
Shaping Elmbridge



A New Local Plan



Heritage Impact Assessment Selection Methodology

August 2023



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1. Introduction

- 1.1 The new Local Plan will set out the spatial strategy for the borough for a 15-year period, to deliver the Council's vision for how our places and communities will grow. It will include borough-wide strategic and detailed development management policies to deliver sustainable growth. In addition, the Plan will allocate sites for development to seek to meet the identified needs for housing, travellers, employment and open space.
- 1.2 In preparing the Plan, the council has undertaken several evidence-gathering studies to identify the borough's development needs, and what land is available and most appropriate to meet these needs.
- 1.3 This Methodology document was produced to inform the selection of sites for allocation in order to assist with meeting Elmbridge's development needs over the plan period. It provides a framework for assessing the likely impact on heritage assets and whether and how any potential harm can be mitigated.

Purpose and scope

- 1.4 The Methodology was developed using the advice within the National Planning Policy Framework 2021 (NPPF) and Historic England's Advice Note 3 on The Historic Environment and Site Allocations in Local Plans¹, as well as best-practice examples from other local planning authorities. In addition, in August 2021 an Outline Methodology was subject to consultation with relevant neighbouring authorities and historic environment bodies. Where relevant their comments have been taken into account and reflected in this Methodology.
- 1.5 The Methodology seeks to ensure that all heritage assets located within a site, or with some relationship to a site (either by virtue of their proximity to one another, inter-visibility, or historic connection) are identified and that the potential impact of development on the significance of the asset is considered.
- 1.6 Where it is concluded that there could be an impact on the significance of a heritage asset, the assessment addresses whether that impact is likely to be positive or negative. Where a potential negative impact is identified, opportunities to mitigate the impact is discussed and recommended for inclusion in the wording of an allocation policy in the event that the site is selected for allocation, where appropriate. The assessment also considers opportunities to achieve a heritage benefit arising from the development of the site.
- 1.7 It is important to note that the assessments conducted at this stage of local plan preparation do not obviate the need for applicants to provide the heritage-related documentation indicated in the local validation list at the application stage.

¹ <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>

2. Policy Context

National Planning Policy Framework 2021

- 2.1 The National Planning Policy Framework (NPPF) (2021) reinforces the Government's objective to significantly boost the supply of homes in England. The NPPF requires that, as a minimum, Local Plans should provide for an area's housing and other development needs, as well as any that cannot be met within neighbouring areas, where it is practical to do so and is consistent with achieving sustainable development.
- 2.2 The NPPF sets out a presumption in favour of sustainable development and in paragraph 11 states that local planning authorities should positively seek opportunities to meet the development needs of their area and that Local Plans should meet objectively assessed needs unless any adverse impacts of doing so outweigh the benefits, or where the NPPF indicates development should be restricted. A footnote to this paragraph advises that policies related to the protection of designated heritage assets (and other heritage assets of archaeological interest) are included in the list of those which may provide a clear reason for "restricting the overall scale, type or distribution of development".
- 2.3 Paragraph 189 highlights that heritage assets are an irreplaceable resource, and should be afforded protection proportionate to their significance, so that they can continue to be enjoyed. Paragraph 190 invites local planning authorities to set out a strategy for the conservation of the historic environment which, inter alia, should consider putting heritage assets to viable uses and consider the desirability of new development making a positive contribution to local character.

Planning Practice Guidance

- 2.4 The Planning Practice Guidance (PPG) supports the policies set out in the NPPF and provides additional detail to aid with their interpretation and implementation. The plan-making guidance advises that policies must be based on up-to-date evidence on the historic environment, to be used to assess the significance of heritage assets and the contribution they make to the environment, as well as to predict the likelihood of hitherto unknown heritage assets being discovered in the future.
- 2.5 The section of the PPG which deals with the historic environment advises that local planning authorities should identify opportunities for the conservation and enhancement of heritage assets, including their setting. It is suggested that this may include the delivery of development which would make a positive contribution to, or would better reveal the significance of, a heritage asset. It may also include development which reflects and enhances local character and distinctiveness, with particular reference to the prevailing styles of design and use of materials locally.
- 2.6 The PPG goes on to define 'significance' and other terms used to explain the heritage interest of an asset. Advice is also given on identifying the setting of a heritage asset and taking its contribution to significance into account. Distinction is also made between designated heritage assets (and the various types of these) and non-designated heritage assets.

3. Stage 1 - Identification of Sites for Assessment

- 3.1 The geographical area covered by this Methodology is land located within the administrative boundary of Elmbridge. However, it is acknowledged that sites located within Elmbridge may potentially give rise to cross-boundary impacts on heritage assets.

Source of sites

- 3.2 All the sites highlighted in the Land Availability Assessment (LAA) 2022 as being either deliverable or developable were included at the outset.
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4. Stage 2 - Initial Sift

- 4.1 Having compiled a list of sites from the Land Availability Assessment (LAA) (2022), an initial sift was undertaken to target the assessment.

Identification of heritage assets

- 4.2 A desktop assessment, using the council's Geographic Information System (GIS), was undertaken to identify heritage assets which may be affected by the development of the LAA sites. Sites were flagged for further assessment when any of the following were found to apply:
- The site contains a building which is statutorily or locally listed
 - The site falls within 250m of a building which is statutorily listed²
 - The site is adjacent to a building which is locally listed
 - The site is within a conservation area
 - The site falls within 100m of a conservation area
 - The site falls within 250m Registered Park or Garden of Special Historic Interest
 - The site is within or partially within a County Site of Archaeological Importance
 - The site is within or partially within an Area of High Archaeological Potential
 - The site contains a Scheduled Ancient Monument
 - The site falls within 250m of a Scheduled Ancient Monument
- 4.3 Significant unlisted buildings are identified only within some conservation areas and so were encapsulated within this selection criterion where applicable.

² The listed building database on the Historic England's website (www.historicengland.org.uk) indicates that the following two Grade II heritage assets do exist: 'Walton Court, formerly Birds Eye Offices, including courtyards, water garden features and front pool' and 'Sculpture of Leaping Birds in front of former Bird's Eye Offices'. Planning permission for a redevelopment of the former was granted and the asset has been demolished as part of the proposals. The sculpture was stolen in 2018 and was never found. There are several potential allocation sites situated within 250m of these assets, but as they no longer exist, the sites were not assessed in association with their potential impact on the heritage assets.

- 4.4 The council have completed the review of its locally listed buildings and an updated local list has been agreed at Cabinet on the 5th July 2023. The updated local list contains new locally listed buildings, including any revisions/site boundary changes as well removing those entries that were previously on the list. Following the updated local list, any additional heritage assets have been assessed if they are located within or adjacent to a potential site allocation and those heritage assets removed from the local list have been updated in the proformas where they fell within the catchment for the methodology.
- 4.5 The draft policy on heritage assets within the emerging Local Plan requires that sites over 0.4ha in size provide an assessment of their archaeological potential at the application stage. These sites have not been selected as part of this assessment (unless another selection criterion happens to apply) as they need to be more fully investigated on submission of an application.
- 4.6 In addition to the above, the map of the sites was interrogated to ascertain whether a development site beyond the buffer zones was likely to affect the setting of any heritage assets, having regard to the intervening built form and land uses. All the development sites proposed within the draft Plan are located within the tightly-packed urban areas of the borough, and therefore no such additional assets of concern were identified.

Examination of the buffer zones

- 4.7 Where a site falls within the buffer zones from a statutorily listed building or a scheduled ancient monument, a further desktop assessment was undertaken. The council's Geographic Information System (GIS) was used to establish whether or not there is, or has historically been, a relationship between the site and the heritage asset. If this was not clear from the desktop assessment, a site visit was undertaken. An initial desktop assessment was also used to consider the potential for an impact arising from a site within 100m of a conservation area, and within 250m of a Registered Park or Garden of Special Historic Interest.
- 4.8 If there was clearly no relationship between the heritage asset and the potential allocated site, no further assessment of the site was undertaken. Where it was considered that there was the potential for a heritage impact, the site was subject to a full assessment as detailed in Stage 3 below. A precautionary approach was adopted, such that if there was any uncertainty concerning the potential of development having an impact on the heritage asset the site was subject to a full assessment.
- 4.9 All the sites which fell into the remaining criteria listed above (either containing, falling within, or adjacent to a heritage asset) were subject to a full assessment. A list of these sites is included in Appendix B and the site proformas in Appendix C.

5. Stage 3 - Information Gathering and Analysis

- 5.1 The third stage in the process involved the gathering of information, before an analysis of the potential for heritage impacts was carried out. A proforma was developed in order to present this work in a coherent and comprehensive format, and a blank sample proforma can be found at Appendix A.
- 5.2 The information used to complete the proformas was drawn from:
- The council's GIS systems
 - Planning applications database
 - The Elmbridge Heritage Asset Review
 - The Historic Environment Records
 - The Land Availability Assessment 2021
 - The National Heritage List for England
 - The Register of Parks and Gardens
 - Conservation Area Appraisals and Management Plans
 - Site promotional material submitted by landowners/their agents
 - Details of existing locally listed buildings provided by Surrey County Council as part of the Local List update

A. Site details

A1. Site information

- 5.3 Site location details, including the ward in which it is located, its size and address were recorded. A map and satellite image were also provided for ease of identification of both the site and the relevant heritage assets.

A2. Heritage asset location

- 5.4 For clarity, the location of the heritage asset(s) in relation to the potential site allocation was identified – whether within the site, adjacent to it or within 100m for conservation areas, or 250m for other types of asset as described in paragraph 4.2 above.

A3. Heritage asset name and description

- 5.5 The name of the heritage asset, either as it appears on its designation or its postal address if not statutorily designated, was listed along with its status as a heritage asset. Thereafter a short description of the asset, including its age and use was set out.

A4. Importance of the heritage asset

- 5.6 The following categories were used to indicate the relative importance of the heritage asset:

High = Assets of national or international significance (Grade I, Grade II*, scheduled monuments, world heritage sites)

Medium = Assets of regional significance (Grade II, conservation areas, county sites of archaeological importance)

Lesser = Assets of local significance (locally listed buildings, areas of high archaeological potential)

5.7 Where there was more than one type of heritage asset under consideration, each was given its own rating.

A5. Consideration of interest

5.8 A summary of the significance of the heritage asset focused primarily on the reason for its designation. The following was taken into consideration³:

- Archaeological Interest – if the site holds, or may hold, evidence of past human activity worthy of expert investigation;
- Architectural and artistic interest – the design and aesthetics of a place;
- Historic interest – relating to past lives and events;
- Setting – whether or not the setting makes a contribution to significance, including consideration of physical surroundings, the way the asset is appreciated and historical associations/patterns of use.

A6. Assessment of the site's contribution to the heritage asset

5.9 This section of the proforma sets out an assessment of the site's existing contribution to the significance of the heritage asset, including the setting of the asset. This provided a baseline for establishing the effects of future development on significance. The factors taken into account were as follows (noting that only a small number of these may have been relevant to a particular asset)⁴:

The asset's physical surroundings

- Topography
- Other types of heritage assets
- Scale and grain of surrounding development
- Historic materials and surfaces
- Land use
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships
- Historical association and degree of change over time
- Integrity

Experience of the asset

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset

³ Drawn from Historic England Advice Note 12: Statements of Heritage Significance - <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12>

⁴ Drawn from Historic England Good Practice in Planning Note 3: The Setting of Heritage Assets - <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

- Visual dominance, prominence or role as focal point
- Intentional intervisibility with other historic and natural features
- Noise, vibration and other pollutants
- Tranquillity, remoteness, wildness
- Sense of enclosure, seclusion or privacy
- Accessibility, permeability and patterns of movement
- Ease of interpretation by the public
- The rarity of comparable examples
- Associative relationships between heritage assets
- Cultural associations and traditions

B. Type and size of development

B1. Potential use of the site

- 5.10 The development potential of each site was identified, and the capacity recorded, based on the information provided by the Land Availability Assessment 2022. This is not necessarily the same quantum of development which would be carried forward into a policy allocating the site for development, as the decision to allocate will take account of a wider range of evidence-based documents and the requirements of infrastructure providers.
- 5.11 For a commercial development, the proposed use class and net additional floorspace has been shown where the site has been promoted by the landowner. Where there is insufficient information provided, the proposed floorspace has been left 'unknown'.
- 5.12 Sites which have a potential use which does not fall within one of the categories listed above are identified under 'Other'.
- 5.13 Whilst the draft template proforma in Appendix A shows all the potential use and yield options, to reduce the length of the assessments only those relevant to the site under consideration were used.

C. Impact and mitigation

C1. Likely impact without mitigation and severity of the impact

- 5.14 The impact of development on the significance of heritage assets may be beneficial, neutral or detrimental. The assessment in this section considered the type and amount of development proposed. Where the siting, form and appearance of the proposed development is known, this was taken into account. Otherwise, a precautionary approach was adopted, such that the impact identified was based on a reasonable worst-case scenario which did not take into account the potential for mitigation measures.
- 5.15 Factors considered when assessing the impact and its magnitude included direct physical effects such as demolition or alteration, changes to the extent or integrity of the setting, changes to views and loss of amenity (such as increased traffic or pollution). The permanence of a particular type of development might have also been relevant.
- 5.16 A beneficial impact means that elements which contribute to the significance of the heritage asset and/or its setting would be reinstated, enhanced or better revealed. Alternatively, it

may be that the development proposal would result in a viable use for a hitherto underused or unused building.

5.17 Where a detrimental impact was identified, its magnitude was characterised as follows:

Significant = A considerable change affecting the special interest of the heritage asset and/or its setting, where the significance would be substantially harmed or would be lost entirely;

Moderate = A change affecting the special interest of the heritage asset and/or its setting, where there would be harm, but the harm would be less than substantial;

Limited = A limited change to elements which contribute to the significance of the heritage asset and/or its setting, where the harm would be minimal.

C2. Mitigation measures and opportunities

5.18 Having determined the potential impact arising from the development proposed on the site, this section of the assessment sought to limit or reduce any foreseeable harm as well as to identify opportunities to achieve a heritage benefit.

5.19 Paragraph 32 of the NPPF advises that plans must address economic, social and environmental (including heritage) objectives, and that significant adverse impacts on these objectives should be avoided in favour of the pursuit of alternative options. It further explains that mitigation measures should be proposed only where significant adverse impacts are unavoidable.

5.20 The consideration of alternative options included alterations to the site boundary and type/quantum of development, but the possibility of developing alternative sites was not explored. This is due to the amount of land available for development within the borough and which fits with the council's emerging development strategy is insufficient to meet the borough's development needs, and so there are no alternative sites. Nevertheless, if it was considered that mitigation measures would have been insufficient to overcome any significant adverse impacts, the site was not recommended for inclusion in the draft Local Plan.

5.21 Any site-specific requirements which ought to be included within the allocation policy are set out here. Mitigation measures may include consideration of the location of built form within the site and recommending design requirements such as layout, height and landscaping.

5.22 In some cases, the draft design and heritage policies are likely to be sufficient to ensure that there would be no harm arising from development, in which case this observation was noted.

5.23 Opportunities for realising a heritage benefit focused on improving public access and ease of interpretation, repair and re-use of assets, improvements to the visual amenities of the area and recording findings uncovered by development. Where relevant, these were also recommended for inclusion in an allocation policy.

D. Conclusion

5.24 Following the analysis of the site's suitability for development, and an assessment of its sustainability, an overall conclusion was made as to whether or not the site should be further considered for allocation. The potential outcomes are Allocate; Allocate with mitigation; or Reject.

6. Stage 4 – Consideration of Cumulative Impacts

- 6.1 It was originally envisaged that following the site-specific assessments carried out in Stage 3, the sites recommended for allocation were going to be reviewed once again on a geographical basis, in order to identify clusters of development sites. The reason for this final step was that the setting of heritage assets is sensitive to change and whilst in isolation the development of these sites may have little or no impact on the significance of the heritage assets they are in proximity to, there might have been the potential for greater impacts when all of the development proposed in an area is considered. Also, the view was that there may also be further scope to deliver heritage and/or public benefits, if a more comprehensive approach to development in an area was taken.
- 6.2 However, each development proposal (planning application) has to be assessed on its own merits and therefore where there are several separate sites near a heritage asset, they would all be considered individually, not cumulatively. In practice, these individual proposals might not be submitted at the same time and therefore it would be unlikely that the applicants would work together to assess such an impact. The harm caused, if any, would be considered for each site and weighed against the benefits of that site. The weighing of harm and benefits does not allow for combining of separate sites, and therefore such an approach would be unjustifiable. On this basis, the council concluded that the cumulative impacts could relate only to a number of developments within the same allocation site, and not various sites around the asset.
- 6.3 On this basis and following a review of the potential allocation sites, the council concluded that the situation of cumulative impacts is unlikely to arise on these sites across the borough. Nevertheless, the council identified one exception, which relates to Esher Place. This site was subject to numerous independent new development proposals within the curtilage of the listed house. Whilst these developments considered individually might not have resulted in a demonstrable harm to the heritage asset, it was necessary to assess their impact cumulatively as they related to a single site.
- 6.4 In conclusion therefore, only the proforma relating to Esher Place was completed with a discussion on the potential cumulative impact of developments. Like the process described in Stage C2 above, mitigation measures and opportunities were identified and discussed.

7. Appendix A – Template Assessment Proforma

Site reference and name

Settlement/ward: XXX

Site area: XX

Address: XXX

Map:



Satellite image:



Heritage asset location: xxx

Heritage asset name and description: xxx

Importance of the heritage asset: High/Medium/Lesser

Consideration of interest: Archaeological / Architectural and artistic / historic interest / setting

Assessment of site's contribution to the heritage asset: XX

Potential use of site

Residential development: Yes / No

Yield: XX

Commercial uses: Yes / No

Potential floorspace (sqm): Net: XX; Gross: XX

Gypsy/Travelling Showpeople: Yes/No

No. of pitches: XX

Other: Yes/No

Specify: XX

Impact and mitigation

Likely impact without mitigation:

Beneficial/neutral/detrimental

Severity of the impact without mitigation:

Significant/Moderate/Limited

Mitigation measures and opportunities: XX

Conclusion

Recommendation: Allocate/Allocate with mitigation/Reject

Consideration of cumulative impacts (complete only where relevant)

Discussion: XX

8. Appendix B – List of Assessed Sites

Settlement	Reference	Address
Claygate	US175	Claygate Centre, Elm Road
Claygate	US6	Crown House
Claygate	US2	Hare Lane Car Park
Claygate	US169	Claygate Station Car Park, The Parade, Claygate
Cobham, Oxshott and Stoke D'Abernon	US191	73 Between Streets, Cobham, KT11 1AA
Cobham, Oxshott and Stoke D'Abernon	US183	BMW Cobham, 18-22 Portsmouth Road, Cobham
Cobham, Oxshott and Stoke D'Abernon	US214	Waitrose, 16-18 Between Streets, Cobham KT11 1AF
Cobham, Oxshott and Stoke D'Abernon	US492	Cedar House, Mill Road, Cobham, KT11 3AL
Cobham, Oxshott and Stoke D'Abernon	US124	St Andrew's Church, Oakshade Road, Oxshott
Cobham, Oxshott and Stoke D'Abernon	US162	Site B Garages at Wyndham Avenue, Cobham
Cobham, Oxshott and Stoke D'Abernon	US188	Ford Garage, 97 Portsmouth Road, Cobham, KT11 1JJ
Cobham, Oxshott and Stoke D'Abernon	US186	78 Portsmouth Road, Cobham
Cobham, Oxshott and Stoke D'Abernon	US187	87 Portsmouth Road, Cobham, KT11 1JH
Cobham, Oxshott and Stoke D'Abernon	US160	Garages at Bennett Close, Cobham
Cobham, Oxshott and Stoke D'Abernon	US217	68 Between Streets and 7-11 White Lion Gate, Cobham
Cobham, Oxshott and Stoke D'Abernon	US218	Coveham House, Downside Bridge Road and The Royal British Legion, Hollyhedge Road

Settlement	Reference	Address
Cobham, Oxshott and Stoke D'Abernon	US497	Cedar Road Car Park, Cedar Road, Cobham, KT11 2AA
Cobham, Oxshott and Stoke D'Abernon	US201	Tiltwood Care Home, Hogshill Lane, Cobham, KT11 2AQ
Cobham, Oxshott and Stoke D'Abernon	US164	Cobham Health Centre and Garages off Tartar Road
Cobham, Oxshott and Stoke D'Abernon	US190	Shell Fairmile, 270 Portsmouth Road, Cobham
Cobham, Oxshott and Stoke D'Abernon	US460	1, 3 and 5 Goldrings Road, Oxshott, Leatherhead, KT22 0QP
Cobham, Oxshott and Stoke D'Abernon	US521	4 Fernhill, Oxshott, KT22 0JH
Cobham, Oxshott and Stoke D'Abernon	US530	Garage Block, Middleton Road, Downside
Cobham, Oxshott and Stoke D'Abernon	US7	20 Stoke Road, Cobham, KT11 3BD
East and West Molesey	US507	133-135 Walton Road, East Molesey, KT8 0DT
East and West Molesey	US302	43 Palace Road East Molesey KT8 9DN
East and West Molesey	US296	5 Matham Road East Molesey KT8 0SX
East and West Molesey	US498	7 Seymour Close, KT8 0JY and Land to rear of 103-113 Molesey Park Road, East Molesey, KT8 0JX
East and West Molesey	US299	East Molesey Car Park, Walton Road, East Molesey
East and West Molesey	US56	Joseph Palmer Centre, 319a Walton Road
East and West Molesey	US315	Parking /garages at Grove Court Walton Road East Molesey KT8 0DG
East and West Molesey	US317	Tesco Metro car park, Walton Road, East Molesey
East and West Molesey	US318	Vine Medical Centre 69 Pemberton Road East Molesey KT8 9LJ
East and West Molesey	US509	2 Beauchamp Road, East Molesey, KT8 0PA
Esher	US127	30 Copsem Lane, Esher, KT10 9HE
Esher	US481	6 Bracondale and 43 Claremont Lane
Esher	US27	81 High Street, Esher
Esher	US276	Cafe Rouge, Portsmouth Road, Esher, KT10 9AD
Esher	US279	Esher Place, 30 Esher Place Avenue, Esher, KT10 8PZ
Esher	US519	Esher Public Library and land adjoining Church Street, Esher, KT10 9NS
Esher	US288	Hawkshill Place Portsmouth Road Esher KT10 9HY

Settlement	Reference	Address
Esher	US286	Highwaymans Cottage Car Park, Portsmouth Road, Esher
Esher	US274	Two Furlongs and Wren House, Portsmouth Road, Esher, KT10 9AA
Esher	US39	Unit A & B Sandown Industrial Park, Esher
Esher	US38	Units C and D, Sandown Industrial Park, Mill Road, Esher
Esher	US32	Windsor House 34-40 High Street
Esher	US280	St Andrews and Hillbrow House, Portsmouth Road, Esher, KT10 9SA
Esher	US475	Willow House, Mayfair House and Amberhurst, Claremont Lane, Esher, KT10 9DW
Esher	US134	Hanover Cottage, 6 Claremont Lane Esher KT10 9DW
Esher	US287	15 Clare Hill Esher KT10 9NB
Esher	US283	1-5 Millbourne Lane, Esher, KT10 9DU
Esher	US282	42 New Road Esher KT10 9NU
Esher	US526	40 New Road, Esher, KT10 9NU
Esher	US531	Civic Centre, High Street, Esher, KT10 9SD
Esher	US157	Garages at Farm Road, Esher
Hersham	US40	Hersham Day Centre and Village Hall
Hersham	US374	Hersham Library Molesey Road Hersham
Hersham	US389	Hersham sports and social club 128 Hersham Road Hersham KT12 5QL
Hersham	US43	Hersham Technology Park (Air Products)
Hersham	US380	New Berry Lane car park, Hersham
Hersham	US517	Park House, Pratts Lane, Hersham, KT12 4RR
Hersham	US376	Trinity Hall and 63-67 Molesey Road, Hersham
Hersham	US375	Volkswagen Ltd Esher Road Hersham KT12 4JY
Hersham	US390	The Royal George 130-132 Hersham Road Hersham KT12 5QJ
Hersham	US378	All Saints Catholic Church Hall Queens Road Hersham KT12 5LU
Hersham	US379	Hersham Shopping Centre, Molesey Road, Hersham
Hersham	US489	19 Old Esher Road, Hersham,
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	US271	118-120 Bridge Road East Molesey KT8 9HW
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	US443	47 Portsmouth Road
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	US237	Ashley Road Car Park, Thames Ditton

