Act for Inclosing Lands in the Parishes of East Moulsey and West Moulsey in the County of Surrey". Edward Driver, Surveyor, Kent Road 182
4. 1868 Ordnance Survey map
5. 1895-1898 Ordnance Survey map
6. 1932-1939 Ordnance Survey map

Acknowledgement

The above material was researched by Mr.A Osborne of the East Molesey Conservation Area Advisory Committee



1781 Joseph Hodgkinson map. ©Surrey History Service



1868 Ordnance Survey

APPENDIX 3

FURTHER READING AND SOURCES OF INFORMATION

FURTHER READING:

Rowland G. M. Baker (1986) 'The Book of Molesey'

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:

1 Waterhouse Square,
138-142 Holburn,
London,
EC1N 2ST
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