Committee: Planning

Date of meeting: 26 November 2013

<table>
<thead>
<tr>
<th>Subject:</th>
<th>Designation of Lakeside Drive, Esher, as a new Conservation Area</th>
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<tbody>
<tr>
<td>Lead Officer:</td>
<td>Landscape and Heritage Manager</td>
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<tr>
<td>Portfolio Holder:</td>
<td>Councillor Mrs Mary Sheldon – Regulatory Affairs</td>
</tr>
<tr>
<td>Link to Council Priorities:</td>
<td>P1, P4</td>
</tr>
<tr>
<td>Exempt information:</td>
<td>None</td>
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<td>Delegated status:</td>
<td>For Resolution</td>
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EXECUTIVE SUMMARY:

To confirm the designation of Lakeside Drive, Esher as a new Conservation Area, endorse the Character Appraisal and Management Plan for Lakeside Drive and to consider Templemere in Weybridge as a candidate for further investigation

RECOMMENDATION:
THAT THE COMMITTEE:


[B] ENDORSES THE COMPLETED CHARACTER APPRAISAL AND MANAGEMENT PLAN DOCUMENT FOR LAKESIDE DRIVE CONSERVATION AREA; AND

[C] ENDORSES THE ADDITION OF TEMPLEMERE IN WEYBRIDGE AS A CANDIDATE FOR FURTHER INVESTIGATION AS A POTENTIAL NEW CONSERVATION AREA.

REPORT:

Background

1. Section 69 of the Planning [Listed Buildings and Conservation Areas] Act 1990 states that “every local planning authority-
   a] shall from time to time determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and
   b] shall designate those areas as conservation areas”
There are also duties to review designated areas and their boundaries and following designation to draw up and publish preservation and enhancement
proposals, and to exercise their planning powers for preservation and enhancement.

2. Conservation Area Character Appraisals provide a clear written definition and analysis of the character and appearance which makes the area “special”. They cover aspects of historical development, surviving historic features, character areas, types of buildings and negative issues. Management Plans identify actions and opportunities for preservation and enhancement and set out proposals for monitoring and review. These are considered in conjunction with the Council’s Local Plan and provide a firm basis for understanding the area, informing decision making including assessing development proposals within and adjacent to the Conservation Area, monitoring and management.

3. Elmbridge has 24 conservation areas which include historic town centres in Esher and Weybridge, village greens at Giggs Hill Green and West End, an Edwardian “Arts and Crafts” style retirement village at Whiteley and a motor racing circuit at Brooklands. The majority were designated in the 1970s and the most recent designation was the 17th C Wey Navigation channels in 2002. There are no examples from the mid or late 20th C and it is only relatively recently that the significance of these areas is being recognised and acknowledged.

4. The Planning Committee considered a number of candidates for Conservation Area status in 2005 and agreed to undertake further investigation into Lakeside Drive and Claremont Park and to revisit Riverside in Long Ditton. The opportunity arose earlier this year to use a small underspend for an initial feasibility study which was undertaken in May 2013. Following a positive response and findings a detailed Character Appraisal for wider public consultation was carried out in July. The work was undertaken with the Lakeside Drive Residents Association, Esher Conservation Area Advisory Committee, Surrey Gardens Trust, Council officers and independent consultants from Forum Heritage Services. This follows best practice from the Council’s previous CHIP studies and English Heritage guidance to work collaboratively with the community.

5. Lakeside Drive is a collection of 16 houses built in the 1970s of modular brick and glass components which were designed by the architect Royston Summers who won a number of RIBA awards for his work including one for Lakeside Drive. One house is steel framed with vertical timber cladding and although different is no less architecturally distinguished and positively contributes to the quality of the group. The houses are all arranged on a north-south axis around a serpentine lake from Milbourne House which originally formed part of the 18th C Claremont estate. The collective consensus from the community, officers and heritage consultants was that Lakeside Drive is unique and of such architectural significance that this should be recognised by considering it for Conservation Area status.

6. The proposal to designate Lakeside Drive as a new Conservation Area and the Character Appraisal and Management Plan document was the subject of a six-week period of public consultation between 9th September and 18th
October 2013. Consultation letters were sent to all addressees within and adjacent to the proposed conservation area and there was good coverage in the local press and BBC News Surrey. The consultation document was available to view on the Council’s website and in printed form.

7. A number of responses were received from residents and organisations and these together with the recommended actions are summarised in Appendix “B”. All consultees, including English Heritage, the 20th Century Society, Lakeside Drive Residents Association and individual residents were very supportive of the findings and proposed initiatives. Esher CAAC has confirmed their support and willingness to administer this additional area. If designated, notice of the designation must be published in the London Gazette and at least one newspaper circulating in the locality. The Council would also notify all owner-occupiers within the new conservation area.