Settlement	Reference	Address
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	US250	Library (Community centres at the junction of Mercer Close and Watts Road), Mercer Close, Thames Ditton
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	US233	Nuffield Health car park, Simpson Way, Long Ditton
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	US232	Nuffield Health Club, Simpson Way, Long Ditton
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	US251	Old Pauline Sports Ground Car Park
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	US495	Corner Cottage, Portsmouth Road, KT7 0TQ
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	US518	Thames Ditton Centre for the Community, Mercer Close, Thames Ditton, KT7 0BS
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	US272	Industrial units at 67 Summer Road East Molesey KT8 9LX
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	US226	Sandpiper, Newlands Avenue, Thames Ditton, KT7 0HF
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	US248	School Bungalow, Mercer Close, Thames Ditton, KT7 0BS
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	US24	Flats 9-41 and Garages on Longmead Road, Thames Ditton, KT7 0JF
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	US516	Bransby Lodge, St Leonards, Thames Ditton, KT7 0RN
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	US230	Car Park south of Southbank, Thorkhill Road, Thames Ditton
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	US245	Brook House, Portsmouth Road, Thames Ditton, KT7 0EG
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	US260	46 St Marys Road, Long Ditton, KT6 5EY
Walton on Thames	US464	63-69 High Street, Walton-on-Thames, KT12 1DJ
Walton on Thames	US72	Courtlands & 1-5 Terrace Road
Walton on Thames	US84	Elm Grove, 1 Hersham Road, Walton-on-Thames, KT12 1LH
Walton on Thames	US79	Regnolruf Court, Church Street, Walton-on-Thames, KT12 2QT
Walton on Thames	US135	12-16a High Street, Walton-on-Thames, KT12 1DA
Walton on Thames	US326	13-19 High Street, Walton-on-Thames

Settlement	Reference	Address
Walton on Thames	US321	Case House 85-89 High Street Walton On Thames KT12 1DZ
Walton on Thames	US324	Manor Road Car Park, Manor Road, Walton-on-Thames, KT12 2QN
Walton on Thames	US357	Rylton House, Hershams Road, Walton-On-Thames
Walton on Thames	US325	Garages to the rear of 8 Sidney Road, Walton-on- Thames
Walton on Thames	US323	Bradshaw House Bishops Hill and Walton Centre for the Community Manor Road Walton-On-Thames
Walton on Thames	US327	Bridge Motor Works New Zealand Avenue & Playhouse Hurst Grove Walton on Thames KT12 1AU
Weybridge	US398	1-8 Dovecote Close, Weybridge, KT13 8PW
Weybridge	US419	35-47 Monument Hill, Weybridge KT13 8RN
Weybridge	US420	59-65 Baker St, Weybridge KT13 8AH
Weybridge	US125	Baker Street Car Park, Weybridge
Weybridge	US397	Floors above Waitrose, 62 High Street, Weybridge KT13 8BL
Weybridge	US417	Garages to the rear of Broadwater House Greside Road Weybridge KT13 8PZ
Weybridge	US416	Garages to the west of 17 Greside Road Weybridge KT13 8PY
Weybridge	US482	Land to the rear of 24-26 Church Street, Weybridge, KT13 8DX
Weybridge	US94	Locke King House, 2 Balfour Road, Weybridge
Weybridge	US394	NHS North West, 58 Church Street, Weybridge KT13 8DP
Weybridge	US496	Quadrant Courtyard, Weybridge, KT13 8DR
Weybridge	US431	Shell Petrol Filling Station 95 Brooklands Road Weybridge KT13 0RP
Weybridge	US110	The Heights, Weybridge
Weybridge	US393	The Old Warehouse, 37A Church Street, Weybridge KT13 8DG
Weybridge	US424	Weybridge Bowling Club 19 Springfield Lane Weybridge KT13 8AW
Weybridge	US520	Weybridge Centre for the Community, Churchfield Place, Weybridge, KT13 8BZ
Weybridge	US107	Weybridge Delivery Office, Elmgrove Road
Weybridge	US395	Weybridge Hospital and car park, 22 Church Street Weybridge KT13 8DW
Weybridge	US108	Weybridge Library, Church Street, Weybridge
Weybridge	US505	75 Oatlands Drive, Weybridge, KT13 9LN
Weybridge	US410	Oatlands car park, Oatlands Drive, Weybridge
Weybridge	US421	181 Oatlands Drive, Weybridge KT13 9DJ
Weybridge	US470	Oak House, 19 Queens Road, KT13 9UE

Settlement	Reference	Address
Weybridge	US411	York Road Car Park
Weybridge	US404	2-8 Princes Road Weybridge KT13 9BQ
Weybridge	US402	1 Princes Road Weybridge KT13 9TU
Weybridge	US403	HFMC House, New Road and 51 Prince's Road Weybridge KT13 9BN
Weybridge	US391	Woodlawn, Hanger Hill and 2 Churchfields Avenue
Weybridge	US407	Foxholes, Weybridge KT13 0BN
Weybridge	US406	179 Queens Road Weybridge KT13 0AH
Weybridge	US93	Horizon Business Village, Brooklands Road, Weybridge
Weybridge	US525	8 Sopwith Drive, Brooklands Industrial Park, Weybridge, KT13 0YX
Weybridge	US527	9 Cricket Way, Weybridge, KT13 9LP

9. Appendix C – Proformas of Assessed Sites

US175 – Claygate Centre, Elm Road, Claygate

Settlement/ward: Claygate

Site area: 0.28ha

Address: Hare Lane Car Park, Claygate, KT10 0EH

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 100m of a conservation area and within 250m of statutorily listed buildings.

Heritage asset name and description: Claygate Village conservation area; Grade II Listed Buildings - Church of Holy Trinity and Claygate War Memorial.

Claygate Village conservation area is centred around the historic core of the “Old Village”, which is over 1,000 years old with its focal point being The Green. Church of Holy Trinity was built in 1840 by H.E. Kendall with east end of circa 1860 in Norman Revival style. It is listed for its special architectural or historic interest. Claygate War Memorial stands on Church Road in front of the Church of Holy Trinity as an eloquent witness to the tragic impact of world events on the local community and the sacrifice it made in the First World War; and has a group value with the Grade II-listed Church of Holy Trinity.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their historic and architectural interest.

Assessment of site’s contribution to the heritage asset: The site comprises a part single/part two-storey building in the use as a day centre for elderly with associated car parking that was built in late 1980s. The built form makes no particular contribution to the conservation area.

Potential use of site

Residential development: Yes

Yield: 14

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities:

There are no obvious opportunities arising from the re-development of the site to affect the conservation area. Due to the distance and the interfering-built form between the site and the locally listed building it is unlikely that the redevelopment proposal would result in any adverse impact on this heritage asset. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

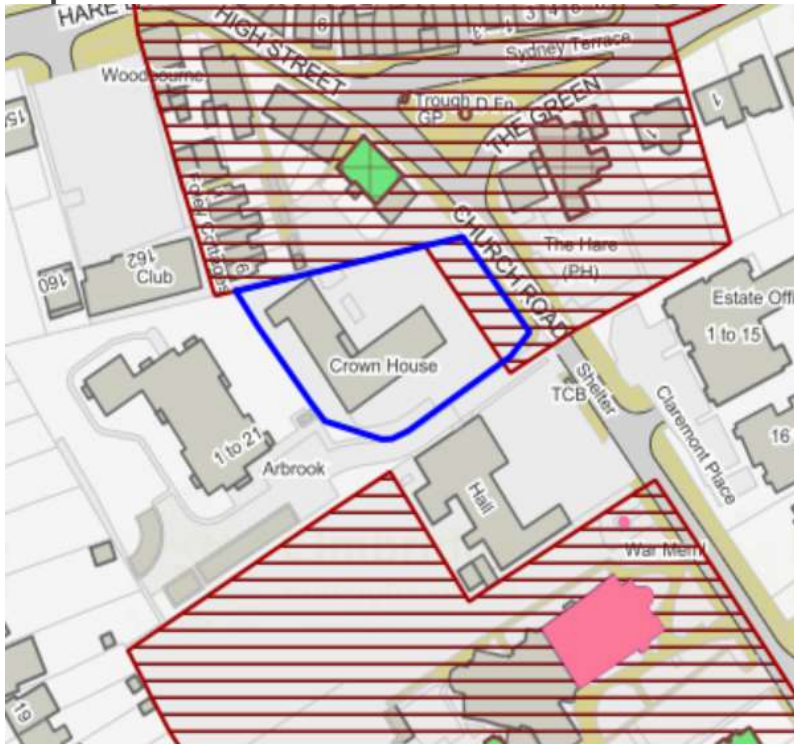
US6 – Crown House, Church Road, Claygate

Settlement/ward: Claygate

Site area: 0.21ha

Address: Crown House, Church Road, Claygate KT10 0BF

Map:



Satellite image:



Heritage asset location: Potential site allocation is partially within a conservation area, within 250m of statutory listed buildings and adjacent to locally listed buildings.

Heritage asset name and description: Claygate Village conservation area; Grade II Listed Buildings - Church of Holy Trinity and Claygate War Memorial.

Claygate Village conservation area is centred around the historic core of the “Old Village”, which is over 1,000 years old with its focal point being The Green. Church of Holy Trinity was built in 1840 by H.E. Kendall with east end of circa 1860 in Norman Revival style. It is listed for its special architectural or historic interest. Claygate War Memorial stands on Church Road in front of the Church of Holy Trinity as an eloquent witness to the tragic impact of world events on the local community and the sacrifice it made in the First World War; and has a group value with the Grade II-listed Church of Holy Trinity.

Locally Listed Buildings:

- The Hare and Hounds Public House, The Green. Early/mid 19th Century public house/hotel. Originally two storeys, remodelled/extended in the early 20th Century in an Arts and Crafts style. Designated for its rarity, landmark status and archaeological value.
- No 10 The Old Bakery and No 11 (former Post Office/Studio Cake Shop) High Street. Mid/late 19th Century, formerly the village post office and cottage adjoining.
- Drinking Fountain, The Green. Stone drinking fountain with trough and spouts, on plinth, with lantern over, located on green in centre of Claygate. Inscribed ‘Opened on the 6th of July 1893, the day of the marriage of HRH Duke of York HSH Princess Victoria Mary of Test’ and ‘Presented to the village of Claygate by Lord Foley AD 1893’.

Importance of the heritage asset: Medium/lesser

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site’s contribution to the heritage asset: The built form itself makes no particular contribution to the conservation area, but its position within the site is respectful of its location and causes it to assume a subservient position in the streetscene. The boundary screening has a minor positive impact on the setting of the conservation area and is protected by a Tree Preservation Order.

The set back of the building from Church Road also allows the listed church and war memorial to take a prominent position in long views from north-west, which is a positive feature of the existing site layout. This set back and subservience in the street scene preserves the settings of the listed buildings.

The existing built form on the site has no particular impact on the setting of the locally listed heritage assets which are of a sufficient distance away and there is sufficient boundary screening in relation to the Hare and Hounds Public House opposite.

Potential use of site

Residential development: Yes

Yield: 12

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities:

There are no obvious opportunities to affect a heritage benefit arising from the re-development of the site. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact, although the location of the built form within the site is currently a positive feature and it would be beneficial if a similar building line was retained when the site is re-developed.

Conclusion

Recommendation: Allocate

US2 – Hare Lane Car Park, Claygate

Settlement/ward: Claygate

Site area: 0.16ha

Address: Hare Lane Car Park, Claygate, KT10 0RD

Map:



Satellite image:



Heritage asset location: Adjacent to a conservation area and within 250m of statutory listed buildings.

Heritage asset name and description: Claygate Village conservation area; Grade II Listed Buildings - Church of Holy Trinity and Claygate War Memorial.

Claygate Village conservation area is centred around the historic core of the “Old Village”, which is over 1,000 years old with its focal point being The Green. Church of Holy Trinity was built in 1840 by H.E. Kendall with east end of circa 1860 in Norman Revival style. It is listed for its special architectural or historic interest. US169 War Memorial stands on Church Road in front of the Church of Holy Trinity as an eloquent witness to the

tragic impact of world events on the local community and the sacrifice it made in the First World War; and has a group value with the Grade II-listed Church of Holy Trinity.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The site is laid out to a hardstanding used as a public car park. The built form and soft landscaping features make no particular contribution to the conservation area.

Potential use of site

Residential development: Yes

Yield: 7

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities:

Redevelopment of the site has the potential to result in a positive impact on the conservation area. The use of standard design and heritage-related policies within the Local Plan could enhance the character and appearance of the conservation area.

Conclusion

Recommendation: Allocate

US169 - Claygate Station Car Park, The Parade

Settlement/ward: Claygate

Site area: 0.4ha

Address: Claygate Station Car Park, The Parade, Claygate

Map:



Satellite image:



Heritage asset location: The proposed site allocation is adjacent to locally listed buildings.

Heritage asset name and description:

- Outbuildings at Claygate station - 'Platform 3' and Claremont cars taxi office. Early 20th Century, handed pair of very small single storey buildings in Arts and Crafts style
- Claygate Railway Station. Station built in 1885, for London & South Western Railway. Contains two storey station masters house.

Importance of the heritage asset: Lesser (locally listed)

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The site is laid out to a hardstanding used as a public car park for Claygate Railway Station. The built form and soft landscaping features make no particular contribution to the significance of the locally listed buildings.

Potential use of site

Residential development: Yes

Yield: 15

Impact and mitigation

Likely impact without mitigation:
neutral

Severity of the impact without mitigation:N/A

Mitigation measures and opportunities: There are no obvious opportunities to affect a heritage benefit arising from a redevelopment of the site. The use of standard design and heritage related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

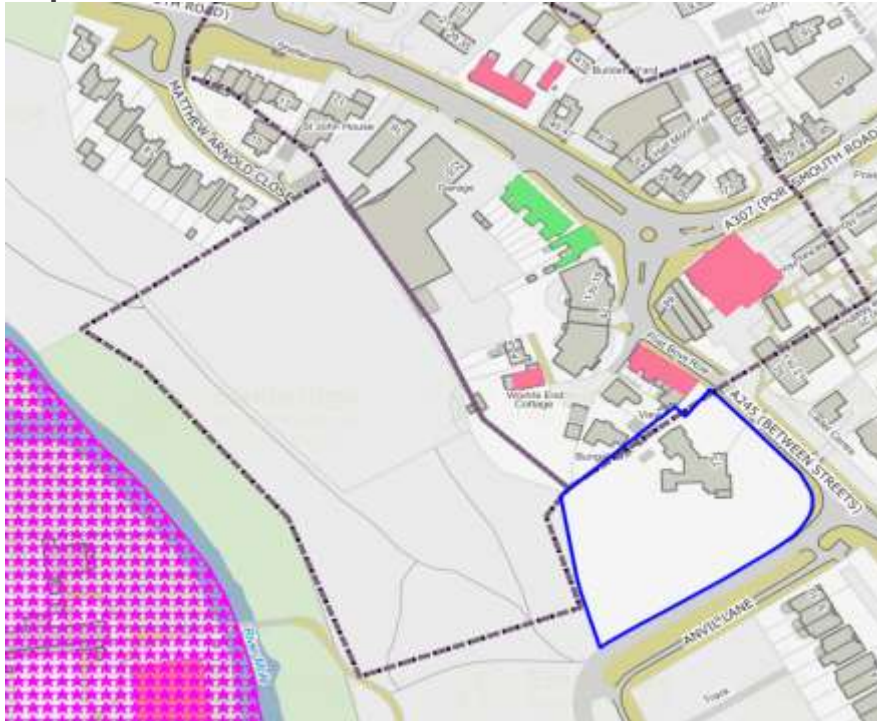
US191 – 73 Between Streets, Cobham

Settlement/ward: Cobham and Downside

Site area: 0.68ha

Address: 73 Between Streets, Cobham, KT11 1AA

Map:



Satellite image:



Heritage asset location: Potential site allocation is partially within an Area of High Archaeological Potential, falls within 250m of a Registered Park or Garden and is within 250m of statutorily listed buildings.

Heritage asset name and description:

Painshill Park – Grade I Listed Registered Park or Garden of Special Historic Interest;

Grade II Listed Buildings - 46 (The Vermont Exchange) (formerly The White Lion), Portsmouth Road; 3 (Worlds End Cottage), Worlds End; and 1 to 8 (consec.) Postboys Row, Between Streets; The Walled Gardens, Painshill Park and The Gardeners Cottage, Painshill Park; Area of High Archaeological Potential.

- Painshill Park - Landscaped pleasure grounds and park laid out between 1738 and 1773 by the Hon Charles Hamilton and is designated for its special historic interest.
- The Vermont Exchange – dates from 16th century with 18th and 20th century extensions and renovated to accommodate a residential use in 21st century.
- Worlds End Cottage – cottage dates from 17th century undergone extensive restoration in 20th century.
- Postboys Row – comprises accommodation and shops, originally accommodation for postboys employed at the local Inns. Built in circa 1790 by James Ingram.
- The Walled Gardens – walls implemented in late 18th century.
- The Gardeners Cottage - gardener's House built in late 18th century with mid-19th century additions.
- The archaeological potential of the site is associated with an early occupation of the area – Street Cobham had developed by the post-medieval period, but is likely to have an origin much earlier, perhaps from soon after the nearby bridge over the River Mole was established c1100.

Importance of the heritage asset: High (Grade I) / Medium (Grade II) / Lesser (archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site comprises a two-storey detached building in a use as a children's home set within large grounds back from the road. The site is accessed from Between Streets in its northwest corner, adjacent to Postboys Row. The building is set back with hardstanding used as a car park to its front. East corner of the site is lined by dense mature trees. Large sections of the site to its south are laid to lawn and ornamental planting. It appears that the original building was extended over the years with side extensions of various styles and whilst its general appearance might not make positive contribution to the street scene, the fact that it is set back from the Postboys frontage ensures that the building does not dominate the adjacent listed buildings.

Potential use of site

Residential development: Yes

Yield: 40

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities:

There are no obvious opportunities to affect a heritage benefit arising from the re-development of the site. The use of standard design and heritage related policies within the Local Plan is likely to be sufficient to avoid a negative impact, although the location of the built form within the site is currently a positive feature and it would be beneficial if a similar building line was retained when the site is redeveloped.

Conclusion

Recommendation: Allocate

US183 – BMW Cobham, 18-22 Portsmouth Road, Cobham

Settlement/ward: Cobham and Downside

Site area: 0.47ha

Address: BMW Cobham, 18-22 Portsmouth Road, Cobham, KT11 1JA

Map:



Satellite image:



Heritage asset location: Potential site allocation is within an Area of High Archaeological Potential, is adjacent to locally listed buildings, falls within 250m of a Registered Park or Garden and is within 250m of statutorily listed buildings.

Heritage asset name and description:

Painshill Park – Grade I Listed Registered Park or Garden of Special Historic Interest;

Grade II Listed Buildings - 39 (The Old House), 41 (Vine House) and 41A (1 Vine Cottages), Portsmouth Road; 46 (The Vermont Exchange) (formerly The White Lion), Portsmouth Road; 3 (Worlds End Cottage), Worlds End; and 1 to 8 (consec.) Postboys Row, Between Streets; The Walled Gardens, Painshill Park and The Gardeners Cottage, Painshill Park;

Area of High Archaeological Potential;

Locally Listed Buildings - 24 to 36 (Even Nos) (Scott's Terrace), 38 and 40 Portsmouth Road..

- Painshill Park - Landscaped pleasure grounds and park laid out between 1738 and 1773 by the Hon Charles Hamilton and is designated for its special historic interest.
- The Old House and Vine House – office terrace dates from late 18th century.
- The Vermont Exchange – dates from 16th century with 18th and 20th century extensions and renovated to accommodate a residential use in 21st century.
- Worlds End Cottage – cottage dates from 17th century undergone extensive restoration in 20th century.
- Postboys Row – Accommodation and shops, originally accommodation for postboys employed at the local Inns. Built c. 1790 by James Ingram.
- The Walled Gardens – walls implemented in late 18th century.
- The Gardeners Cottage - gardener's House built in late 18th century with mid-19th century additions.
- The archaeological potential of the site is associated with an early occupation of the area – Street Cobham had developed by the post-medieval period, but is likely to have an origin much earlier, perhaps from soon after the nearby bridge over the River Mole was established c1100.
- Scott's Terrace, Portsmouth Road – likely built in 18th century.

Importance of the heritage asset: High (Grade I) / Medium (Grade II) / Lesser (locally listed building and archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site comprises a two-storey flat roofed car showroom building set back from the road. The frontage is dominated by a hardstanding area used for display of cars. Whilst the visual appearance of the site does not make a positive contribution to the street scene, due to its scale and layout on site the building does not dominate the adjacent listed buildings.

Potential use of site

Residential development: Yes

Yield: 27

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities:

There are no obvious opportunities to affect a heritage benefit arising from the redevelopment of the site. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact, although the location of the built form within the site is currently a positive feature and it would be beneficial if a similar building line was retained when the site is re-developed.

Conclusion

Recommendation: Allocate

US214 – Above Waitrose, Cobham

Settlement/ward: Cobham & Downside

Site area: 0.67ha

Address: Waitrose, 16-18 Between Streets, Cobham, KT11 1AF

Map:



Satellite image:



Heritage asset location: Potential site allocation is adjacent to Locally Listed Buildings.

Heritage asset name and description: Locally Listed Building

- Clerkenwell Post - date unknown (probably 19th century) is a boundary marker/post

- 25 Between Streets, Church of the Sacred Heart

Importance of the heritage asset: Lesser

Consideration of interest: Clerkenwell Post is designated for its special architectural or historic interest. Church of the Sacred Heart, 25 Between Streets is designated for its architectural or artistic value and historic association.

Assessment of site's contribution to the heritage asset:

Clerkenwell Post:

The post is understood to be built into the south-eastern side wall of the building, having been re-located from its original position slightly further south-west in what is now a pedestrianised access between Waitrose and No. 1 Oakdene Parade. Appreciation of the post is currently hindered by supermarket paraphernalia.

Church of the Sacred Heart, 25 Between Streets:

The site is occupied by a Waitrose food store and hardstanding for car parking. The store faces the Church of Sacred Heart across the road approximately 33metres from its southern border. The site facing the church is predominately brick built with cladding above. Built form covers majority of the site and currently makes neutral contribution to the setting of the heritage asset.

Potential use of site

Residential development: Yes

Yield: 20

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities:

The proposal is to provide additional floors above the existing building/s. As such, it would not result in a loss of the heritage asset adjoining it. Any potential development on site shall secure the long-term preservation of the heritage assets. Interpretation information in the vicinity of the post would be a heritage benefit.

Conclusion

Recommendation: Allocate with mitigation

US492 – Cedar House, Mill Road, Cobham

Settlement/ward: Cobham and Downside

Site area: 0.27ha

Address: Cedar House, Mill Road, Cobham, KT11 3AL

Map:



Satellite Image:



Heritage asset location: Potential site allocation is within a conservation area and an Area of High Archaeological Potential, adjacent to locally listed buildings and is within 250m of statutorily listed buildings.

Heritage asset name and description:

Grade II* Listed Buildings - Cedar House, Mill Road and Ham Manor, Mill Road.

Grade II Listed Buildings - Gate Piers and Railings to Cedar House; Cobham Mill, Mill Road; The Old Mill House, Mill Road; The Old Bear Public House, River Hill; 51 (Katie James) High Street and 48 (La Capanna) High Street.

Cobham Conservation Area and Area of High Archaeological Potential.
Locally Listed Building - Nos 4 and 5 Homeyard Cottage, Cedar Road

- Cedar House - built in 15th century with mid-18th front and 20th century additions to rear.
- Ham Manor – house built in mid-18th century.

- Gate Piers and Railings to Cedar House were implemented in mid-18th century.
- Cobham Mill was built in early 19th century and altered in 1953.
- The Old Mill House – house built in 16th century with 18th century front.
- The Old Bear Public House – public house built in 17th century with 19th century alterations to front and ground floor.
- Katie James – built as a house in 17th century with 18th century front, now shop.
- La Capanna – restaurant built in 17th century much altered and extended in 20th century.

- The conservation area is centred around the historic core of the village of Church Cobham and the River Mole, and includes Mill Road, River Hill and Church Street all of which retain several buildings of architectural or historic interest and others that contribute to the street scene. Important buildings include the Church of St Andrew (Grade I listed), Ham Manor, Cedar House and Church Stile House (all Grade II* listed) and Cobham Mill (Grade II).

- The archaeological potential of the site is associated with medieval and early post-medieval occupation of the area.
- Nos 4 and 5 Homeyard Cottages, Cedar Road were built in the mid 19th Century.

Importance of the heritage asset: High (Grade II*) / Medium (Grade II and conservation area) / Lesser (locally-listed and archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest along with their group value (locally listed buildings).

Assessment of site's contribution to the heritage asset: The site contains a heritage asset of national and international as well as regional significance. The site is on a slightly higher ground than Mill Road and the River Mole to the south. Cobham Mill is situated in the vicinity of the site to its southwest on the other side of the road. A Locally listed Mill View is situated approximately 20m from the western boundary of the site and further locally listed buildings 4 and 5 Homeyard Cottages are situated approximately 8m from the north west of the site. The whole site lies within Cobham Conservation Area and an Area of High Archaeological Potential. The building on site makes a positive contribution to the surrounding historic and river environment.

Potential use of site

Residential development: Yes

Yield: 7

Impact and mitigation

Likely impact without mitigation: Detrimental

Severity of the impact without mitigation: Moderate

Mitigation measures and opportunities: The property on site is Grade II* listed and is in a prominent location within the street scene. It is located in a conservation area with a couple of Grade II listed structures in the vicinity. Any redevelopment proposal would have to take into account the architectural and historic significance of the asset and its setting. Demolition of the asset and its complete redevelopment would result in a more than substantial harm, however a sensitive conversion of the existing property might be possible subject to internal subdivision being achievable without significant harm to its significance. The use of standard design and heritage related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate with mitigation

US124 – St Andrew's Church, Oakshade Road, Oxshott

Settlement/ward: Oxshott & Stoke
D'Abernon

Site area: 0.4ha

Address: St Andrew's Church, Oakshade Road, Oxshott, KT22 0LE

Map:



Satellite image:



Heritage asset location: Potential site allocation contains a Locally Listed Building.

Heritage asset name and description: St Andrew's Church is a locally listed building built in 1912 in Gothic style.

Importance of the heritage asset: Lesser

Consideration of interest: The heritage asset is designated for its specific architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by a church, a locally listed building, with an attached hall. The later additions to the church building have various roof shapes and are not particularly in keeping with the appearance of the church.

Potential use of site

Other: Community Use

Specify: 127sqm

Impact and mitigation

Likely impact without mitigation: Detrimental

Severity of the impact without mitigation: Limited

Mitigation measures and opportunities:

As a non-designated heritage asset there would be a presumption in favour of the retention of the building. The existing church or the hall could be extended or a detached building for community use could be implemented in a manner that would not be harmful to the setting of this heritage asset. The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate

US162 – Site B Garages at Wyndham Avenue, Cobham

Settlement/ward: Cobham and Downside

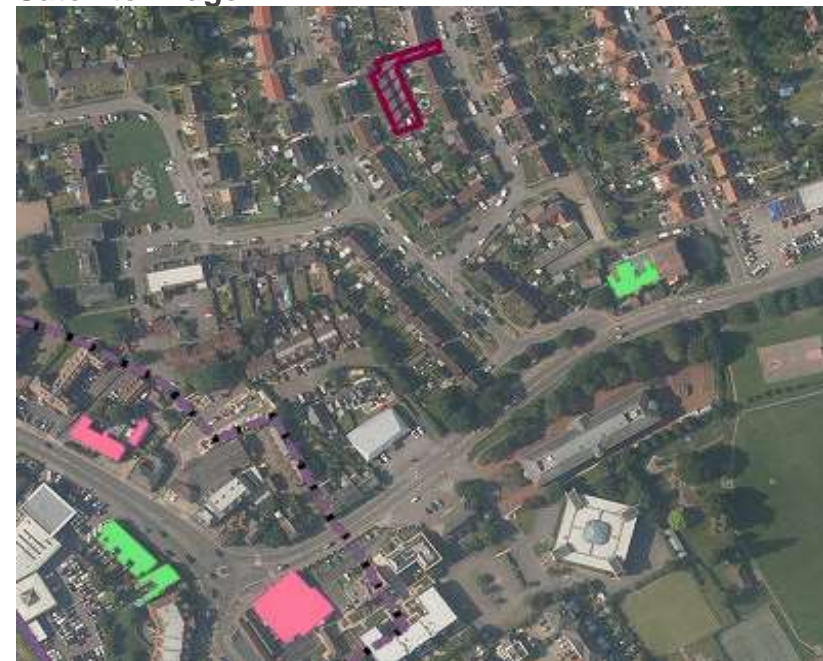
Site area: 0.06ha

Address: Site B Garages at Wyndham Avenue, Cobham, KT11 1AS

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of statutorily listed buildings.

Heritage asset name and description:

Grade II Listed Buildings - 39 (The Old House), 41 (Vine House) and 41A (1 Vine Cottages), Portsmouth Road; and 46 (The Vermont Exchange) (formerly The White Lion), Portsmouth Road.

- The Old House and Vine House – office terrace dates from late 18th century.

- The Vermont Exchange – dates from 16th century with 18th and 20th century extensions and renovated to accommodate a residential use in 21st century.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: A row of garages located within a residential area with access via Wyndham Avenue and makes no contribution to the setting of heritage assets.

Potential use of site

Residential development: Yes

Yield: 4

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities:

There are no obvious opportunities to affect a heritage benefit arising from the redevelopment of the site. The use of standard design and heritage related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

US188 – Ford Garage, 97 Portsmouth Road, Cobham

Settlement/ward: Cobham & Downside

Site area: 0.3ha

Address: Ford Garage, 97 Portsmouth Road, Cobham, KT11 1JJ

Map:



Satellite Image:



Heritage asset location: Potential site allocation is adjacent to Locally Listed Building.

Heritage asset name and description: Locally Listed Building – Cobham Police Station, Portsmouth Road - former police station built in late 19th/early 20th century building, converted to school in 2012. Locally Listed Building - Milestone on south side of Portsmouth Road assumed 18th Century.

Importance of the heritage asset: Lesser

Consideration of interest: The heritage assets are designated for its special architectural or historic interest, historic association and rarity.

Assessment of site's contribution to the heritage asset: The site consists of a single storey car showroom building with associated hardstanding. Built form covers majority of the site and currently makes neutral contribution to the setting of the heritage assets.

Potential use of site

Residential development: Yes

Yield: 21

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities:

There are no obvious opportunities to affect a heritage benefit arising from the redevelopment of the site. The use of standard design and heritage related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

US186 – 78 Portsmouth Road, Cobham

Settlement/ward: Cobham and Downside

Site area: 0.6ha

Address: 78 Portsmouth Road, Cobham, KT11 1HY

Map:



Satellite image:



Heritage asset location: Potential site allocation is adjacent to a Locally Listed Building and is within 250m of statutorily listed buildings.

Heritage asset name and description:

Grade II Listed Buildings - 39 (The Old House), 41 (Vine House) and 41A (1 Vine Cottages), Portsmouth Road; 46 (The Vermont Exchange) (formerly The White Lion), Portsmouth Road; 3 (Worlds End Cottage), Worlds End; and 1 to 8 (consec.) Postboys Row, Between Streets.
Locally Listed Building - Cobham Police Station, Portsmouth Road and Milestone on Portsmouth Road

- The Old House and Vine House – office terrace dates from late 18th century.

- The Vermont Exchange – dates from 16th century with 18th and 20th century extensions and renovated to accommodate a residential use in 21st century.
- Worlds End Cottage – cottage dates from 17th century undergone extensive restoration in 20th century.
- Postboys Row – Accommodation and shops, originally accommodation for postboys employed at the local Inns. Built c. 1790 by James Ingram.
- Cobham Police Station - former police station built in late 19th/early 20th century building, converted to school in 2012.
- Milestone on Portsmouth Road - Assumed C18. Front marks distances to Hyde Park Corner (17 miles) and the sides Esher (3 miles) and Ripley (4 miles).

Importance of the heritage asset: Medium (Grade II) / Lesser (locally listed building)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest and rarity.

Assessment of site’s contribution to the heritage asset: The site is occupied by a standalone office block with associated car parking and is located on the south side of Portsmouth Road and makes a neutral contribution to the nearby heritage assets.

Potential use of site

Residential development: Yes

Yield: 30

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities:

There are no obvious opportunities to affect a heritage benefit arising from the redevelopment of the site. The use of standard design and heritage related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

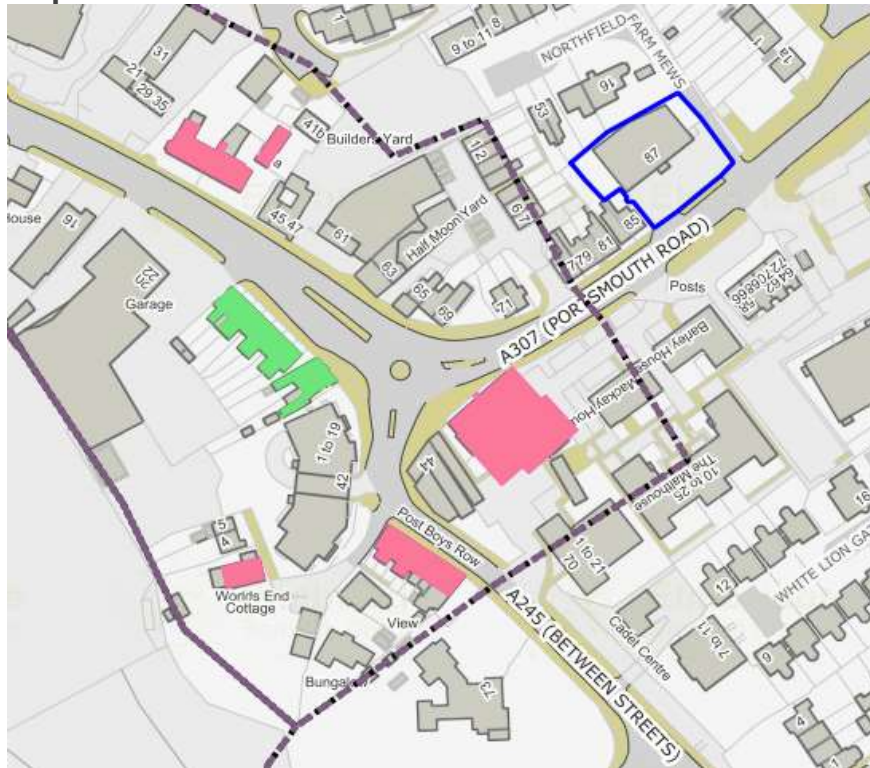
US187 – 87 Portsmouth Road, Cobham

Settlement/ward: Cobham and Downside

Site area: 0.12ha

Address: 87 Portsmouth Road, Cobham, KT11 1JH

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of statutorily listed buildings.

Heritage asset name and description:

Grade II Listed Buildings - 39 (The Old House), 41 (Vine House) and 41A (1 Vine Cottages), Portsmouth Road; 46 (The Vermont Exchange) (formerly The White Lion), Portsmouth Road; 3 (Worlds End Cottage), Worlds End; and 1 to 8 (consec.) Postboys Row, Between Streets.

- Painshill Park - Landscaped pleasure grounds and park laid out between 1738 and 1773 by the Hon Charles Hamilton and is designated for its special historic interest.
- The Old House and Vine House – office terrace dates from late 18th century.
- The Vermont Exchange – dates from 16th century with 18th and 20th century extensions and renovated to accommodate a residential use in 21st century.
- Worlds End Cottage – cottage dates from 17th century undergone extensive restoration in 20th century.
- Postboys Row – Accommodation and shops, originally accommodation for postboys employed at the local Inns. Built c. 1790 by James Ingram.
- The Walled Gardens – walls implemented in late 18th century.
- The Gardeners Cottage - gardener's House built in late 18th century with mid-19th century additions.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site consists of two retail units with associated car park at the forefront and makes a neutral contribution to the nearby heritage assets.

Potential use of site

Residential development: Yes

Yield: 10

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities:

There are no obvious opportunities to affect a heritage benefit arising from the re-development of the site. The use of standard design and heritage related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

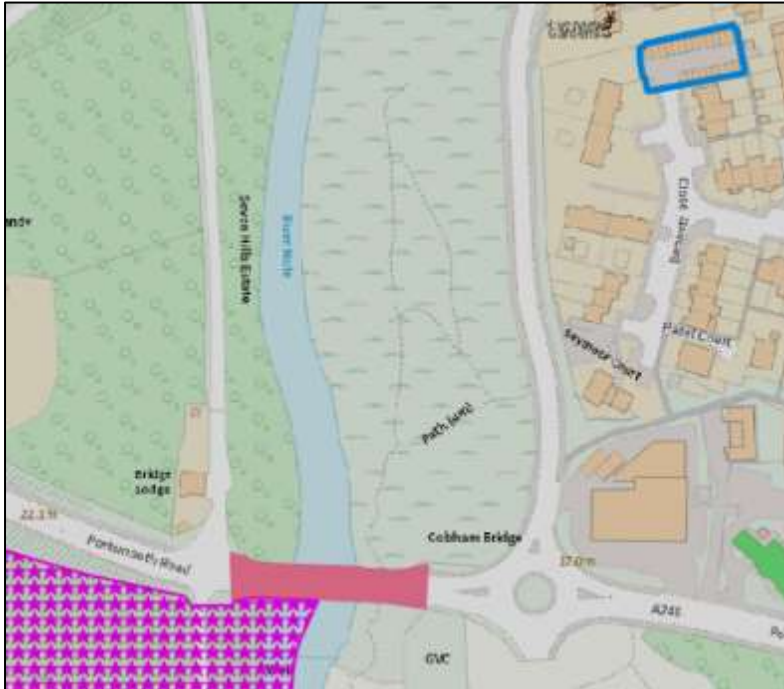
US160 – Garages at Bennett Close, Cobham

Settlement/ward: Cobham and Downside

Site area: 0.47ha

Address: Garages at Bennett Close, Cobham, KT11 1JA

Map:



Satellite image:



Heritage asset location: Potential site allocation falls within 250m of Grade I Registered Park or Garden of Special Historic Interest and is within 250m of a statutorily listed building.

Heritage asset name and description:

Grade I Listed Registered Park or Garden of Special Historic Interest - Painshill Park; Grade II Listed Building - Cobham Bridge, Portsmouth Road.

- Painshill Park - Landscaped pleasure grounds and park laid out between 1738 and 1773 by the Hon Charles Hamilton and is designated for its special historic interest.
- Cobham Bridge – bridge constructed in 1792, parapets rebuilt in 1914.

Importance of the heritage asset: High (Grade I) / Medium (Grade II)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by two garage blocks with associated hardstanding located within a residential area and accessed via Bennett Close. The visual appearance of the site does not make a positive contribution to the street scene, due to its scale and layout on site the building does not affect the setting of the heritage assets.

Potential use of site

Residential development: Yes

Yield: 3

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities:

The use of standard design and heritage related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

US217 – 68 Between Streets and 7-11 White Lion Gate, Cobham

Settlement/ward: Cobham and Downside

Site area: 0.16ha

Address: 68 Between Streets and 7-11 White Lion Gate, Cobham, KT11 1AQ

Map:



Satellite image:



Heritage asset location: Potential site allocation is partially within an Area of High Archaeological Potential, falls within 250m of a Registered Park or Garden and is within 250m of statutorily listed buildings.

Heritage asset name and description:

Painshill Park – Grade I Listed Registered Park or Garden of Special Historic Interest;
Grade II Listed Buildings - 46 (The Vermont Exchange) (formerly The White Lion), 3 (Worlds End Cottage), and 1 to 8 (consec.) Postboys Row;
The Walled Gardens, Painshill Park and The Gardeners Cottage, Painshill Park;

- Painshill Park - Landscaped pleasure grounds and park laid out between 1738 and 1773 by the Hon Charles Hamilton and is designated for its special historic interest.
- The Vermont Exchange – dates from 16th century with 18th and 20th century extensions and renovated to accommodate a residential use in 21st century.
- Worlds End Cottage – cottage dates from 17th century undergone extensive restoration in 20th century.
- Postboys Row – comprises accommodation and shops, originally accommodation for postboys employed at the local Inns. Built in circa 1790 by James Ingram.
- The Walled Gardens – walls implemented in late 18th century.
- The Gardeners Cottage - gardener's House built in late 18th century with mid-19th century additions.

Importance of the heritage asset: High (Grade I) / Medium (Grade II)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site comprises a two-storey army cadet training centre building with associated hardstanding; and a two-storey block of flats with rooms in the roofspace with area laid to lawn to its southwest and southeast. The site makes a neutral contribution to the heritage assets.

Potential use of site

Residential development: Yes

Yield: 6

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities to affect a heritage benefit arising from the re-development of the site. The use of standard design and heritage related policies within the Local Plan is likely to be sufficient to avoid any negative impact, although

the location of the built form within the site is currently a positive feature and it would be beneficial for a similar building line to be retained as part of the redevelopment proposals.

Conclusion

Recommendation: Allocate

US218 – Coveham House and The Royal British Legion, Cobham

Settlement/ward: Cobham and Downside

Site area: 0.26ha

Address: Coveham House, Downside Bridge Road and The Royal British Legion, Hollyhedge Road, Cobham, KT11 3EP

Map:



Satellite image:



Heritage asset location: Potential site allocation is adjacent to a locally listed structure and is within 250m of statutorily listed buildings.

Heritage asset name and description:

Grade II* Listed Buildings - 21 (Church Stile House), Church Street;

Grade II Listed Buildings - 18 (Overbye), Church Street; 19 (Lime House), Church Street; 15 (Mole Cottage), Church Street; and 51 (Katie James) High Street.

Locally Listed Structure - Clerkenwell Post and Church of Sacred Heart, 25 Between Streets.

- Church Stile House – house constructed in 17th century front around an earlier core with 18th century additions to rear.
- Overbye – house constructed in late 18th century with late 19th century and 20th century additions to left end and rear.
- Lime House – house constructed in circa 1740.
- Mole Cottage – house dated 1645.
- Katie James - built as a house in 17th century with 18th century front, now shop.
- Clerkenwell Post - date unknown (probably 19th century) is a boundary marker/post.
- Church of Sacred Heart - C1958 church by Henry Stuart Goodhart-Rendel

Importance of the heritage asset: Medium (Grade II) / Lesser (locally listed structure)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest and landmark status.

Assessment of site's contribution to the heritage asset: The site contains two buildings - a two-storey office block on the corner of Between Streets and Downside Bridge Road and a single storey building in the most southern corner of the site. The remainder of the site is laid to hardstanding used as an associated car park with a few trees spread out across. The visual appearance of the site makes a neutral contribution to the street scene.

Potential use of site

Residential development: Yes

Yield: 14

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities to affect a heritage benefit arising from the redevelopment of the site. The use of standard design and heritage related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

US497 – Cedar Road Car Park, Cobham

Settlement/ward: Cobham and Downside

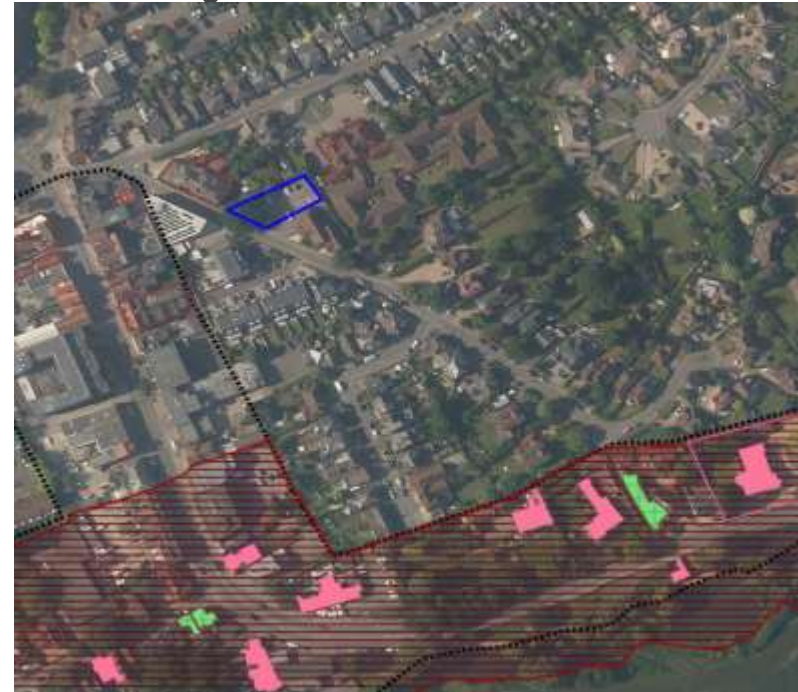
Site area: 0.05ha

Address: Cedar Road Car Park, Cedar Road, Cobham, KT11 2AA

Map:



Satellite Image:



Heritage asset location: Potential site allocation is within 250m of statutorily listed buildings and adjacent to locally listed buildings.

Heritage asset name and description:

Grade II* Listed Buildings - Cedar House, Mill Road and Ham Manor, Mill Road.

Grade II Listed Buildings - Gate Piers and Railings to Cedar House; Cobham Mill, Mill Road; The Old Mill House, Mill Road; The Old Bear Public House, River Hill; 51 (Katie James) High Street; 48 (La Capanna) High Street; and 15 (Mole Cottage).

- Cedar House - built in 15th century with mid-18th front and 20th century additions to rear.
- Ham Manor – house built in mid-18th century.

- Gate Piers and Railings to Cedar House were implemented in mid-18th century.
- Cobham Mill was built in early 19th century and altered in 1953.
- The Old Mill House – house built in 16th century with 18th century front.
- The Old Bear Public House – public house built in 17th century with 19th century alterations to front and ground floor.
- Katie James – built as a house in 17th century with 18th century front, now shop.
- La Capanna – restaurant built in 17th century much altered and extended in 20th century.
- Mole Cottage – house dated 1645.

Locally Listed Buildings -

Ebenezer Chapel and Nos 1, 2, 3 and 4 Cedar Road; Tiltwood Care Home, Hogshill Lane

Ebenezer Chapel and 1-4 Cedar Road – Circa 1873 Baptist Chapel and Cottages.

Tiltwood Care Home, Hogshill Lane - Circa 1920 school building, now extended and in use as care home

Importance of the heritage asset: High (Grade II*) / Medium (Grade II)/Lesser (Locally Listed)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site consists of a public car park that makes a neutral contribution to the surrounding historic environment.

Potential use of site

Residential development: Yes

Yield: 5

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities to affect a heritage benefit arising from a redevelopment of the site. The use of standard design and heritage related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

US201 – Tiltwood Care Home, Hogshill Lane, Cobham

Settlement/ward: Cobham and Downside

Site area: 0.58ha

Address: Tiltwood Care Home, Hogshill Lane, Cobham, KT11 2AQ

Map:



Satellite Image:



Heritage asset location: Potential site allocation is within 250m of statutorily listed buildings and contains a locally listed building within the site as well as adjacent.

Heritage asset name and description:

Grade II* Listed Buildings - Cedar House, Mill Road and Ham Manor, Mill Road.