8. Other examples of contemporary architecture have also come to the Council’s attention including various examples of the 1960s Span Development and officers have investigated various sites in Weybridge. The most significant example is Templemere in Oatlands Park which is an estate of houses set in a series of octagonal forms and, like Lakeside Drive, these are set in an 18th C historic landscape with a setting of mature trees. English Heritage also identify this as an important local example and it is therefore considered worthy of further investigation.

9. The Committee is therefore recommended to confirm the designation of Lakeside Drive as a new Conservation Area, endorse the Appraisal and Management Plan document and add Templemere as a candidate for further investigation as a potential new Conservation Area.

Financial implications: As set out in the report.

Environmental/Sustainability Implications: As set out in the report.

Legal implications: As set out in the report.

Equality implications: None.

Risk Implications: None.

Community Safety implications: None.

Principal Consultees: As set out in the report.
**Background papers:** None.

**Enclosures/Appendices:**
Appendix A - Lakeside Drive, Esher Proposed Conservation Area plan
Appendix B - Summary of consultation responses

**Contact details:** Clare Smith, Heritage, Landscape and Tree Section Manager, telephone 01372 – 474824 e-mail csmith@elmbridge.gov.uk
<table>
<thead>
<tr>
<th>CONSULTEE Support/objection</th>
<th>SUMMARY OF COMMENTS AND ACTIONS</th>
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| English Heritage Support    | • No hesitation in supporting the designation of Lakeside Drive as an exceptional and probably unique, post-war development of executive houses in an exclusive landscape setting. There are very few developments of this scale and ambition at the upper end of the housing market in England.  
• Also notes the important example of the Span Development Ltd scheme at Templemere in Weybridge with octagonal forms set within a free flowing 18th Century landscape. |
| The 20th Century Society Support | • The designation of 1970s buildings and conservation areas is still rare so pleased to see Elmbridge Council valuing this important residential estate.  
• Supports the recommendation for a new Conservation Area and the CAMP doc |
| Surrey Gardens Trust Support | • A significant work of the architect Royston Summers and an outstanding example that makes imaginative and attractive use of the earlier lake and adjoining landscape.  
• Welcomes the opportunity for one of their members to participate in the appraisal process and the Trust is pleased to support recommendation |
| Esher Conservation Area Advisory Committee Support | • Chairman supports the proposals on behalf of Esher CAAC  
• The estate is of a very high architectural quality and is largely intact. The careful massing, use of boundary walls and extensive planting have all worn well providing a carefully controlled mix of openness, views and privacy.  
• Confirms that they are happy to include and administer this new CA as part of their remit |
| East Molesey Conservation Area Advisory Committee Support | • A development of high architectural merit with a unique quality of its architecture and landscaping.  
• The protection afforded by being in a Conservation Area is vital and the Council is to be congratulated in recognising this. |
| Lakeside Drive Residents Association Chairman Support | • Lakeside Drive residents have long wanted conservation status so delighted to support the Council’s proposals  
• The appraisal process and CAMP document succinctly describes what makes it “special” and the need for continuity in design |
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<tr>
<th>Support</th>
<th>Lakeside Drive residents</th>
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<tr>
<td>• Maintaining the clean lines of window and driveway design are important – text added</td>
<td>• Lakeside Drive deserves Conservation Area status, long standing residents and keen to support Council’s proposals and prevent any further deterioration in the original character of this special development</td>
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<tr>
<td>Support</td>
<td>Lakeside Drive residents</td>
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<tr>
<td>• Supports new Conservation Area status and the CAMP document which highlights many of their concerns regarding replacement doors and windows, painted joinery and fascias and the quality of new brickwork and detailing</td>
<td>• Whole hearted support for the designation of Lakeside Drive as a new CA and for the CAMP document</td>
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<td>• Comments on minor details and status of Lakeside Drive Residents Association Covenant – clarifications and minor amendments made to final text</td>
<td>• Support for Lakeside Drive to become a Conservation Area</td>
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<tr>
<td>Support</td>
<td>Lakeside Drive resident</td>
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<tr>
<td>• Endorse the CAMP document and hope that the application for Conservation Area status will be approved soon</td>
<td>• Approve of the steps being taken to preserve the unique architectural heritage of Lakeside Drive</td>
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<tr>
<td>• Considers the each stage in the changing face of our architectural history needs examples and Lakeside Drive is one worth sustaining</td>
<td>• The development and grounds have a unique and special character and so support the Council’s proposals</td>
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<td>• Concerned about the loss of large, mature trees so protection through future CA status and a Tree Preservation Order review of significant trees within and adjacent to the area is important – noted, the Management Plan recommends a review and update of the original TPO which was made in 1964.</td>
<td>• Approve of the steps being taken to preserve the unique architectural heritage of Lakeside Drive</td>
</tr>
<tr>
<td>Support</td>
<td>Princess Gate resident</td>
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