Grade II Listed Buildings - Gate Piers and Railings to Cedar House; Cobham Mill, Mill Road; The Old Mill House, Mill Road; The Old Bear Public House, River Hill; 51 (Katie James) High Street; 48 (La Capanna) High Street; 15 (Mole Cottage), Church Street; and 7 (Leigh Hill Farm House), Leigh Hill Road.

Locally Listed Building – Tiltwood Care Home, Hogshill Lane; Ebenezer Chapel and Nos 1, 2, 3 and 4 Cedar Road

- Cedar House - built in 15th century with mid-18th front and 20th century additions to rear.
- Ham Manor – house built in mid-18th century.

- Gate Piers and Railings to Cedar House were implemented in mid-18th century.
- Cobham Mill was built in early 19th century and altered in 1953.
- The Old Mill House – house built in 16th century with 18th century front.
- The Old Bear Public House – public house built in 17th century with 19th century alterations to front and ground floor.
- Katie James – built as a house in 17th century with 18th century front, now shop.
- La Capanna – restaurant built in 17th century much altered and extended in 20th century.
- Mole Cottage – house dated 1645.
- Leigh Hill Farm House – house constructed in 16th century with 20th century extensions.
- Tiltwood Care Home- Circa 1920 school building, now extended and in use as care home
- Ebenezer Chapel and Nos 1-4 Cedar Road - Circa 1873 baptist chapel and cottages

Importance of the heritage asset: High (Grade II*) / Medium (Grade II)/Lesser (Locally Listed)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site consists of a single storey residential care home complex with an area of hardstanding and limited soft landscaped area. The original school building (fronting Hogsmill Lane, dating from C1920) within the site is a locally listed building.

Potential use of site

Residential development: Yes

Yield: 24

Impact and mitigation

Likely impact without mitigation: Detrimental

Severity of the impact without mitigation: Limited

Mitigation measures and opportunities: As a non-designated heritage asset there would be a presumption in favour of the retention of the building. The use of standard design and heritage related policies within the Local Plan will assist in mitigating any negative impacts

Conclusion

Recommendation: Allocate with mitigation

US164 – Cobham Health Centre and Garages off Tartar Road, Cobham

Settlement/ward: Cobham & Downside

Site area: 0.9ha

Address: Cobham Health Centre and Garages off Tartar Road, Cobham, KT11 1HS

Map:



Satellite image:



Heritage asset location: Potential site allocation is adjacent to a Locally Listed Building.

Heritage asset name and description: Locally Listed Building - 143 (Corston) Portsmouth Road - 19th century, two-storey detached building with outbuildings to rear.

Importance of the heritage asset: Lesser

Consideration of interest: The heritage asset is designated for its special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The garages are located to the east with an access road onto Tartar Road. The site is occupied by Cobham Health Centre and a row of garages with the remainder of the site being land to hardstanding used as a car park. The ground levels of the site rise up to the east. The site is screened from Portsmouth Road by mature trees with the built form being set well back and therefore it makes a neutral contribution to the heritage asset.

Potential use of site

Residential development: Yes

Yield: 11

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities to affect a heritage benefit arising from a redevelopment of the site. The use of standard design and heritage related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

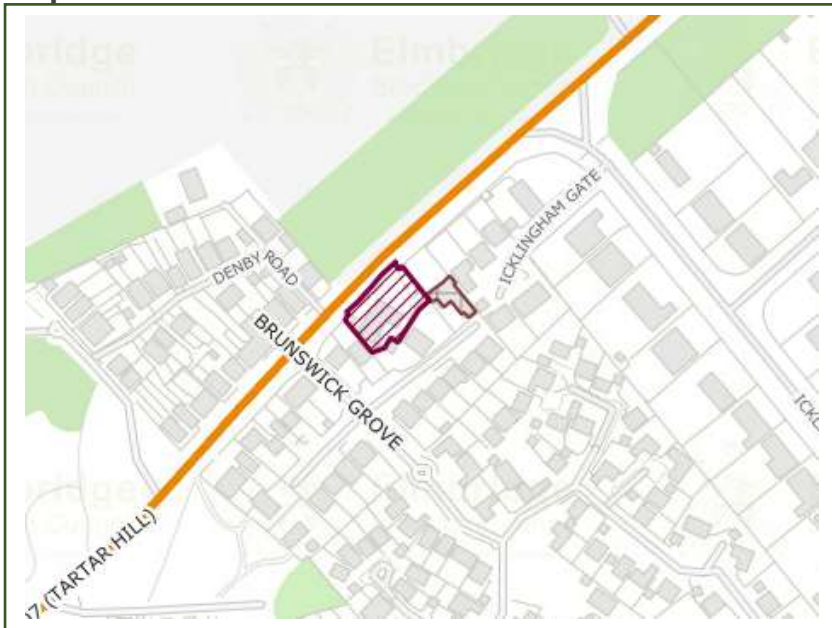
US190 - Shell Fairmile, 270 Portsmouth Road, Cobham

Settlement/ward: Cobham and Downside

Site area: 0.14ha

Address: 270 Portsmouth Road, Cobham, KT11 1LU

Map:



Satellite image:



Heritage asset location: Potential site allocation is adjacent to a locally listed building

Heritage asset name and description: Locally listed building 274 Portsmouth Road, Cobham - Circa 1917 telephone repeater station, now converted to nursery school

Importance of the heritage asset: Lesser

Consideration of interest: The heritage asset is designated for its special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by a petrol filling station and associated forecourt. The site also has a shop located at the petrol station and as a whole it makes a neutral contribution to the setting of the heritage asset.

Potential use of site

Residential development: Yes

Yield: 10

Impact and mitigation

Likely impact without mitigation: neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

US460 - 1, 3 and 5 Goldrings Road, Oxshott

Settlement/ward: Oxshott & Stoke
D'Abernon

Site area: 0.9ha

Address: 1, 3 and 5 Goldrings Road, Oxshott, Leatherhead, KT22 0QP

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of a statutorily listed building.

Heritage asset name and description: Grade II Listed building - Pinewoods, Warren Lane – house built in 1890 to left with extension of 1910 to right.

Importance of the heritage asset: Medium

Consideration of interest: The heritage asset is designated for its special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site comprises three detached dwellings that are located on the corner of Goldrings Road, Warren Lane and Holtwood Road. Most of the site is subject to a preservation order (TPO). Whilst the site is in close proximity to the listed house, there is a significant difference to their ground levels, Pinewood being positioned on a much higher ground than the land of the site. The site makes a neutral contribution to the heritage assets.

Potential use of site

Residential development: Yes

Yield: 32

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: Special attention should be paid to the preservation of the protected healthy trees. The use of standard design and heritage related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

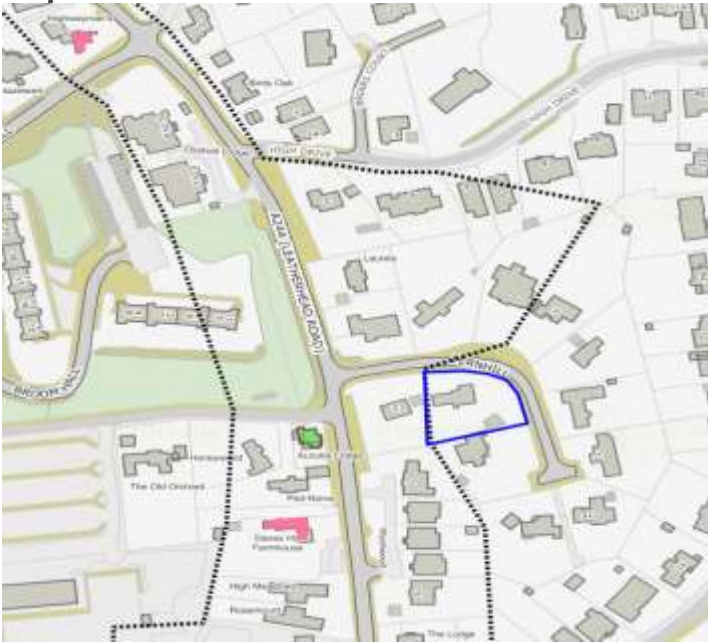
US521 – 4 Fernhill, Oxshott

Settlement/ward: Oxshott & Stoke
D'Abernon

Site area: 0.13

Address: 4 Fernhill, Oxshott, KT22 0JH

Map:



Satellite image:



Heritage asset location: Potential site allocation is partially within an Area of High Archaeological Potential and within 250m of statutory listed buildings.

Heritage asset name and description: Grade II listed buildings – Danes Hill Farm House, Leatherhead Road and Highwaymans Cottage, High Street. Area of High Archaeological Potential – Oxshott Historic Core

Danes Hill Farm House - Early 16th Century House with timber frame and 20th Century extensions.

Highwaymans Cottage – 16th Century timber framed cottage.

Oxshott Historic Core – Medieval/Post Medieval domestic occupation in the village core and Medieval/Post Medieval standing buildings from the 16th Century.

Importance of the heritage asset: Medium (Grade II)/ Lesser (Archaeological Potential)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site contains a detached two storey dwelling on the bend of Fernhill in Oxshott. Several trees are protected by a Tree Preservation Order (TPO) as well as being situated opposite two large cedar trees to the north of Fernhill that make a positive contribution to the appearance of the surrounding area.

Potential use of site

Residential development: Yes

Yield: 6

Impact and mitigation

Likely impact without mitigation: neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The site is fairly distant from the listed building and the development would be outside the archaeological area of importance. Therefore the use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact. Special attention should be paid to the preservation of the protected healthy trees.

Conclusion

Recommendation: Allocate

US530 – Garage Block, Middleton Road

Settlement/ward: Cobham & Downside

Site area: 0.04

Address: Garage block, Middleton Road, Downside

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of statutorily listed building.

Heritage asset name and description: Grade II listed building - Village Pump, Downside, Common Road

Village Pump – Pump circa 1858 erected by Harvey Combe.

Importance of the heritage asset: Medium (Grade II listed)

Consideration of interest: The heritage asset is designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by a row of garage blocks and associated hardstanding. The built form does not make a positive contribution to the heritage assets in the vicinity.

Potential use of site

Residential development: Yes

Yield: 3

Impact and mitigation

Likely impact without mitigation: neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The site is of a sufficient distance away from the listed building. Therefore the use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

US7 – 20 Stoke Road

Settlement/ward: Cobham & Downside

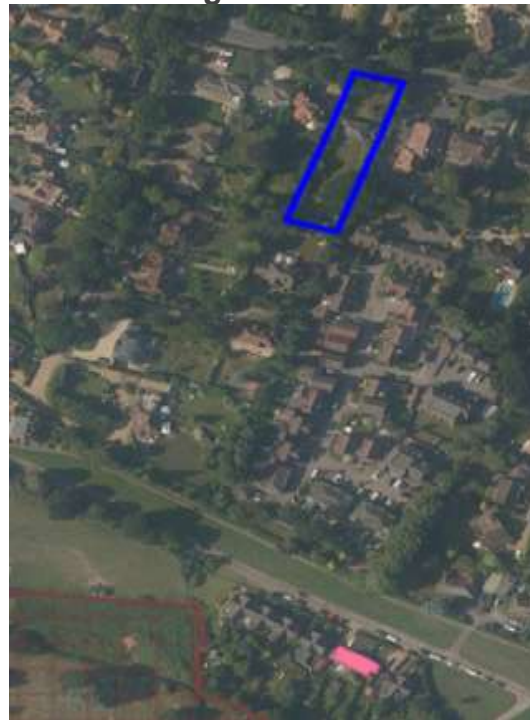
Site area: 0.18ha

Address: 20 Stoke Road, Cobham, KT11 3BD

Map:



Satellite Image:



Heritage asset location: Proposed site allocation is within 250m of a statutory listed building

Heritage asset name and description: Grade II listed 9 and 10 Korea Cottages, Tilt Road. Late 18th Century house, now cottage pair.

Importance of the heritage asset: Medium (Grade II listed)

Consideration of interest: The heritage assets are designated for their historic and architectural interest.

Assessment of site's contribution to the heritage asset: The site is located some distance from the heritage asset and is occupied by a two storey detached residential building. The site has a substantial garden plot to the south. Several trees on the site's border are protected by a Tree Preservation Order (TPO).

Potential use of site

Residential development: Yes

Yield: 8

Impact and mitigation

Likely impact without mitigation:
neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid any negative impact. Special attention should be paid to the preservation of the protected healthy trees

Conclusion

Recommendation: Allocate

US507 – 133-135 Walton Road, East Molesey

Settlement/ward: East Molesey

Site area: 0.11ha

Address: 133-135 Walton Road, East Molesey, KT8 0DT

Map:



Satellite image:



Heritage asset location: Potential allocation site is adjacent to a conservation area and within 250m of a statutorily listed building.

Heritage asset name and description:

The site is adjacent to the East Molesey Old Village Conservation Area that is located on the south bank of the Thames across the river from Hampton Court Palace. The conservation area includes the commercial area of Bridge Road and Creek Road which are located just south of Hampton Court Bridge, whilst to the east it includes the mid-19th century Hampton Court Station and Cigarette Island. It also includes very attractive and generously laid out residential roads forming a grid which were laid out by the property developer, Francis Jackson Kent in the mid-19th century.

Kents Chemist, 104 Walton Road is a chemist's shop, with formerly residential accommodation over and behind, 1894; built to the designs of Messers Tinker and Morewood of Southampton Row, London for the Kent family.

Importance of the heritage asset: Medium

Consideration of interest: The heritage asset is designated for its special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by a set of buildings with a remainder being laid to hardstanding. The built form does not particularly make a positive contribution to the conservation area.

Potential use of site

Residential development: Yes

Yield: 8

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: Only the most northeast boundary is shared with the boundary of the adjacent conservation area. The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate

US302 – 43 Palace Road, East Molesey

Settlement/ward: Molesey East

Site area: 0.27ha

Address: 43 Palace Road, East Molesey, KT8 9DN

Map:



Satellite image:



Heritage asset location: Potential allocation site is in a conservation area.

Heritage asset name and description: The East Molesey Old Village Conservation Area is located on the south bank of the Thames across the river from Hampton Court Palace. The conservation area includes the commercial area of Bridge Road and Creek Road which are located just south of Hampton Court Bridge, whilst to the east it includes the mid-19th century Hampton Court Station and Cigarette Island. It also includes very attractive and generously laid out residential roads forming a grid which were laid out by the property developer, Francis Jackson Kent in the mid-19th century.

Importance of the heritage asset: Medium

Consideration of interest: The heritage asset is designated for its special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by a substantial two-storey building dating from 1930s with rooms in the roofspace in generous grounds. The dwelling does not follow the well-established front building line, and due to its set back position (approximately 50m back from the road) is not prominent in the street scene. However due to its unusual form/design and landscaped grounds it makes some positive contribution to the conservation area.

Potential use of site

Residential development: Yes

Yield: 18

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate

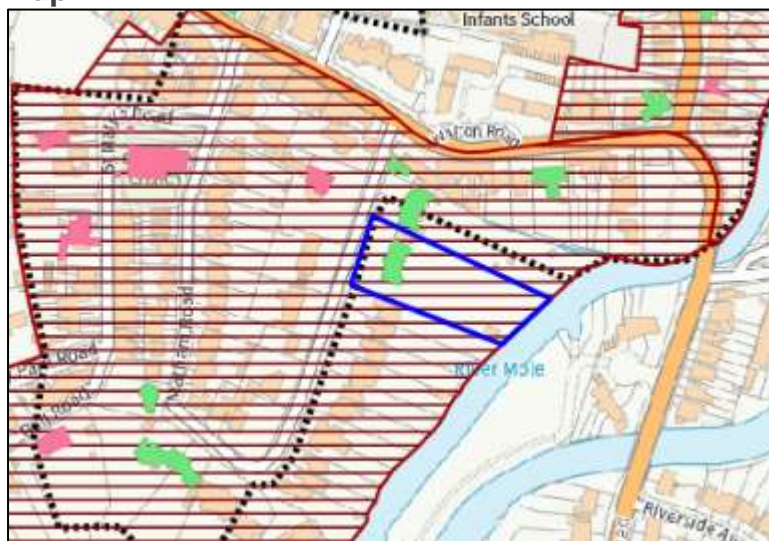
US296 – 5 Matham Road, East Molesey

Settlement/ward: Molesey East

Site area: 0.41ha

Address: 5 Matham Road, East Molesey, KT8 0SX

Map:



Satellite image:



Heritage asset location: Potential allocation site is in a conservation area and partially within an Area of High Archaeological Potential, it is occupied by and adjacent to Locally Listed Buildings and is within 100m of another conservation area and within 250m of statutorily listed buildings.

Heritage asset name and description:

The site is within the East Molesey Old Village Conservation area, within 100m of the East Molesey Bridge Road Conservation Area and is occupied by a Locally Listed Building - 5 (Mole House) Matham Road. The site is partially within an Area of High Archaeological Potential and adjacent to a Locally Listed Buildings 1 and 3 and former fire station, Matham Road. Within 250m of the site are the following Grade II Listed Buildings - 6 (Matham Manor), Matham Road; Church of St. Mary, St. Mary's Road; Chest Tomb, St. Mary's Road; Wood Tomb, St. Mary's Road and Park House, St. Mary's Road; The Bell Inn, 2 and 4, Bell Road; and The Manor House and Quillets Royal, Bell Road.

- The East Molesey Old Village Conservation area is based upon the original village settlement of East Molesey around St Mary's Church (Grade II Listed).
- The East Molesey Bridge Road Conservation Area incorporates some of the oldest parts of the original village of East Molesey. It is a small and compact area, based along a historic road and containing a variety of attractive buildings.
- Matham Manor - house originating from 15th century with early 19th century extensions to rear.
- Church of St Mary - built by Talbot Bury in 1864 – 1867.
- Chest Tomb 5 Yards north of Church of St Mary originates from mid-18th century.
- Wood Tomb 6 Yards west of Church of St Mary dedicated to R. Wood (1780's).
- Park House was built in 17th century with 19th century alterations to main front and 20th century extensions.
- The Bell Inn - house and cottage, now all one public house, built in mid-16th century, former cottage was built in 18th century with 19th and 20th century alterations.
- The Manor House and Quillets Royal – one house that was greatly extended and divided, built in 16th century to the right (Quillets Royal) with late 18th century extensions to rear left (Manor House).
- The archaeological potential of the site is associated with the historic core of East Molesey.
- 1, 3 & former fire station - the fire station was moved here in 1887 on the site of the old Local Board Offices.

Importance of the heritage asset: Medium (Grade II and conservation area) / Lesser (locally-listed building and archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site comprises a substantial, part three/part two-storey detached locally listed building with an in and out driveway to its front. The site benefits from a generous east facing garden laid to lawn with an outdoor swimming pool and a tennis court. The periphery of the site contains numerous trees with the east boundary shared with the bank of River Mole. The built form as well as its setting make positive contribution to the conservation area.

Potential use of site

Residential development: Yes

Yield: 23

Impact and mitigation

Likely impact without mitigation: Detrimental

Severity of the impact without mitigation: Moderate

Mitigation measures and opportunities: The property is a locally listed building that makes positive contribution to the conservation area. Neighbouring buildings to the north are also locally listed and across Matham Road is a Grade II Listed Manor House. Any redevelopment proposal would have to take into account the architectural and historic significance of the site and its surroundings. Demolition of the asset and its complete redevelopment would likely result in a more than substantial harm, however its sensitive conversion might be possible. Special attention should be paid to the retention/enhancement of the soft landscaping. The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate with mitigation

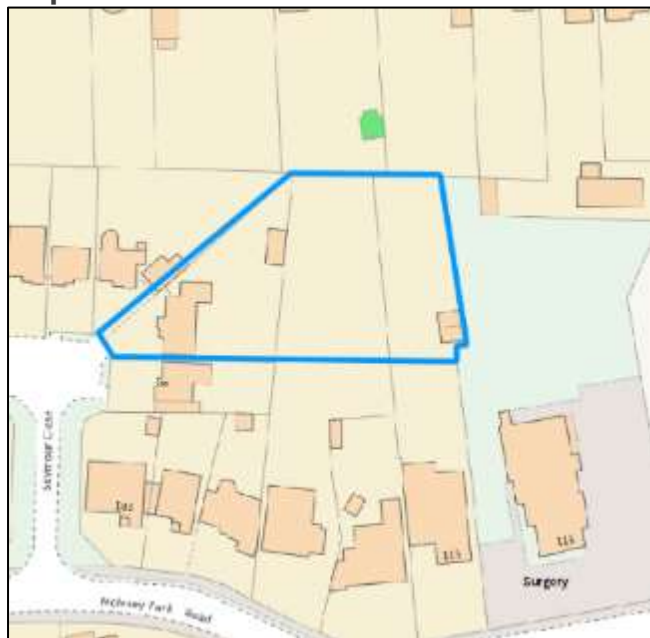
US498 –7 Seymour Close and Land to rear of 103-113 Molesey Park Road, East Molesey

Settlement/ward: Molesey East

Site area: 0.24ha

Address: 7 Seymour Close and land to rear of 103-113 Molesey Park Road, East Molesey, KT8 0JX

Map:



Satellite image:



Heritage asset location: Potential allocation site is adjacent to a Locally Listed Building.

Heritage asset name and description: Ice House, rear of 12 Beauchamp Road, is a Locally Listed Building that originates from 18th century. The restored domed-brick built structure heaped over with earth formerly served East Molesey Park is now used as a garden shed.

Importance of the heritage asset: Lesser

Consideration of interest: The heritage asset is designated for its specific architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is formed by a single dwelling with a couple of outbuildings and the rear gardens of the associated dwellings.

Potential use of site

Residential development: Yes

Yield: 5

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate

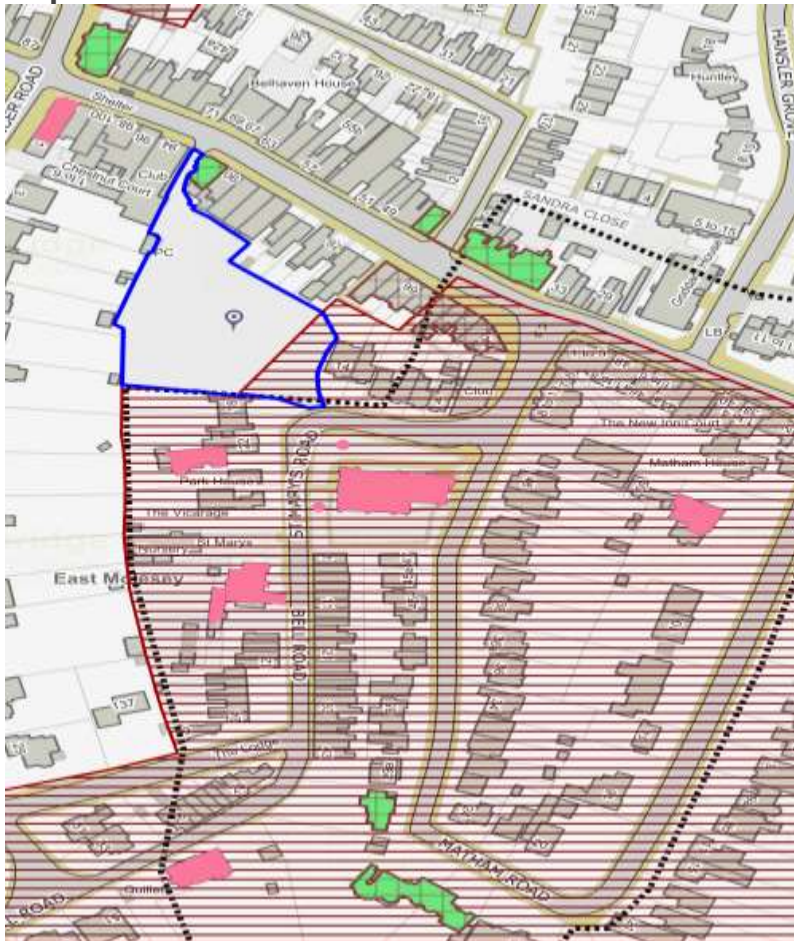
US299 – East Molesey Car Park, Walton Road

Settlement/ward: Molesey East

Site area: 0.4ha

Address: East Molesey Car Park, Walton Road, East Molesey, KT8 0ST

Map:



Satellite image:



Heritage asset location: Potential allocation site is partially in a conservation area and within an Area of High Archaeological Potential, it is adjacent to a Locally Listed Building and within 250m of statutorily listed buildings.

Heritage asset name and description:

The site is partially within the East Molesey Old Village Conservation Area adjacent to a Locally Listed Building - 92 (The Old Fire Station) Walton Road and Nos 54a to 70 Walton Road . Limited area of the site is within an Area of High Archaeological Potential. Within 250m of the site are the following Grade II Listed Buildings - Kents Chemists, 104 Walton Road; Church of St. Mary, St. Mary's Road; Chest Tomb, St. Mary's Road; Wood Tomb, St. Mary's Road and Park House, St. Mary's Road; The Bell Inn, 2 and 4, Bell Road; The Manor House and Quillets Royal in Bell Road and 6 (Matham Manor), Matham Road.

- The East Molesey Old Village Conservation area is based upon the original village settlement of East Molesey around St Mary's Church (Grade II Listed).
- Kents Chemist is a chemist's shop, with formerly residential accommodation over and behind, 1894; built to the designs of Messers Tinker and Morewood of Southampton Row, London for the Kent family.
- Church of St Mary was built by Talbot Bury in 1864 – 1867.
- Chest Tomb 5 Yards north of Church of St Mary originates from mid-18th century.
- Wood Tomb 6 Yards west of Church of St Mary dedicated to R. Wood (1780's).
- Park House was built in 17th century with 19th century alterations to main front and 20th century extensions.
- The Bell Inn - house and cottage, now all one public house, built in mid-16th century, former cottage was built in 18th century with 19th and 20th century alterations.
- The Manor House and Quillets Royal – one house that was greatly extended and divided, built in 16th century to the right (Quillets Royal) with late 18th century extensions to rear left (Manor House).
- Matham Manor was built in 15th century with 18th century alterations and early 19th century extensions to rear.
- The archaeological potential of the surrounding area of the site is associated with the historic core of East Molesey.
- The Old Fire Station, a Locally Listed building, is designated due to its architectural or historic interest.
- Nos 54a to 70 Walton Road are designated due to their architectural or historic interest.

Importance of the heritage asset: Medium (Grade II and conservation area) / Lesser (locally-listed building and archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is laid to hardstanding and is in use as a public car park. The built form does not make a positive contribution to the conservation area.

Potential use of site

Residential development: Yes

Yield: 23

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: Only a small proportion to the southeast of the site falls within the conservation area. The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate

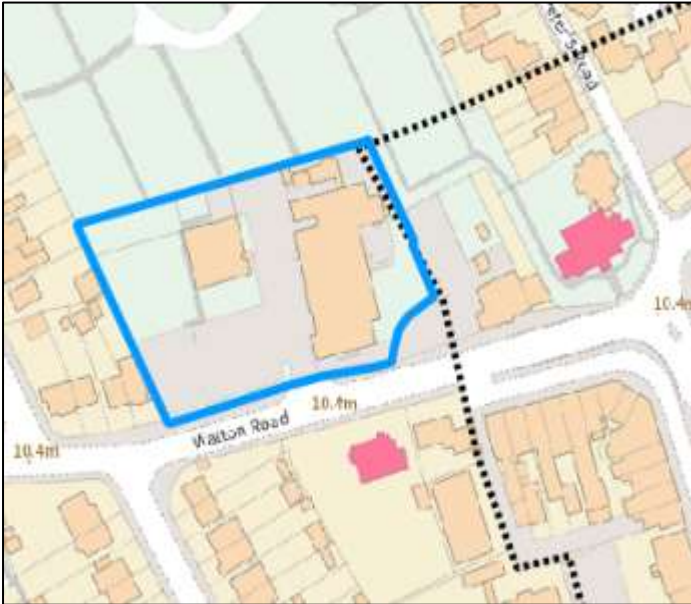
US56 – Joseph Palmer Centre, 319a Walton Road

Settlement/ward: Molesey West

Site area: 0.5ha

Address: Joseph Palmer Centre, 319a Walton Road, West Molesey, KT8 2QG

Map:



Satellite image:



Heritage asset location: Limited area of the potential allocation site is within an Area of High Archaeological Potential. The site is also within 250m of statutorily listed buildings.

Heritage asset name and description:

Grade II Listed Buildings include Church of St. Peter and 518 (The Vicarage), both in Walton Road.

The archaeological potential of the surrounding area of the site is associated with the West Molesey historic core and St. Peter's 15th century church.

Church of St Peter contains 15th century tower with the remainder of the church being built in 1843. The Vicarage was built c1800.

Importance of the heritage asset: Medium (Grade II) / Lesser (archaeological potential)

Consideration of interest: The heritage asset is designated for its special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site comprises two single storey buildings and together with the hardstanding cover most of the site. The remainder is laid to lawn. The built form, due to its limited height, does not negatively affect the heritage assets in the vicinity.

Potential use of site

Residential development: Yes (Use Class C2)

Yield: 60

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: Any potential redevelopment of the site would need to take into account the presence of the nearby heritage assets. The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate

US315 – Parking & Garages at Grove Court, East Molesey

Settlement/ward: Molesey East

Site area: 0.11ha

Address: Parking and garages at Grove Court, Walton Road, East Molesey KT8 0DG

Map:



Satellite image:



Heritage asset location: Potential allocation site is within an Area of High Archaeological Potential, adjacent to a conservation area and within 250m of statutorily listed buildings.

Heritage asset name and description: The site is within an Area of High Archaeological Potential and adjacent to the East Molesey Old Village Conservation Area and the East Molesey Bridge Road Conservation Area. Grade II Listed Buildings within 250m of the site include - Church of St. Mary, St. Mary's Road; Chest Tomb, St. Mary's Road; Wood Tomb, St. Mary's Road and Park House, St. Mary's Road; The Bell Inn, 2 and 4, Bell Road; 6 (Matham Manor), Matham Road; 154 (High House) Bridge Road; 95 and 97 Bridge Road; 1-15 Kingfisher Court, Bridge Road; 16-57 Kingfisher Court, Bridge Road; Pond together with retaining walls of enclosing sunken garden and piers of surrounding former pergola at Kingfisher Court, Bridge Road; and Swimming pool, associated pump house and fountain at Kingfisher Court, Bridge Road.

- East Molesey Old Village Conservation Area - is located on the south bank of the Thames across the river from Hampton Court Palace. The conservation area includes the commercial area of Bridge Road and Creek Road which are located just south of Hampton Court Bridge, whilst to the east it includes the mid-19th century Hampton Court Station and Cigarette Island. It also includes very attractive and generously laid out residential roads forming a grid which were laid out by the property developer, Francis Jackson Kent in the mid-19th century.
- The East Molesey Bridge Road Conservation Area incorporates some of the oldest parts of the original village of East Molesey. It is a small and compact area, based along a historic road and containing a variety of attractive buildings.
- Church of St Mary was built by Talbot Bury in 1864 – 1867.
- Chest Tomb 5 Yards north of Church of St Mary originates from mid-18th century.
- Wood Tomb 6 Yards west of Church of St Mary dedicated to R. Wood (1780's).
- Park House was built in 17th century with 19th century alterations to main front and 20th century extensions.
- The Bell Inn - house and cottage, now all one public house, built in mid-16th century, former cottage was built in 18th century with 19th and 20th century alterations.
- Matham Manor - built in 15th century with 18th century alterations and early 19th century extensions to rear.
- High House – house built in 1830-40.
- 95 and 97 Bridge Road – cottages built in late 17th century with early 18th century additions at right angles to the right hand end.
- 1-15 Kingfisher Court – block of flats built in circa 1935 by Guy Morgan.
- 16-57 Kingfisher Court - block of flats built in circa 1935 by Guy Morgan.
- Pond together with retaining walls of enclosing sunken garden and piers of surrounding former pergola at Kingfisher Court – pond, retaining walls of enclosing sunken garden, and piers of surrounding former pergola. Circa 1935 by Guy Morgan.
- Swimming pool, associated pump house and fountain at Kingfisher Court - swimming pool, pump house and fountain. Circa 1935 by Guy Morgan.
- The archaeological potential of the surrounding area of the site is associated with the historic core of East Molesey.

Importance of the heritage asset: Medium (Grade II and conservation area) / Lesser (archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site itself makes a negligible contribution to the setting of the conservation area. The existing built form at Grove Court, whilst not itself of any architectural merit, is to an extent respectful of the surrounding heritage in its set back position, reducing its prominence within the street scene.

Potential use of site

Residential development: Yes

Yield: 7

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The developable area of the site is limited to the garages to the rear of the existing building rear of Nos. 13 – 20 Grove Court. Whilst adjacent to the conservation area boundary, this part of the site is not visible from the conservation area or indeed from the public domain. The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate

US317 – Tesco Metro Car Park, Walton Road, East Molesey

Settlement/ward: Molesey East

Site area: 0.21ha

Address: Tesco Metro Car Park, Walton Road, East Molesey, KT8 0HP

Map:



Satellite image:



Heritage asset location: Potential allocation site is within 250m of statutorily listed buildings and within 100m of a conservation area.

Heritage asset name and description: The site is within 100m of the East Molesey Old Village Conservation Area. Grade II Listed Buildings include - Kents Chemist, Church of St Mary, Chest Tomb, Wood Tomb, Park House and The Bell Inn.

- The conservation area is located on the south bank of the Thames across the river from Hampton Court Palace. The conservation area includes the commercial area of Bridge Road and Creek Road which are located just south of Hampton Court Bridge, whilst to the east it

includes the mid-19th century Hampton Court Station and Cigarette Island. It also includes very attractive and generously laid out residential roads forming a grid which were laid out by the property developer, Francis Jackson Kent in the mid-19th century.

- Kents Chemist, 104 Walton Road is a chemist's shop, with formerly residential accommodation over and behind, 1894; built to the designs of Messers Tinker and Morewood of Southampton Row, London for the Kent family.
- Church of St Mary was built by Talbot Bury in 1864 – 1867.
- Chest Tomb 5 Yards north of Church of St Mary originates from mid-18th century.
- Wood Tomb 6 Yards west of Church of St Mary dedicated to R. Wood (1780's).
- Park House was built in 17th century with 19th century alterations to main front and 20th century extensions.
- The Bell Inn was built as a house and a cottage, now all being one public house. The house is dated mid-16th century and the former cottage 18th century with 19th and 20th century alterations.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is laid to hardstanding that is used as a car park. The appearance of the built form does not make a positive contribution to the surrounding area.

Potential use of site

Residential development: Yes

Yield: 11

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate

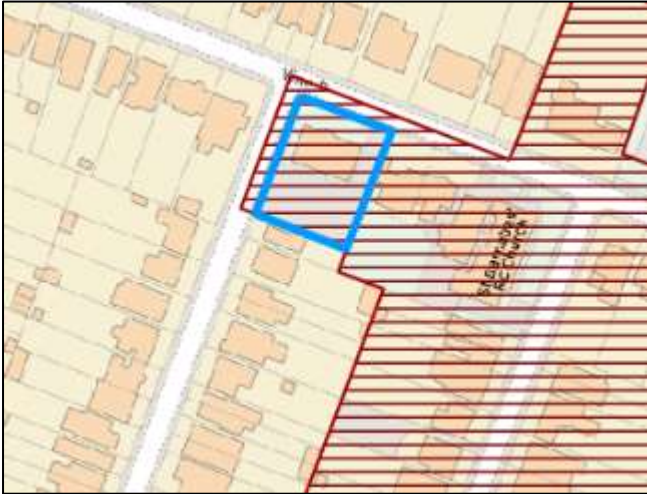
US318 – Vine Medical Centre East Molesey

Settlement/ward: Molesey East

Site area: 0.1ha

Address: Vine Medical Centre, 69 Pemberton Road, East Molesey, KT8 9LJ

Map:



Satellite image:



Heritage asset location: Potential allocation site is within a conservation area.

Heritage asset name and description: The East Molesey Old Village Conservation Area is located on the south bank of the Thames across the river from Hampton Court Palace. The conservation area includes the commercial area of Bridge Road and Creek Road which are located just south of Hampton Court Bridge, whilst to the east it includes the mid-19th century Hampton Court Station and Cigarette Island. It also includes very attractive and generously laid out residential roads forming a grid which were laid out by the property developer, Francis Jackson Kent in the mid-19th century.

Importance of the heritage asset: Medium

Consideration of interest: The heritage asset is designated for its special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by a part two/part single storey building with a remainder being laid to a hardstanding and is in use as a car park associated with the current use of the site as a medical centre. Several mature trees screen the site from the north and the west directions. The site makes a neutral contribution to the conservation area.

Potential use of site

Residential development: Yes

Yield: 7

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate

US509 2 Beauchamp Road, East Molesey

Settlement/ward: Molesey East

Site area: 0.24ha

Address: 2 Beauchamp Road, East Molesey, KT8 0PA

Map:



Satellite image:



Heritage asset location: Potential allocation site is within 100m of a conservation area, within 250m of statutorily listed buildings and is occupied by a locally listed building .

Heritage asset name and description:

The site is within 100m of the East Molesey Old Village Conservation Area. Within 250m of the site are the following Grade II Listed Buildings - Kents Chemists, 104 Walton Road; Church of St. Mary, St. Mary's Road; Chest Tomb, St. Mary's Road; Wood Tomb, St. Mary's Road and Park House, St. Mary's Road; The Bell Inn, 2 and 4, Bell Road; The Manor House and Quillets Royal in Bell Road; Green Arden, 30 Spencer Road; and 6 (Matham Manor), Matham Road. The site is also occupied by a locally listed building – 2 Beauchamp Road.

- The East Molesey Old Village Conservation area is based upon the original village settlement of East Molesey around St Mary's Church (Grade II Listed).
- Kents Chemist is a chemist's shop, with formerly residential accommodation over and behind, 1894; built to the designs of Messers Tinker and Morewood of Southampton Row, London for the Kent family.
- Church of St Mary was built by Talbot Bury in 1864 – 1867.
- Chest Tomb 5 Yards north of Church of St Mary originates from mid-18th century.
- Wood Tomb 6 Yards west of Church of St Mary dedicated to R. Wood (1780's).
- Park House was built in 17th century with 19th century alterations to main front and 20th century extensions.
- The Bell Inn - house and cottage, now all one public house, built in mid-16th century, former cottage was built in 18th century with 19th and 20th century alterations.
- The Manor House and Quillets Royal – one house that was greatly extended and divided, built in 16th century to the right (Quillets Royal) with late 18th century extensions to rear left (Manor House).
- Green Arden – house built in early 18th century with late 18th century remodeling and 19th century additions.
- Matham Manor was built in 15th century with 18th century alterations and early 19th century extensions to rear.
- 2 Beauchamp Road – Locally Listed Building Late 19th Century Arts and Crafts style building.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by a locally listed large detached dwelling with an outbuilding on the corner of Spencer Road and Beauchamp Road that benefits from an in and out driveway off Beauchamp Road. The built form makes a positive contribution to the identified heritage assets owing to its prominent street scene and lack of screening.

Potential use of site

Residential development: Yes

Yield: 9

Impact and mitigation

Likely impact without mitigation: Detrimental

Severity of the impact without mitigation: limited

Mitigation measures and opportunities: As a non-designated heritage asset there would be a presumption in favour of the retention of the building. The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate with mitigation

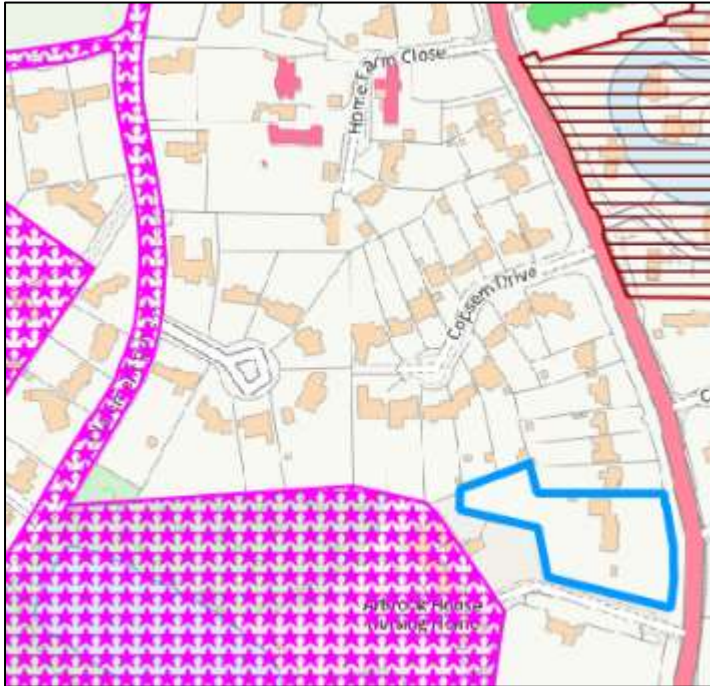
US127 – 30 Copsem Lane, Esher

Settlement/ward: Esher

Site area: 0.56ha

Address: 30 Copsem Lane, Esher, KT10 9HE

Map:



Satellite image:



Heritage asset location: Potential site allocation falls within 250m of a Registered Park or Garden and within 250m of statutorily listed buildings.

Heritage asset name and description: Grade I Listed Park & Garden of Special Historic Interest - Claremont Park; and Grade II* Listed Building - Obelisk at 6 (Home Farm House), Home Farm Close
Grade II Listed Buildings - Tawny House, 14 Copsem Lane; 4 (Claremont Barn), Home Farm Close; and 6 (Home Farm House), Home Farm Close.

- Claremont Park - extensive and complex pleasure grounds and park around a country mansion. Main phases are from 18th century and early 19th century, with early 18th century work by Sir John Vanbrugh with Charles Bridgeman and possibly Stephen Switzer, and William Kent with Thomas Greening; mid-18th century work by Lancelot Brown; and early 19th century work by J W Hiort, J B Papworth, and A C Pugin. Claremont was highly influential in the English landscape garden movement during the 18th century.
- Obelisk 10 yards to rear of number 6 (Home Farm House) – obelisk constructed in early 18th century.
- Tawny House - former estate laundry, later private house, built in circa 1740 as part of William Kent's improvements at Claremont. Altered and extended from the 1920s when it became a private house.
- Claremont Barn - barn, now house. Built in circa 1720, possibly by Sir John Vanbrugh.
- Home Farm House - stable block, now converted and divided. Built in early 18th century with early 20th century wings to each end.

Importance of the heritage asset: High (Grade I and Grade II*) / Medium (Grade II)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site comprises a large detached dwelling that is set well back from the road, adhering to the building line established with the neighbouring dwellings to its north. The property is well screened from Copsem Lane by mature trees and approximately 1.8m high wooden fence. The built form makes neutral contribution to the heritage assets.

Potential use of site

Residential development: Yes

Yield: 21

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities arising from the re-development of the site to affect the heritage assets. Special attention should be paid to the retention and enhancement of boundary screening and the maintenance of the established building line. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

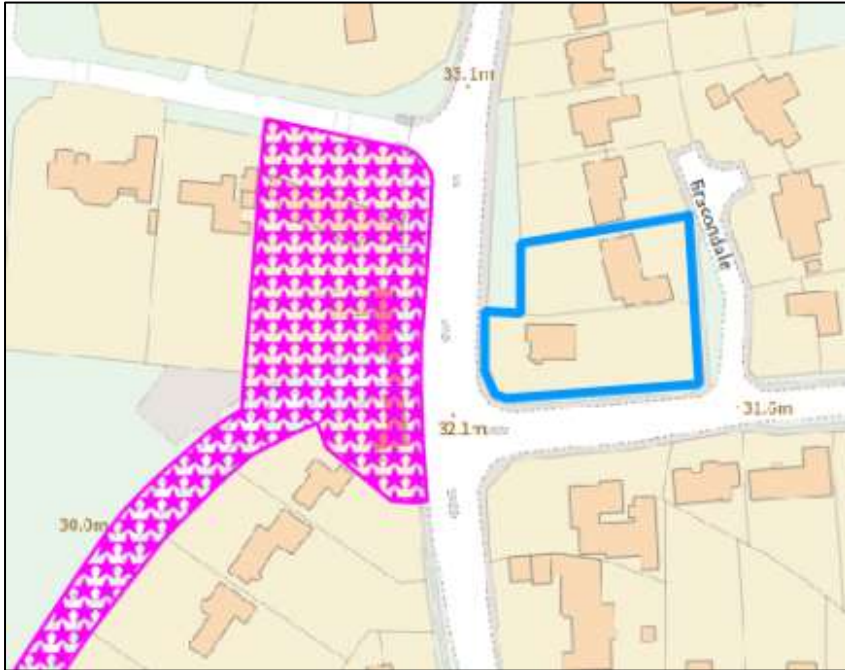
US481 – 6 Bracondale and 43 Claremont Lane, Esher

Settlement/ward: Esher

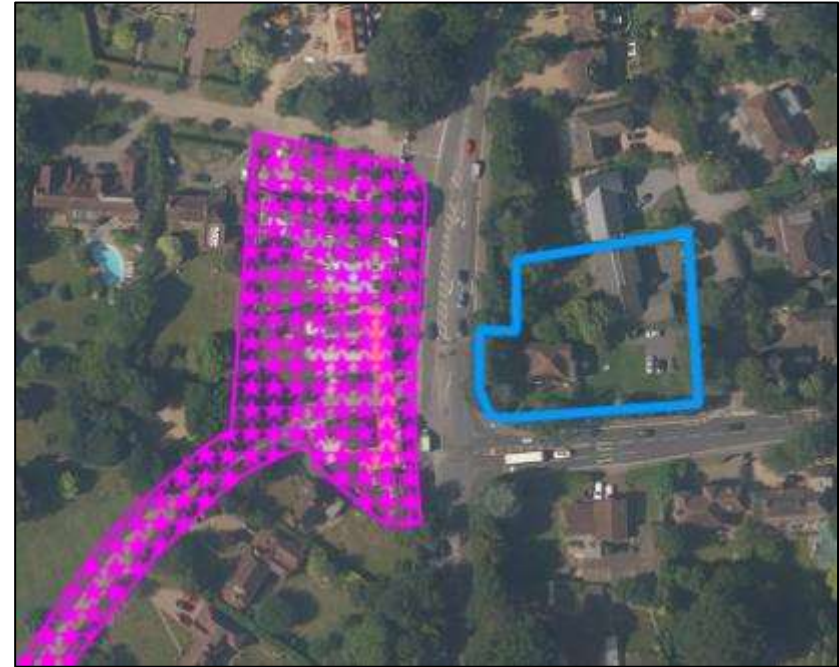
Site area: 0.22ha

Address: 6 Bracondale, Esher KT10 9EN and 43 Claremont Lane, Esher, KT10 9DT

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of a Park or Garden of Special Historic Interest and within 250m of statutorily listed buildings.

Heritage asset name and description: Grade I Listed Park & Garden of Special Historic Interest - Claremont Park; and Grade II Listed Buildings - North and South Lodges and gates to Claremont House.

- Claremont Park - Extensive and complex pleasure grounds and park around a country mansion. Main phases 18th and early 19th century, with early 18th century work by Sir John Vanbrugh with Charles Bridgeman and possibly Stephen Switzer, and William Kent with Thomas Greening; mid-18th century work by Lancelot Brown; and early 19th century work by J W Hiort, J B Papworth, and A C Pugin. Claremont was highly influential in the English landscape garden movement during the 18th century.
- Gate lodges were built by Henry Holland in 1770 and are listed for their special architectural or historic interest. Gate piers to Claremont Park were built in late 18th century.

Importance of the heritage asset: High (Grade I) / Medium (Grade II)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is separated from the heritage assets by Claremont Lane (A244). The existing buildings do not make a discernible positive contribution to the setting of these assets. The site is bound to the west and south by mature trees, which contribute positively to their setting.

Potential use of site

Residential development: Yes

Yield: 16

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities to affect a heritage benefit arising from the re-development of the site. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact, but special attention should be paid to ensuring the protection and vitality of the treed boundary to the site.

Conclusion

Recommendation: Allocate

Heritage asset name and description:

Grade I listed - Church of St George, Esher Park Avenue;

Grade II listed - Christ Church, Church Street; Esher Memorial Cross; Brett Tomb, Church Street; Clarke Tomb, Church Street; 60 High Street; Drinking Fountain and Surrounding Railings opposite number 72; Statue of Britannia (opposite number 77 High Street); Pump (opposite The Bear Hotel); Clive House, Portsmouth Road; 136 & 138 (Elm House) High Street; 99 to 103 (odd) High Street; 83 High Street; 85 High Street; 79A (Grapes House) and 79 (Grapes Cottage) High Street; 77 High Street; The Bear Hotel, High Street; Anchell Tomb; Parker Tomb and 3 (Friends Meeting House) Claremont Lane;

The site is within an Area of High Archaeological Potential;

The site is within the Esher Conservation Area; and

The site is occupied by a Locally Listed Building - 81 (the Old Post Office), High Street.

- The Church of St George dates from 1540 but is now disused. Its south chapel dates from the early 18th century.
- Christ Church was built in 1853 – 1854 by Benjamin Ferrey.
- Esher Memorial Cross stands on Esher Green as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the 20th century. The memorial has group value with the Grade II Listed Christ Church.
- Brett Tomb 8 yards south of south aisle of Christ Church is a canopied rectangular chest tomb dedicated to William Balliol Brett who died in 1899.
- Clarke Tomb 8 yards south of south east corner of Christ Church is a monument dedicated to Edith Amy Clarke who died in 1897.
- 60 High Street is the former NatWest Bank was built in early 20th century and was listed in October 2021 for its architectural and historic interests and group value.
- Drinking Fountain and Surrounding Railings opposite number 72 built in 1877.
- Statue of Britannia dates to 1897.
- Pump – a cast iron pump implemented in 1864.
- Clive House is a mid-18th century house that has been much altered.
- 136, 138 (Elm House) High Street originally built in late 17th century, now used as shops.
- 99 to 103 (odd) High Street – a house row built in 18th century and restored in 1970's.
- 83 High Street – house with shop front below was built in early 18th century with 19th century alterations.
- 85 High Street – house, now shop, was built in early 18th century with 19th and 20th century alterations.
- 79A (Grapes House) and 79 (Grapes Cottage) High Street – house, now divided and partly used for offices. The building was built in 17th century with 18th century extensions and renovated in the 1970's.
- 77 High Street was originally built as a house in mid-18th century that was heavily restored in 1970's.
- The Bear Hotel, High Street – is 18th century building with 19th century façade.
- The Anchell Tomb is located within the Church's grounds and is dedicated to the memory of Thomas Anchell, dating from the 18th century.

- The Parker Tomb is also located within the churchyard and is dedicated to the memory of John Parker, who died in 1749.
- 3 (Friends Meeting House) Claremont Lane – was built in 1797 with 20th century additions.
- The archaeological potential of the site is associated with Saxon and Prehistoric occupation of the area.
- The conservation area is centred around the historic core of Esher which is medieval in origin and centred around the junction between the former main London to Portsmouth Road (now the A307) and the roads to Weybridge and Leatherhead.
- Old Post Office – built in late 19th century, on site of earlier (pre 1843) building (possibly remodelled). Former post office. Three storeys to front, Arts and Crafts style with Classical, Tudor and Gothic influence. Extensions to rear originating from 1920s/30s.

Importance of the heritage asset: High (Grade I) / Medium (Grade II and conservation area) / Lesser (locally-listed building and archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The site comprises a three-storey detached locally listed building positioned on the pavement on the elevated section of the road. In addition to its half-timbered gable and bay window and as the neighbouring properties (both Grade II Listed) are set back from the frontage and are of lower scale, the site is a focal point and enjoys a prominent presence within the street scene. The built form makes positive contribution to the conservation area.

Potential use of site

Residential development: Yes

Yield: 8

Impact and mitigation

Likely impact without mitigation: Detrimental

Severity of the impact without mitigation: Moderate

Mitigation measures and opportunities: The property is a locally listed building in a prominent location within the street scene. It is located in a conservation area and both neighbouring properties are Grade II listed. Any redevelopment proposal would have to take into account the architectural and historic significance of the site and its surroundings. Demolition of the asset and its complete redevelopment would likely result

in a more than substantial harm, however its sensitive conversion might be possible. Special attention should be paid to the retention/enhancement of the front facade. The use of standard design and heritage related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate with mitigation

US276 – Café Rouge, Esher

Settlement/ward: Esher

Site area: 0.17ha

Address: Café Rouge, Portsmouth Road, Esher, KT10 9AD

Map:



Satellite Image:



Heritage asset location: Potential allocation site contains a Scheduled Ancient Monument/Grade II Listed Building, is within 250m of other statutorily listed buildings and is occupied by a locally listed building.

Heritage asset name and description: Scheduled Monument and a Grade II Listed Building - The White Lady Milestone; Grade II Listed Buildings include 1 to 4 Myrtle Cottages, Portsmouth Road; and 7 and 8 Yew Tree Cottages, Portsmouth Road. Locally listed building Former Orleans Arms/Café Rouge.

- The White Lady Milestone
 - Listing - opposite the Orleans Public House – milestone built in 1767.
 - Scheduling - at the junction of Portsmouth Road (A307) and Esher Station Road (B3379) - Milestones are both an important testament to the development of the transport network and are reminders of different perceptions of distance in a pre-motorised age. In the mid-eighteenth century milestones became prevalent after turnpike trusts were encouraged to provide markers on roads. They often display a notable amount of individuality before the late eighteenth century. Such is the case with The White Lady Milestone, which is an important survival in a very good state of preservation.
- Myrtle Cottages - a row of four cottages dating from the early-19th century and represent a good example of Georgian vernacular architecture.
- Yew Tree Cottages – a pair of cottages built in late 18th century.
- Former Orleans Arms/Café Rouge – Circa 1856 public house, later single storey additions to north and west.

Importance of the heritage asset: High (Scheduled Monument) / Medium (Grade II)/Lesser (Locally Listed Building)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest, group value and landmark status.

Assessment of site’s contribution to the heritage asset: The existing locally listed building on the site provides a traditional backdrop and setting for the milestone that is consistent with its age.

Potential use of site

Residential development: Yes

Yield: 20

Commercial uses: Yes

Potential floorspace (sqm): Net: 710sqm **Gross:** 1200sqm

Impact and mitigation

Likely impact without mitigation: Detrimental

Severity of the impact without mitigation: Moderate

Mitigation measures and opportunities: In order to preserve views of the Milestone and its setting from all directions approaching the junction between Portsmouth Road and Station Road, the development should be set back from the site boundaries. Balconies and other projections should not be permitted to overhang the Milestone. Whilst the site is identified as a key gateway location within the Esher Companion Guide to the Design and Character Supplementary Planning Document 2012, it is considered that the height and massing of the development will need to be limited both for heritage and general design-related reasons.

The heritage impact concerns also the other listed buildings in the event that the massing of the building is clearly visible from the north-east along Portsmouth Road. Limited harm to the setting of these buildings could be caused by a building of excessive bulk and scale, though this could be controlled by standard design and heritage-related policies and could be mitigated to an extent by the design of the proposal and the choice of materials.

As a non-designated heritage asset within the site, there would be a presumption in favor of the retention of the building. The use of standard design and heritage related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate with mitigation

US279 – Esher Place, Esher

Settlement/ward: Esher

Site area: 2.8ha

Address: Esher Place, 30 Esher Place Avenue, Esher, KT10 8PZ

Map:



Satellite View:



Heritage asset location: Potential site allocation contains a statutorily listed building and is within an Area of High Archaeological Potential, it is within 250m of a Scheduled Monument, within 250m of statutorily listed buildings, contains a locally listed building and is adjacent to a locally listed building..

Heritage asset name and description:

Grade I Listed Building - 61 (Waynefle's Tower), Pelham's Walk;

Grade II Listed Buildings include 30 (Esher Place) Esher Place Avenue; Pelham Vase in the Grounds of No 30 (Esher Place); Garden Temple, 36 Pelhams Walk; Garden Reach Cottage, 7 More Lane; Garden Walls with Gateway AT 7 (Garden Reach Cottage), More Lane; The Orangery, 7 More Lane; Cobblestones, 5 More Lane; 1 (West Lodge) and 2 (East Lodge), Esher Place Avenue; and 8 (The Lammas), Lammas Lane.

- Waynefleete's Tower - former gatehouse to Esher Place built in 1475-80 probably by John Cowper for Bishop Waynefleet of Winchester, altered by William Kent for Henry Pelham in 1729.
- Esher Place - house, now conference centre. South wing dates from 1805, the remains of a house by Lapidge, extended in 1895-98 by G.T. Robinson and Duchene for the first Viscount D'Abernon, in 18th century French Style.
- Pelham Vase – vase originating from mid-18th century.
- Garden Temple – cottage from mid-18th century.
- Garden Reach Cottage
- Garden Walls with Gateway to Esher Place Gardens at 7 (Garden Reach Cottage) - boundary walls and gateway dating to mid-18th century probably associated with work by William Kent (c1665-1748) at Esher Place for Henry Pelham in the 1730s.
- The Orangery to Esher Place 15 Yards to east of No 7 (Garden Reach Cottage) – orangery built in mid-18th century, now store.
- Cobblestones - a detached house designed 1937 by Blunden Shadbolt (1879-1949) in his picturesque Tudor Revival style with Arts and Crafts influences incorporating 19th century outbuildings on the north side modified by Shadbolt.
- West and East Lodges to Esher Place – lodges built in late 18th century.
- The Lammas – house built in late 18th century.

- The archaeological potential of the site is associated with possible Iron Age - Roman hilltop occupation, and remains of Esher Place.
- Locally listed Gardens/grounds to Esher Place No 30, and garden feature in rear garden to No 7 The Gardens - Grounds and gardens to house, now training centre (Grade II listed), originally C18 with C19 and C20 alterations.

Importance of the heritage asset: High (Grade I) / Medium (Grade II) / Lesser (archaeological potential/locally listed building)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest and setting.

Assessment of site's contribution to the heritage asset: The site includes listed buildings and locally listed grounds associated with them, which form the setting.

Potential use of site

Residential development: Yes

Yield: 22-25

Impact and mitigation

Likely impact without mitigation: Detrimental

Severity of the impact without mitigation: Moderate

Mitigation measures and opportunities: The use of the site for residential purposes is an opportunity to secure the viability of the heritage asset into the future. The removal of the existing fire egress stairs and railings would be beneficial. Conversion of the listed building to residential use has been previously proposed and is likely to be acceptable in principle. Internal alterations should preserve the integrity of principal rooms and internal features of interest. The installation of balconies, and other alterations to fenestration, are unlikely to be acceptable. There is also an opportunity to improve the setting of the building, although parking and other requirements will need careful consideration.

As a non-designated heritage asset there would be a presumption in favour of the retention of the grounds which form the buildings setting.

The construction of additional buildings within the grounds for residential use is not unacceptable in principle

In view of the potential for assets of archaeological significance to be present, any development on the site should be subject to a written scheme of investigation approved by the County Archaeological Officer.

Conclusion

Recommendation: Allocate with mitigation

Consideration of cumulative impacts

Discussion: The setting of Esher Place is a sensitive historic environment that has seen development encroach on the original grounds over the last 75 years. The existing grounds which are now locally listed provide a positive setting and include a number of heritage assets and features that further add to the significance of the setting. The construction of additional buildings within the grounds would result in substantial harm as it would further reduce the size and importance of the existing designed and landscaped setting, which has already been compromised. Additional

buildings would have a detrimental cumulative impact that would be of greater harm than that resulting from a redevelopment proposal based on the re-use of the building.

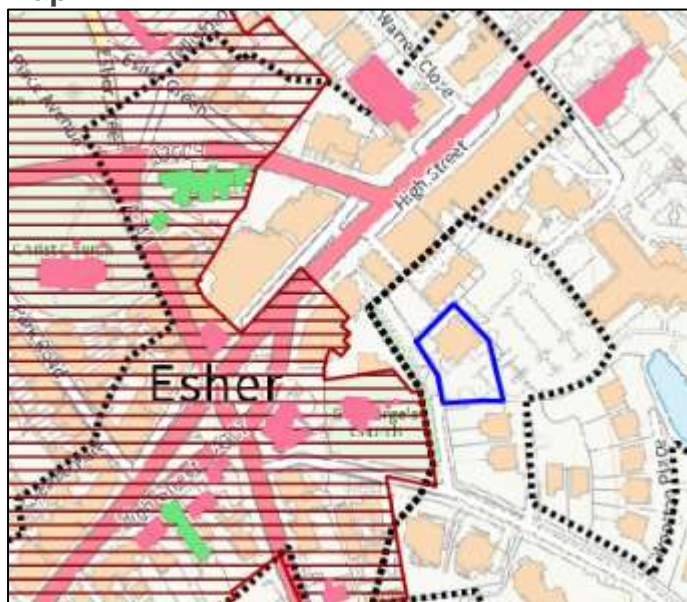
US519 – Esher Library and land adjoining

Settlement/ward: Esher

Site area: 0.2ha

Address: Esher Library, Church Street, Esher KT10 9NS

Map:



Satellite image:



Heritage asset location: Potential allocation site is within an Area of High Archaeological Potential, within 100m of conservation area and within 250m of statutorily listed buildings.

Heritage asset name and description:

Grade I listed - Church of St George, Esher Park Avenue;

Grade II listed - 28 to 34 (even) (Encott, Westeria, The Cottage and Force Cottage, Esher Green; Christ Church, Church Street; Esher Memorial Cross; Brett Tomb, Church Street; Clarke Tomb, Church Street; 60 High Street; Drinking Fountain and Surrounding Railings opposite number 72; Statue of Britannia (opposite number 77 High Street); Pump (opposite The Bear Hotel); 20-22 (Cannon Cinema) High Street; 1

(Sandown House) High Street; Travellers Rest, High Street; 83 High Street; 85 High Street; 79A (Grapes House) and 79 (Grapes Cottage) High Street; 77 High Street; The Bear Hotel, High Street; Anchell Tomb; Parker Tomb and 3 (Friends Meeting House) Claremont Lane; The site is within an Area of High Archaeological Potential; The site is within 100m of the Esher Conservation Area.

- The Church of St George dates from 1540 but is now disused. Its south chapel dates from the early 18th century.
- Christ Church was built in 1853 – 1854 by Benjamin Ferrey.
- Esher Memorial Cross stands on Esher Green as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the 20th century. The memorial has group value with the Grade II Listed Christ Church.
- Brett Tomb 8 yards south of south aisle of Christ Church is a canopied rectangular chest tomb dedicated to William Balliol Brett who died in 1899.
- Clarke Tomb 8 yards south of south east corner of Christ Church is a monument dedicated to Edith Amy Clarke who died in 1897.
- 60 High Street is the former NatWest Bank was built in early 20th century and was listed in October 2021 for its architectural and historic interests and group value.
- Drinking Fountain and Surrounding Railings opposite number 72 built in 1877.
- Statue of Britannia dates to 1897.
- Pump – a cast iron pump implemented in 1864.
- Cannon Cinema was built in 1936 – 1937 by John Evelyn Nye for the Shipman and King circuit, forming part of a parade of shops not of special interest. It has Neo-Georgian exterior with modern interior.
- Sandown House was built in late 17th century, remodelled in the 19th century.
- Travellers Rest – a grotto built between 1730 and 1740.
- 83 High Street – house with shop front below was built in early 18th century with 19th century alterations.
- 85 High Street – house, now shop, was built in early 18th century with 19th and 20th century alterations.
- 79A (Grapes House) and 79 (Grapes Cottage) High Street – house, now divided and partly used for offices. The building was built in 17th century with 18th century extensions and renovated in the 1970's.
- 77 High Street was originally built as a house in mid-18th century that was heavily restored in 1970's.
- The Bear Hotel, High Street – is 18th century building with 19th century façade.
- The Anchell Tomb is located within the Church's grounds and is dedicated to the memory of Thomas Anchell, dating from the 18th century.
- The Parker Tomb is also located within the churchyard and is dedicated to the memory of John Parker, who died in 1749.
- 3 (Friends Meeting House) Claremont Lane – was built in 1797 with 20th century additions.
- The archaeological potential of the site is associated with Saxon and Prehistoric occupation of the area.

- The conservation area is centred around the historic core of Esher which is medieval in origin and centred around the junction between the former main London to Portsmouth Road (now the A307) and the roads to Weybridge and Leatherhead.

Importance of the heritage asset: High (Grade I) / Medium (Grade II and conservation area) / Lesser (archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is separated from the Church and churchyard by Old Church Path and is located at a significantly lower ground level. Whilst the existing building does not make a discernible positive contribution to the setting of the Church or the conservation area, its low height and unobtrusive form do not detract from the setting of these assets. The site is bound to the south-west by mature trees, which contribute positively to the setting of the heritage assets.

Potential use of site

Residential development: Yes

Yield: 15

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities to affect a heritage benefit arising from the re-development of the site. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact, but special attention should be paid to ensuring the protection and vitality of the treed boundary to the site and the height/massing of any new buildings on the site.

Conclusion

Recommendation: Allocate

US288 – Hawkshill Place, Portsmouth Road, Esher

Settlement/ward: Esher

Site area: 0.61ha

Address: Hawkshill Place, Portsmouth Road, Esher, KT10 9HY

Map:



Satellite image:



Heritage asset location: Potential site allocation falls within 250m of Grade I Registered Park or Garden of Special Historic Interest and within 250m of statutorily listed buildings.

Heritage asset name and description:

Grade I Listed Park or Garden of Special Historic Interest - Claremont Park;

Grade II Listed Buildings - Hawkshill Place, Portsmouth Road; 7 (The Lodge), Old Chestnut Avenue and 8 (Hawkshill Cottage); Old Chestnut Avenue.

- Claremont Park - extensive and complex pleasure grounds and park around a country mansion. Main phases are from 18th century and early 19th century, with early 18th century work by Sir John Vanbrugh with Charles Bridgeman and possibly Stephen Switzer, and William Kent with Thomas Greening; mid-18th century work by Lancelot Brown; and early 19th century work by J W Hiort, J B Papworth, and A C Pugin. Claremont was highly influential in the English landscape garden movement during the 18th century.
- Hawkshill Place was built in late 18th century as a single house that has later subdivided into three (The Towers, Middle House & East House) and was listed in 2008 for its special architectural or historic interest.
- The Lodge & Hawkshill Cottage are unusual, being a semi-detached pair of near symmetrical lodge cottages. They are a well-documented element of the exceptional landscape of the Claremont Estate which is registered Grade I and contains outstanding early 18th century structures and house of 1777, the majority of which are designated. The Old Chestnut Avenue is included in the registered landscape.

Importance of the heritage asset: High (Grade I) / Medium (Grade II)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The topography of the site slopes slightly down to the west. It is separated from the Park and the pair of lodge cottages by Portsmouth Road (A307) and abuts Hawkshill Place at its western boundary. The site is occupied by three residential dwellings set on large grounds, two of which were formerly associated with Hawkshill Place before the plot was subdivided (The Gate House and The Coach House), and as such are curtilage structures to the listed building (Hawkshill Place). The site is bound to the west/south/southeast by mature trees, which contribute positively to the setting of the heritage assets.

Potential use of site

Residential development: Yes

Yield: 12

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: As curtilage listed structures, there is likely to be a presumption in favour of the retention of The Gate House and The Coach House. The northern boundary abuts an area of a blanket TPO (tree preservation order) and the existing trees on site make a positive contribution to the setting of the adjacent listed buildings. As such, special attention should be paid to the retention of the existing

screening and setting of the nearby heritage assets. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

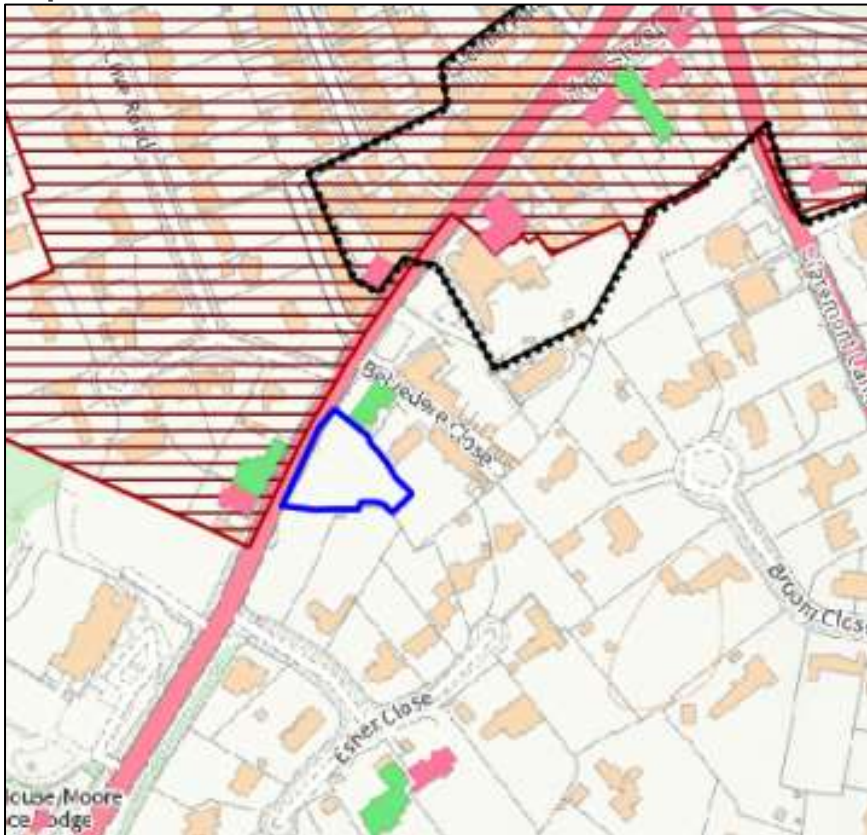
US286 – Highwaymans Cottage Car Park, Portsmouth Road, Esher

Settlement/ward: Esher

Site area: 0.18ha

Address: Highwaymans Cottage Car Park, Portsmouth Road, Esher, KT10 9LH

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 100m of a conservation area, within 250m of statutorily listed buildings and adjacent to locally listed buildings.

Heritage asset name and description:

Grade II listed - Lodge to Moore Place, Sentosa, Esher Close, Clive House, Portsmouth Road, 136 & 138 (Elm House) High Street, 99 to 103 (odd) High Street, 85 High Street, 83 High Street, 79A (Grapes House) and 79 (Grapes Cottage) High Street; 77 High Street; and 3 (Friends Meeting House) Claremont Lane;

Locally Listed - 115 (Flats 1-5, Belvedere House), 115A (Belvedere Cottage) & 1 to 5 Clive Place.

The site is adjacent to the boundary with the Esher Conservation Area.

- Lodge to Moore Place was built by Sir Ernest George and Yates in 1905.
- Sentosa, Esher Close is a house built in circa 1934 by Easton & Robertson for the Erhardt family.
- Clive House is a mid-18th century house that has been much altered.
- 136, 138 (Elm House) High Street originally built in late 17th century, now used as shops.
- 99 to 103 (odd) High Street – a house row built in 18th century and restored in 1970's.
- 83 High Street – house with shop front below was built in early 18th century with 19th century alterations.
- 85 High Street – house, now shop, was built in early 18th century with 19th and 20th century alterations.
- 79A (Grapes House) and 79 (Grapes Cottage) High Street – house, now divided and partly used for offices. The building was built in 17th century with 18th century extensions and renovated in the 1970's.
- 77 High Street was originally built as a house in mid-18th century that was heavily restored in 1970's.
- 3 (Friends Meeting House) Claremont Lane – was built in 1797 with 20th century additions.

- Belvedere House and Belvedere Cottage are 18th century attached buildings.
- 1-5 Clive Place is a mid-18th century house that has been much altered with however mostly preserved façade.

- The conservation area is centred around the historic core of Esher which is medieval in origin and centred around the junction between the former main London to Portsmouth Road (now the A307) and the roads to Weybridge and Leatherhead.

Importance of the heritage asset: Medium (Grade II and conservation area) / Lesser (locally-listed building)

Consideration of interest: The listed buildings are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The built form itself makes no contribution to the conservation area.

Potential use of site

Residential development: Yes

Yield: 9

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities arising from the re-development of the site to affect the conservation area. However special attention should be paid to the setting of Clive House and the locally listed buildings in the vicinity. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

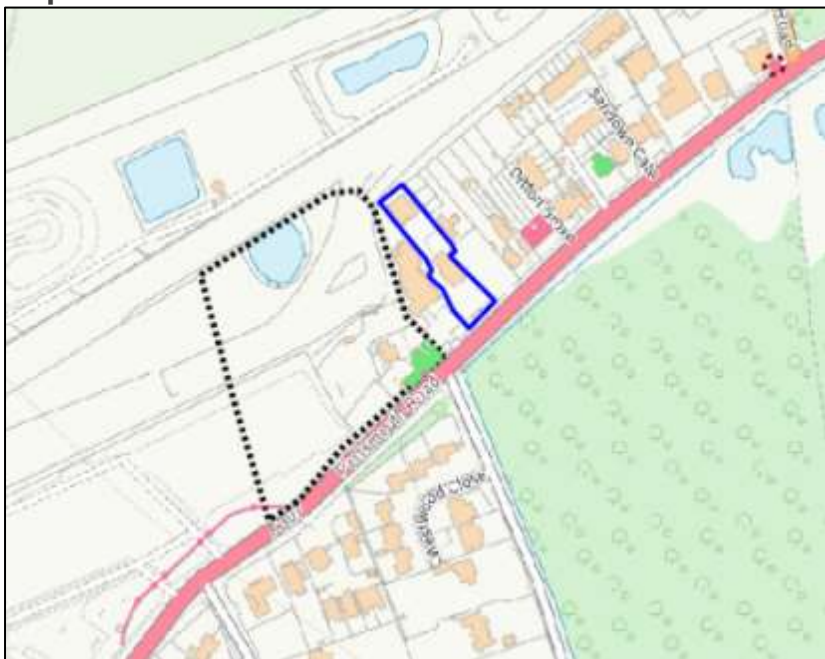
US274 – Two Furlongs and Wren House, Portsmouth Road, Esher

Settlement/ward: Esher

Site area: 0.21ha

Address: Two Furlongs and Wren House, Portsmouth Road, Esher KT10 9AA

Map:



Satellite image:



Heritage asset location: Potential allocation site is within 250m of a Scheduled Ancient Monument and within 250m of statutorily listed buildings.

Heritage asset name and description: Scheduled Monument and a Grade II Listed Building - The White Lady Milestone; Grade II Listed Buildings include 1 to 4 Myrtle Cottages, Portsmouth Road; Coal Tax Post, Portsmouth Road; and Gates and Railings to Sandown Park Racecourse, Portsmouth Road.

- The White Lady Milestone
 - Listing - opposite the Orleans Public House – milestone built in 1767.
 - Scheduling - at the junction of Portsmouth Road (A307) and Esher Station Road (B3379) - Milestones are both an important testament to the development of the transport network and are reminders of different perceptions of distance in a pre-motorised age. In the mid-eighteenth century milestones became prevalent after turnpike trusts were encouraged to provide markers on roads. They often display a notable amount of individuality before the late eighteenth century. Such is the case with The White Lady Milestone, which is an important survival in a very good state of preservation.
- Myrtle Cottages - a row of four cottages dating from the early-19th century and represent a good example of Georgian vernacular architecture.
- Coal Tax Post (Post by The Toll House) – dated circa 1860.
- Gates and Railings to Sandown Park Racecourse - railings and entrance piers to racecourse constructed circa 1860.

Importance of the heritage asset: High (Scheduled Monument) / Medium (Grade II)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site’s contribution to the heritage asset: The site makes a limited contribution to the of the heritage assets. The set back of Two Furlongs from Portsmouth Road contributes to the prominence of the Tollhouse within the streetscene, which is beneficial.

Potential use of site

Residential development: Yes

Yield: 10

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The site has been identified for residential development arising from a change of use of the existing offices. Very limited (if any) external alterations are likely to be required to achieve this, and so there are no obvious opportunities to affect a

heritage benefit. It is also unlikely that the change of use would result in any additional impact on the heritage assets, beyond the existing situation.

Conclusion

Recommendation: Allocate

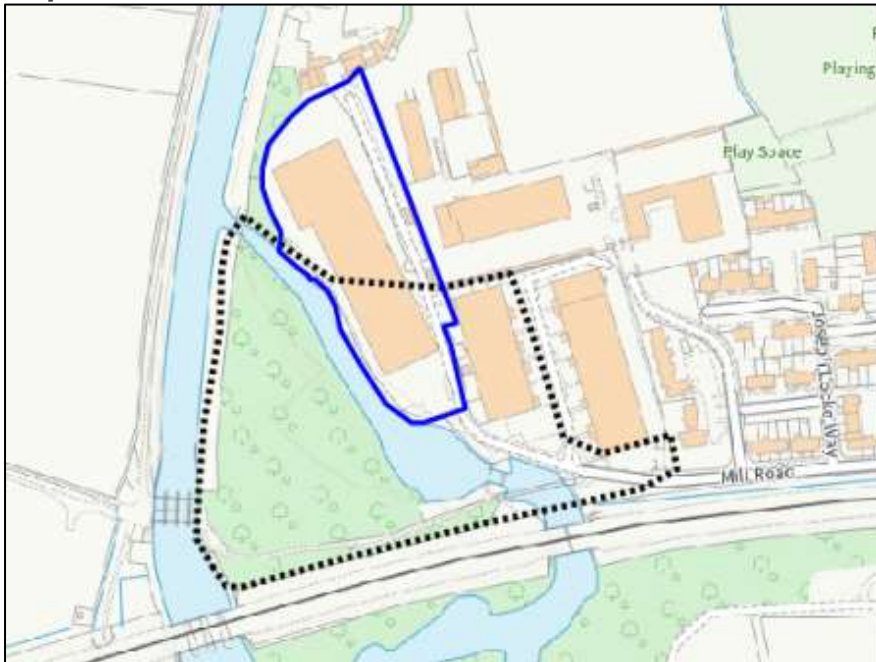
US39 – Units A and B, Sandown Industrial Park, Mill Road, Esher

Settlement/ward: Esher

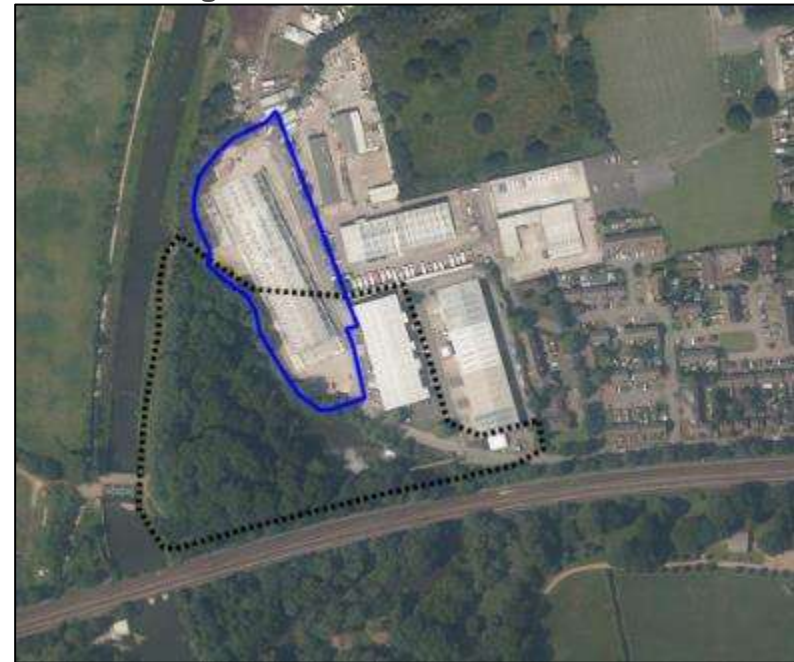
Site area: 1.33ha

Address: Units A and B, Sandown Industrial Park, Mill Road, Esher, KT10 8BL

Map:



Satellite image:



Heritage asset location: Potential site allocation is partially within an Area of High Archaeological Potential

Heritage asset name and description: Area of High Archaeological Potential associated with Royal Mills, Esher.

Importance of the heritage asset: Lesser

Consideration of interest: The heritage asset is designated for its high archaeological potential.

Assessment of site's contribution to the heritage asset: Part of the industrial estate is situated within a designated area of high archaeological potential.

Potential use of site

Residential development: Yes

Yield: 40

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

US38 – Units C and D, Sandown Industrial Park, Mill Road, Esher

Settlement/ward: Esher

Site area: 1.27ha

Address: Units C and D, Sandown Industrial Park, Mill Road, Esher

Map:



Satellite image:



Heritage asset location: Potential site allocation is partially within an Area of High Archaeological Potential

Heritage asset name and description: Area of High Archaeological Potential associated with Royal Mills, Esher.

Importance of the heritage asset: Lesser

Consideration of interest: The heritage asset is designated for its high archaeological potential.

Assessment of site's contribution to the heritage asset: Part of the industrial estate is situated within a designated area of high archaeological potential.

Potential use of site

Residential development: Yes

Yield: 60

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

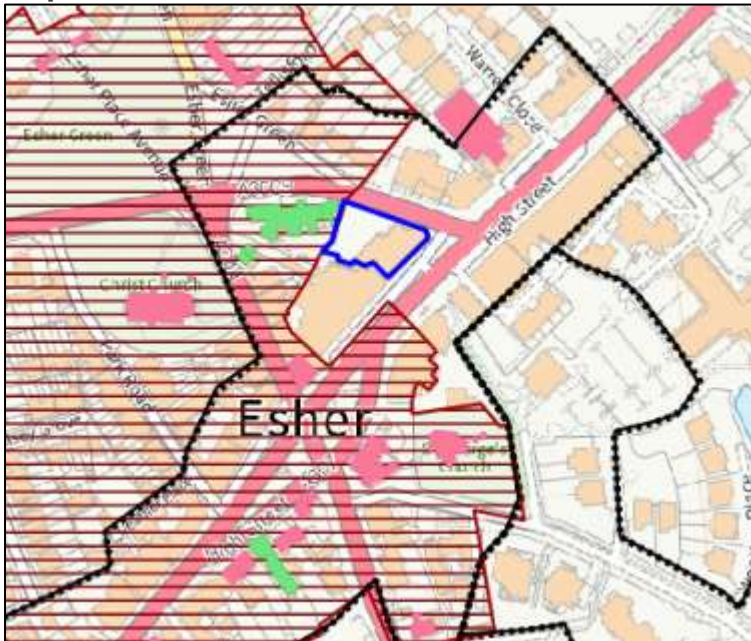
US32 – Windsor House 34-40 High Street Esher

Settlement/ward: Esher

Site area: 0.08ha

Address: Windsor House 34-40 High Street, Esher KT10 9QY

Map:



Satellite image:



Heritage asset location: Potential site allocation is adjacent to a conservation area and locally listed building, and within 250m of statutorily listed buildings.

Heritage asset name and description:

Grade I listed - Church of St George, Esher Park Avenue;

Grade II Listed - 1 (West Lodge) and 2 (East Lodge), Esher Place Avenue; 28 to 34 (even) (Encott, Westeria, The Cottage and Force Cottage, Esher Green; Esher Memorial Cross; Christ Church, Church Street; Brett Tomb, Church Street; Clarke Tomb, Church Street; 60 High Street;

Drinking Fountain and Surrounding Railings opposite number 72; Statue of Britannia (opposite number 77 High Street); Pump (opposite The Bear Hotel); 20-22 (Cannon Cinema) High Street; 1 (Sandown House) High Street; Travellers Rest; 83 High Street; 85 High Street; 79A (Grapes House) and 79 (Grapes Cottage) High Street; 77 High Street; The Bear Hotel, High Street; Anchell Tomb; Parker Tomb and 3 (Friends Meeting House) Claremont Lane;

Locally listed - 17-19 Esher Green (Esher Green Adult Learning Centre);

The site is also located within an Area of High Archaeological Potential and is adjacent to the Esher Conservation Area.

- The Church of St George dates from 1540 but is now disused. Its south chapel dates from the early 18th century.
- 1 (West Lodge) and 2 (East Lodge) to Esher Place date to late 18th century.
- Encott, Westeria, The Cottage and Force Cottage – a cottage row dating to late 18th century with 19th century additions and alterations.
- Esher Memorial Cross stands on Esher Green as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the 20th century. The memorial has group value with the Grade II Listed Christ Church.
- Christ Church was built in 1853 – 1854 by Benjamin Ferrey.
- Brett Tomb 8 yards south of south aisle of Christ Church is a canopied rectangular chest tomb dedicated to William Balliol Brett who died in 1899.
- Clarke Tomb 8 yards south of south east corner of Christ Church is a monument dedicated to Edith Amy Clarke who died in 1897.
- 60 High Street is the former NatWest Bank was built in early 20th century and was listed in October 2021 for its architectural and historic interests and group value.
- Drinking Fountain and Surrounding Railings opposite number 72 built in 1877.
- Statue of Britannia dates to 1897.
- Pump – a cast iron pump implemented in 1864.
- Cannon Cinema was built in 1936 – 1937 by John Evelyn Nye for the Shipman and King circuit, forming part of a parade of shops not of special interest. It has Neo-Georgian exterior with modern interior.
- Sandown House was built in late 17th century, remodelled in the 19th century.
- Travellers Rest – a grotto built between 1730 and 1740.
- 83 High Street – house with shop front below was built in early 18th century with 19th century alterations.
- 85 High Street – house, now shop, was built in early 18th century with 19th and 20th century alterations.
- 79A (Grapes House) and 79 (Grapes Cottage) High Street – house, now divided and partly used for offices. The building was built in 17th century with 18th century extensions and renovated in the 1970's.
- 77 High Street was originally built as a house in mid-18th century that was heavily restored in 1970's.
- The Bear Hotel, High Street – is 18th century building with 19th century façade.
- The Anchell Tomb is located within the Church's grounds and is dedicated to the memory of Thomas Anchell, dating from the 18th century.
- The Parker Tomb is also located within the churchyard and is dedicated to the memory of John Parker, who died in 1749.

- 3 (Friends Meeting House) Claremont Lane – was built in 1797 with 20th century additions.
- Esher Green Adult Learning Centre was built in 1859 and originally used as the Church School (to Christ Church).
- The archaeological potential of the site is associated with Saxon and Prehistoric occupation of the area.
- The conservation area is centred around the historic core of Esher which is medieval in origin and centred around the junction between the former main London to Portsmouth Road (now the A307) and the roads to Weybridge and Leatherhead.

Importance of the heritage asset: High (Grade I) / Medium (Grade II, conservation area) / Lesser (locally-listed buildings, archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is situated adjacent to the conservation area and Esher Green Adult Learning Centre. The site is occupied by a three-storey brown brick building with a set of pitched roofs and large office style windows at the upper floors. A few trees at the Portsmouth Road frontage soften somewhat the appearance of the building. The ground floor is occupied by a restaurant and to the rear of the building is a tarmac hardstanding used as a car park. Whilst the existing built form does not make a positive contribution to the setting of the conservation area, the views across the site towards Christ Church have been identified in the Esher Conservation Area Character Appraisal, albeit these are limited.

Potential use of site

Residential development: Yes

Yield: 8

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities to affect a heritage benefit arising from the re-development of the site. Due to the intervening built form and layout of the built form it is unlikely that any redevelopment proposals would affect the setting of the

Grade II listed building. Special attention should be paid to the design and relationship with the adjacent Esher Green Adult Learning Centre site. The use of standard design and heritage related policies within the Local Plan is likely to be sufficient to avoid a negative impact, but special attention should be paid to ensuring the protection and vitality of the treed boundary to the site.

Conclusion

Recommendation: Allocate

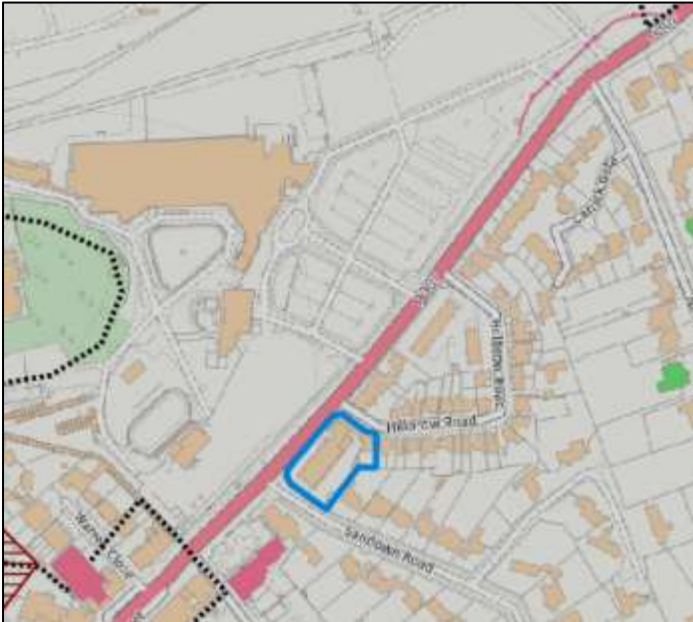
US280 – St Andrews and Hillbrow House, Portsmouth Road, Esher

Settlement/ward: Esher

Site area: 0.28ha

Address: St Andrews and Hillbrow House, Portsmouth Road, Esher, KT10 9SA

Map:



Satellite image:



Heritage asset location: Potential allocation site is within 250m of statutorily listed buildings.

Heritage asset name and description:

Grade II listed - 20-22 (Cannon Cinema) High Street; 1 (Sandown House) High Street; Travellers Rest, High Street; and Gates and Railings to Sandown Park Racecourse, Portsmouth Road.

- Cannon Cinema was built in 1936 – 1937 by John Evelyn Nye for the Shipman and King circuit, forming part of a parade of shops not of special interest. It has Neo-Georgian exterior with modern interior.

- Sandown House was built in late 17th century, remodelled in the 19th century.
- Travellers Rest – a grotto built between 1730 and 1740.
- Gates and Railings to Sandown Park Racecourse - railings and entrance piers to racecourse constructed circa 1860.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site contains two commercial office buildings which are located on the east side of Portsmouth Road, opposite of Sandown Park Racecourse. The site makes a neutral contribution to the nearby heritage assets.

Potential use of site

Residential development: Yes

Yield: 30

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities to affect a heritage benefit arising from the redevelopment of the site. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

Heritage asset name and description: Grade I Listed Park or Garden of Special Historic Interest - Claremont Park; and Grade II Listed Buildings include - North and South Lodges and gates to Claremont House; Sentosa, Esher Close; and 3 (Friends Meeting House), Claremont Lane.

- Claremont Park - Extensive and complex pleasure grounds and park around a country mansion. Main phases 18th and early 19th century, with early 18th century work by Sir John Vanbrugh with Charles Bridgeman and possibly Stephen Switzer, and William Kent with Thomas Greening; mid-18th century work by Lancelot Brown; and early 19th century work by J W Hiort, J B Papworth, and A C Pugin. Claremont was highly influential in the English landscape garden movement during the 18th century.
- Gate lodges were built by Henry Holland in 1770 and are listed for their special architectural or historic interest. Gate piers to Claremont Park were built in late 18th century.
- Sentosa, Esher Close is a house built in circa 1934 by Easton & Robertson for the Erhardt family.
- 3 (Friends Meeting House) Claremont Lane – was built in 1797 with 20th century additions.

Importance of the heritage asset: High (Grade I) / Medium (Grade II)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by three large detached dwellings of traditional appearance. They are located on the western side of Claremont Lane close to the junctions with Fir Tree Close and Broom Close. The site contains several mature trees that are protected by a preservation order (TPO), which contribute positively to the appearance of a wider area.

Potential use of site

Residential development: Yes

Yield: 57

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities to affect a heritage benefit arising from the redevelopment of the site. The use of standard design and heritage related policies within the Local Plan is likely to be sufficient to avoid any negative impact, but special attention should be paid to ensuring the vitality of the protected trees.

Conclusion

Recommendation: Allocate

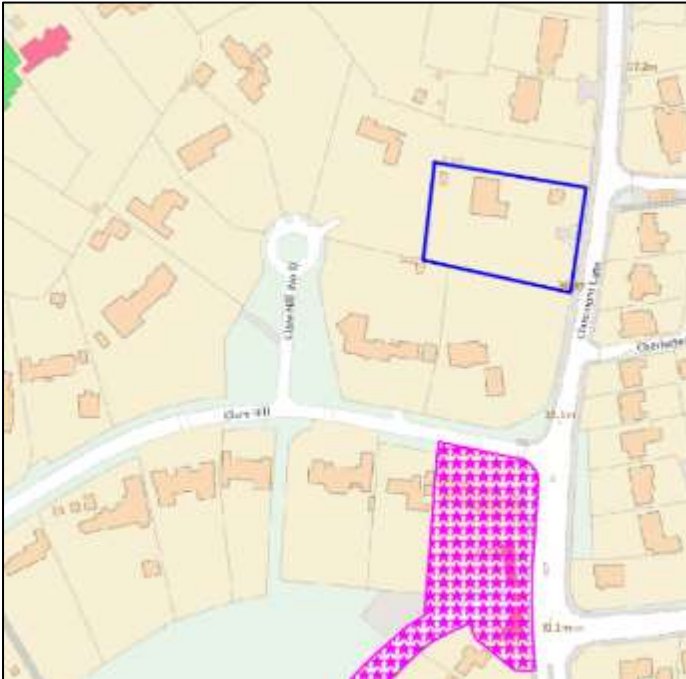
US134 – Hanover Cottage, 6 Claremont Lane, Esher

Settlement/ward: Esher

Site area: 0.32ha

Address: Hanover Cottage, 6 Claremont Lane, Esher, KT10 9DW

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of a Grade I Park or Garden of Special Historic Interest and within 250m of statutorily listed buildings.

Heritage asset name and description: Grade I Listed Park or Garden of Special Historic Interest - Claremont Park; and Grade II Listed Buildings include - North and South Lodges and gates to Claremont House; and Sentosa, Esher Close.

- Claremont Park - Extensive and complex pleasure grounds and park around a country mansion. Main phases 18th and early 19th century, with early 18th century work by Sir John Vanbrugh with Charles Bridgeman and possibly Stephen Switzer, and William Kent with Thomas Greening; mid-18th century work by Lancelot Brown; and early 19th century work by J W Hiort, J B Papworth, and A C Pugin. Claremont was highly influential in the English landscape garden movement during the 18th century.
- Gate lodges were built by Henry Holland in 1770 and are listed for their special architectural or historic interest. Gate piers to Claremont Park were built in late 18th century.
- Sentosa, Esher Close is a house built in circa 1934 by Easton & Robertson for the Erhardt family.

Importance of the heritage asset: High (Grade I) / Medium (Grade II)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site contains a residential dwelling that is situated on the western side of Claremont Lane. The gardens of the neighbouring property, number 30 Clare Hill, wraps around the northern and western boundaries of the site. The site slopes uphill from south to north and east to west so the highest ground level on the site is in the north-west corner. The site contains several mature trees which contribute positively to the appearance of a wider area.

Potential use of site

Residential development: Yes

Yield: 12

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities to affect a heritage benefit arising from the redevelopment of the site, however a retention of the existing trees would be beneficial. The use of standard design and heritage related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

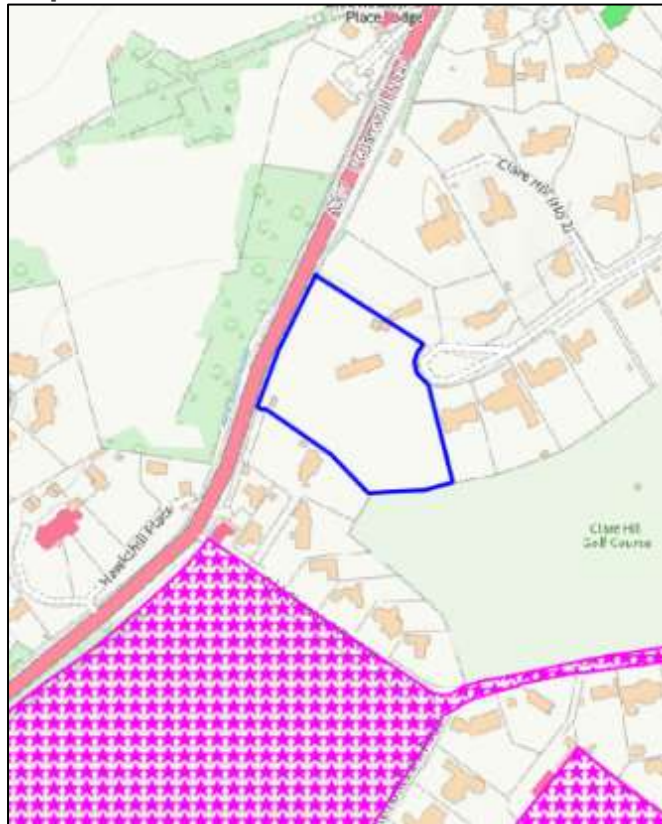
US287 – 15 Clare Hill Esher

Settlement/ward: Esher

Site area: 1.35ha

Address: 15 Clare Hill, Esher, KT10 9NB

Map:



Satellite image:



Heritage asset location: Potential site allocation falls within 250m of a Grade I Registered Park or Garden of Special Historic Interest and within 250m of statutorily listed buildings.

Heritage asset name and description:

Grade I Listed Park or Garden of Special Historic Interest - Claremont Park;

Grade II* Listed - Former Kitchen Garden Walls to Claremont House, Claremont Park Road (now part of the boundary of the White Cottage, 1 The Close, Cedar Lodge, Nos 3, 4, 7 and 8 Claremont Park Road, Nos 2, 4, 6, 8, 10, 12, 14, 16, land to the rear of 16 (Blue Jay), 18, 20, 22, 24 Claremont Drive)

Grade II Listed Buildings - Hawkshill Place, Portsmouth Road; 7 (The Lodge), Old Chestnut Avenue and 8 (Hawkshill Cottage); Old Chestnut Avenue; Lodge to Moore Place Hotel, Portsmouth Road; and 4 (The Gardener's House), Claremont Park Road.

- Claremont Park - extensive and complex pleasure grounds and park around a country mansion. Main phases are from 18th century and early 19th century, with early 18th century work by Sir John Vanbrugh with Charles Bridgeman and possibly Stephen Switzer, and William Kent with Thomas Greening; mid-18th century work by Lancelot Brown; and early 19th century work by J W Hiort, J B Papworth, and A C Pugin. Claremont was highly influential in the English landscape garden movement during the 18th century.
- Former Kitchen Garden Walls to Claremont House - walled kitchen garden dates to circa 1723, probably constructed by Sir John Vanbrugh for the Duke of Newcastle, modified by William Kent, 1738-42.
- Hawkshill Place was built in late 18th century as a single house that has later subdivided into three (The Towers, Middle House & East House) and was listed in 2008 for its special architectural or historic interest.
- The Lodge & Hawkshill Cottage are unusual, being a semi-detached pair of near symmetrical lodge cottages. They are a well-documented element of the exceptional landscape of the Claremont Estate which is registered Grade I and contains outstanding early 18th century structures and house of 1777, the majority of which are designated. The Old Chestnut Avenue is included in the registered landscape.
- Lodge to Moore Place was built by Sir Ernest George and Yates in 1905.
- The Gardener's House – house built in late 18th century.

Importance of the heritage asset: High (Grade I and Grade II*) / Medium (Grade II)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by a large detached dwelling located centrally on a substantial plot that backs onto Portsmouth Road. The site contains numerous mature trees that are protected by a preservation order (TPO) and contribute positively to the setting of the nearby heritage assets.

Potential use of site

Residential development: Yes

Yield: 55

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The existing trees on site make a positive contribution to the setting of the nearby heritage assets. As such, special attention should be paid to the retention of the existing screening and a careful consideration should be given to the significance of the heritage assets. The use of standard design and heritage related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

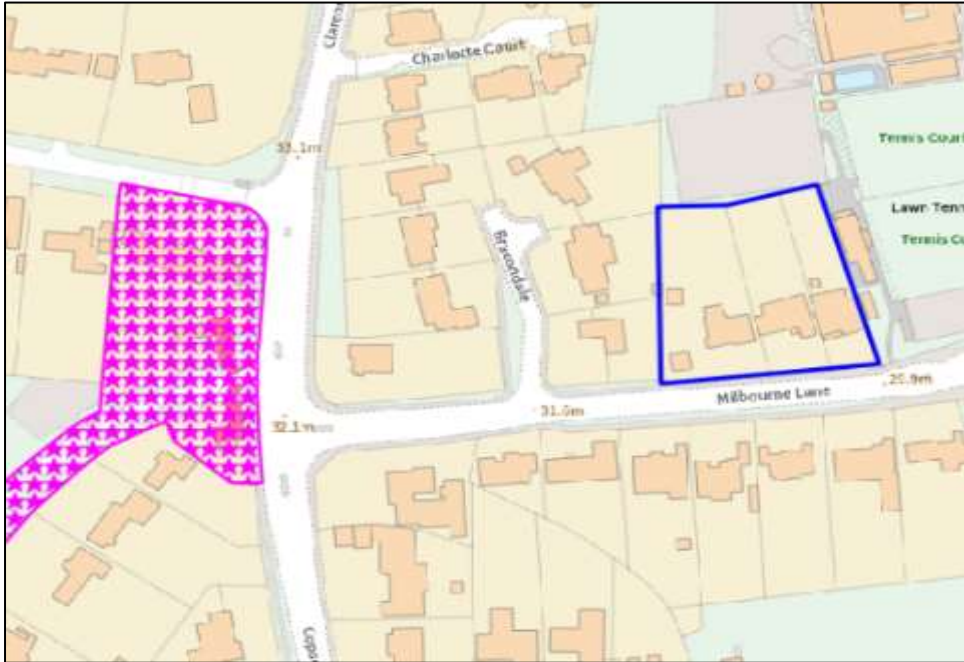
US283 – 1-5 Millbourne Lane, Esher, KT10 9DU

Settlement/ward: Esher

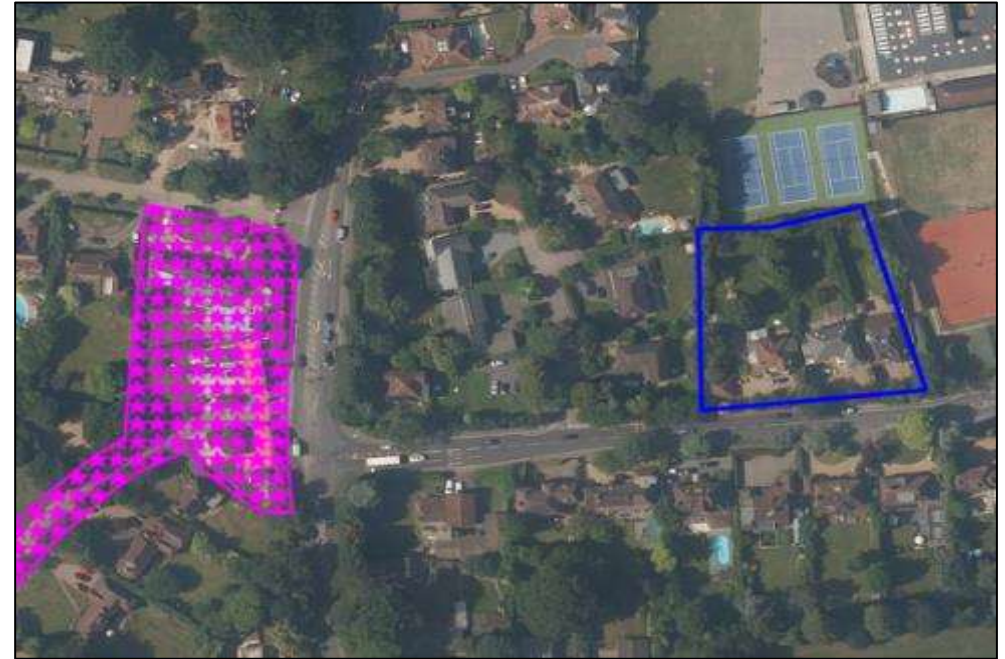
Site area: 0.36ha

Address: 1-5 Millbourne Lane, Esher, KT10 9DU

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of a Park or Garden of Special Historic Interest and within 250m of statutorily listed buildings.

Heritage asset name and description: Grade I Listed Park & Garden of Special Historic Interest - Claremont Park; and Grade II Listed Buildings - North and South Lodges and gates to Claremont House.

- Claremont Park - Extensive and complex pleasure grounds and park around a country mansion. Main phases 18th and early 19th century, with early 18th century work by Sir John Vanbrugh with Charles Bridgeman and possibly Stephen Switzer, and William Kent with Thomas Greening; mid-18th century work by Lancelot Brown; and early 19th century work by J W Hiort, J B Papworth, and A C Pugin. Claremont was highly influential in the English landscape garden movement during the 18th century.
- Gate lodges were built by Henry Holland in 1770 and are listed for their special architectural or historic interest. Gate piers to Claremont Park were built in late 18th century.

Importance of the heritage asset: High (Grade I) / Medium (Grade II)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by three large detached dwellings located on the north side of Milbourne Lane with a neighbouring pavilion and the Lawn tennis club to the east. The site contains numerous trees and hedges. The existing buildings make a neutral contribution to the setting of the heritage assets.

Potential use of site

Residential development: Yes

Yield: 25

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities to affect a heritage benefit arising from the redevelopment of the site. The use of standard design and heritage related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

US282 – 42 New Road, Esher

Settlement/ward: Esher

Site area: 0.27ha

Address: 42 New Road, Esher, KT10 9NU

Map:



Satellite image:



Heritage asset location: Potential allocation site is within 250m of a statutorily listed post.

Heritage asset name and description: Grade II Listed - Coal Tax Post outside Cricketfield Cottage, Littleworth Road – constructed circa 1860.

Importance of the heritage asset: Medium

Consideration of interest: The heritage asset is designated for its special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by a large detached dwelling, opposite a sports ground on New Road, a private residential road. The site makes no contribution to the heritage asset.

Potential use of site

Residential development: Yes

Yield: 6

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

US526 – 40 New Road, Esher

Settlement/ward: Esher

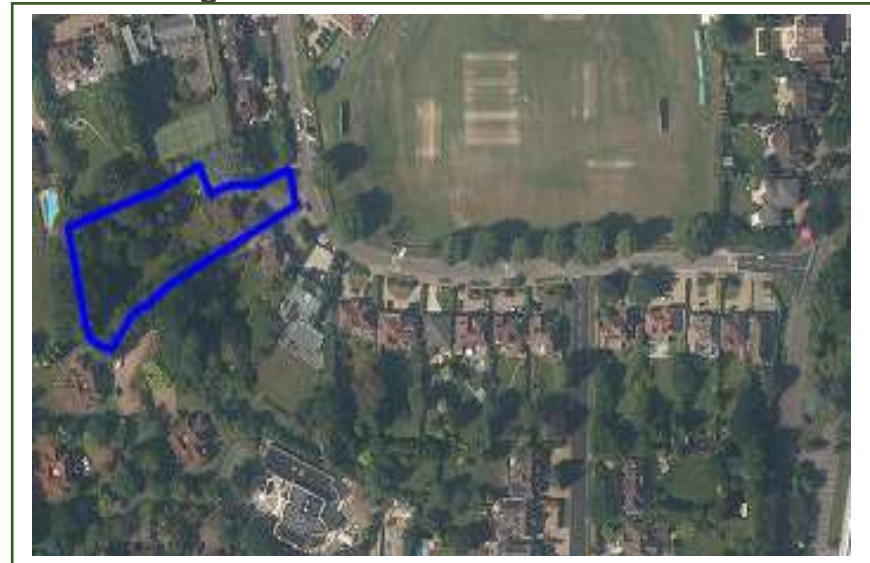
Site area: 0.3

Address: 40 New Road, Esher, KT10 9NU

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of statutorily listed building.

Heritage asset name and description: Grade II listed building - Coal Tax Post, Littleworth Road, Esher

Coal Tax Post: Metal Coal tax post Circa 1860

Importance of the heritage asset: Medium (Grade II listed)

Consideration of interest: The heritage asset is designated for its special architectural or historic interest .

Assessment of site's contribution to the heritage asset: The site is occupied by a large detached dwelling, opposite a sports ground on New Road, a private residential road. Several trees on the site's border are protected by a Tree Preservation Order (TPO). The site makes no contribution to the heritage asset.

Potential use of site

Residential development: Yes

Yield:6

Impact and mitigation

Likely impact without mitigation: neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact. Special attention should be paid to the preservation of the protected healthy trees

Conclusion

Recommendation: Allocate

US531 - Civic Centre, High Street, Esher

Settlement/ward: Esher

Site area: 2.71ha

Address: Civic Centre, High Street, Esher, KT10 9S

Map:



Satellite image:



Heritage asset location: Proposed site allocation is within 250m of statutory listed buildings, within 100m of a Conservation Area and within an Area of High Archaeological Potential

Heritage asset name and description:

- Grade I listed buildings: Church of St. George, Esher Park Avenue - Church built 1540 with south chapel added 1725-6, north aisle chapel added in 1812.
- Grade II listed buildings:
 - 1 (Sandown House) High Street, Esher - District Offices built Late 17th Century and remodelled in 19th Century.

- 20-22 (Cannon Cinema) High Street, Esher - Cinema. 1936-1937 by John Evelyn Nye for the Shipman and King circuit, forming part of a parade of shops not of special interest. Neo- Georgian exterior with modern interior. Late 20th Century fascia and five double doors in late 20th Century aluminium.
- Anchell Tomb, St Georges Church, Esher Park Avenue, Esher - Chest tomb. Dedicated to Thomas Anchell 18th Century. Added as group value.
- Parker Tomb, St Georges Church, Esher Park Avenue, Esher - Chest tomb. Dedicated to John Parker 18th Century.
- The Bear Hotel, High Street, Esher - Hotel. Early 18th Century with 19th Century façade. 19th Century wings to outer bays at rear, 3 glazing bar sash windows across the centre.
- Pump opposite The Bear Hotel, High Street, Esher – Cast iron pump built in 1864. Originally in Sandown Park and erected to mark the marriage of the Comte de Paris to H.R.H. Infanta Maria Isabella on May 30 1864.
- Statue of Britannia opposite 77 High Street, Esher - Statue built 1897 to commemorate the Diamond Jubilee of Queen Victoria, 1837-1897.
- Drinking fountain and railings opposite 72 High Street, Esher - Drinking fountain with railings built 1877 and presented by Queen Victoria.
- 77 High Street, Esher - Mid 18th Century house now office. 20th Century two bay extension in similar style set back to right end. Left hand return front with 20th Century bow window to ground floor. 20th Century wing to rear.
- Railings 3 (Friends Meeting House), Claremont Lane, Esher - Meeting house. Built 1797 with 20th Century additions.
- 79A (Grapes House) and 79 (Grapes Cottage) High Street, Esher - House, now divided and partly used for offices. 17th Century with 18th Century extensions ,renovated in the 1970's.
- 83 High Street Esher - House with shop front below. Early 18th Century with 19th Century alterations.
- 85 High Street Esher - House, now shop. Early 18th Century with 19th and 20th Century alterations.
- 60 High Street Esher - A former branch of a banking chain, designed by Thompson and Walford in 1908, now converted to partial domestic use.
- Christ Church, Church Street, Esher - Church. Built 1853-54 by Benjamin Ferrey.
- Clarke Tomb, Church Street, Esher - Monument. Dedicated to Edith Amy Clarke. Late 19th Century.
- Brett Tomb, Church Street, Esher - Canopied rectangular chest tomb. Dedicated to William Balliol Brett. Late 19th Century.
- The Esher Memorial Cross, Esher Green - Esher Memorial Cross was erected to commemorate those men lost during the First World War. Dates were added for the Second World War.
- 28 to 34 (even) (Encott, Westeria, The Cottage, Forge Cottage - Cottage row. Late 18th Century with 19th Century additions and alterations.
- Esher Conservation Area - The conservation area is centred around the historic core of Esher which is medieval in origin and centred around the junction between the former main London to Portsmouth Road (now the A307) and the roads to Weybridge and Leatherhead. There are a number of important listed buildings within the conservation area including the Church of St George which is Grade I listed.
- Area of High Archaeological Potential – within Esher Historic Core.

Importance of the heritage asset: High (Grade I listed) /Medium (Conservation Area; Grade II listed)/ Lesser (Area of High Archaeological Potential)

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The site contains an office building for Council use including the Police. It also contains areas of harstanding for parking as well as a bowling green , tennis court and pond. There a re multiple assets that have the potential to be affected as a result of their setting – of particular note is the setting of Sandown House and the Conservation Area. The Civic Offices are built on what was previously the gardens to Sandown House. The wall that lines the car park is likely to have been an original wall within the gardens and therefore there is potential for any development to impact on the listed buildings setting. Also whilst the current site does not affect the conservation area an increase in height might lead to views of buildings from the High Street which could also be detrimental. The site also contains a number of Tree Preservation Orders (TPO).

Potential use of site

Residential development: Yes

Yield: 400

Impact and mitigation

Likely impact without mitigation: detrimental

Severity of the impact without mitigation: Moderate

Mitigation measures and opportunities: Mitigation would be through the positioning of any new development away from Sandown House and a close control over the proposed heights.The principle is acceptable.

Conclusion

Recommendation: Allocate with mitigation

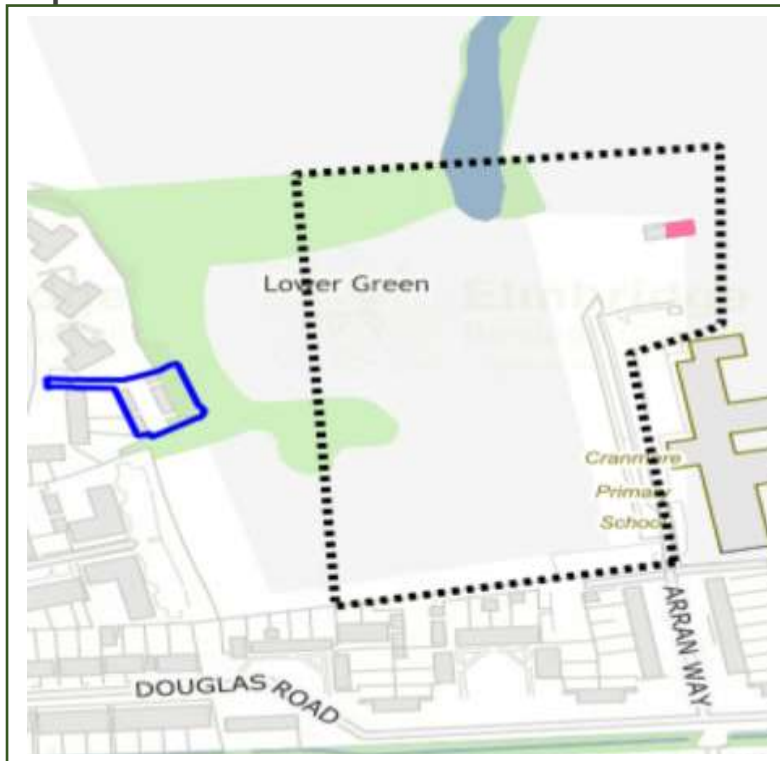
US157 Garages at Farm Road

Settlement/ward: Esher

Site area: 0.104ha

Address: Garages at Farm Road, Esher, KT10 8AX

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of a statutory listed building

Heritage asset name and description:

Grade II listed The Old Cottage, Arran Way. 16th Century Cottage - timber framed, rendered infill with plain tiled roof. 19th Century casement fenestration additions.

Importance of the heritage asset: Medium (grade II listed)

Consideration of interest: The heritage assets are designated for their historic and architectural interest.

Assessment of site's contribution to the heritage asset: The site is occupied by a row of garage blocks and associated hardstanding. The built form does not make a positive contribution to the heritage assets in the vicinity. The site is screened by tree cover to the east of the site.

Potential use of site

Residential development: Yes

Yield: 3

Impact and mitigation

Likely impact without mitigation: neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

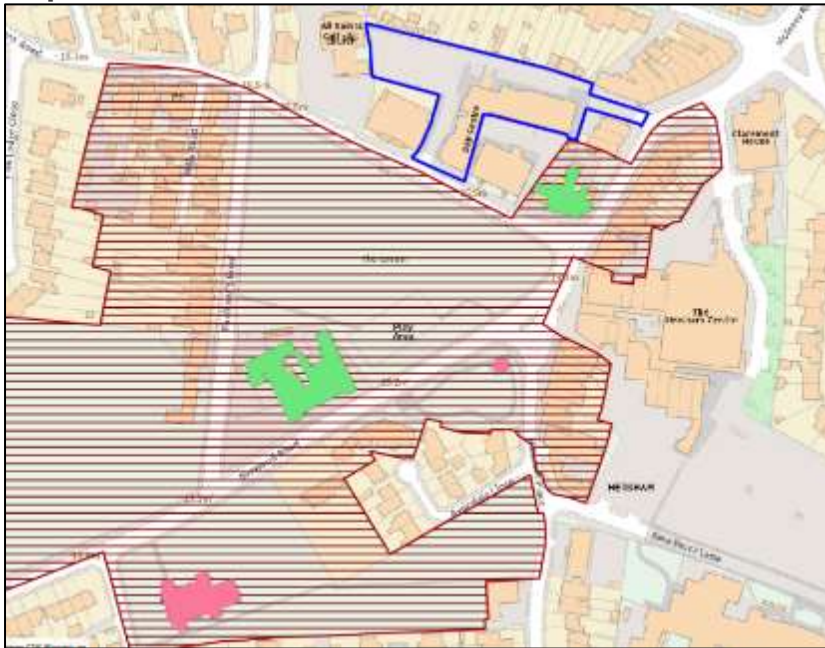
US40 – Hersham Day Centre and Village Hall

Settlement/ward: Hersham Village

Site area: 0.39ha

Address: Hersham Day Centre and Village Hall, Queens Road, Hersham KT12 5LU

Map:



Satellite image:



Heritage asset location: Potential site allocation is adjacent to a conservation area and a Locally Listed Building; and within 250m of statutorily listed buildings.

Heritage asset name and description: Hersham Village Conservation Area; Grade II Listed Buildings - Hersham Memorial Cross, Junction of Burwood Road and Pleasant Place; and Church of St Peter, Burwood Road; Locally Listed Building - The Watermans Arms, 1 Queens Road.

- Hershams Village Conservation Area - the area is based upon The Green, Vaux Mead, the Memorial Gardens, and most of the properties overlooking these open spaces and it is the grouping of the buildings around the various greens with their mature trees which gives the area its attractiveness. The area includes St Peter's Church and the Hershams Memorial Cross, both Grade II Listed.
- Hershams Memorial Cross - stands in Hershams Memorial Garden, is listed for its historic interest as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the 20th century and for its design as an elegant stone memorial cross.
- Church of St Peter – built in 1887 by J.L. Pearson.
- The Watermans Arms - public house that was reported trading on this site as early as the 1790s.

Importance of the heritage asset: Medium (Grade II and conservation area) / Lesser (locally listed building)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest

Assessment of site's contribution to the heritage asset: The site does not fall within the immediate setting of The Waterman's Arms. The site does address the Green, around which the conservation area is designated. Along Queens Road, the existing built form of the Day Centre makes a neutral contribution to the setting of the conservation area. Along Molesey Road, there is a minor negative impact on the setting of the conservation area arising from the service character of the access point.

Potential use of site

Residential development: Yes

Yield: 15

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: Along Queens Road, the 'village green' character of Hershams has already been substantially altered by the construction of four-storey flatted developments on either side of the Day Centre site. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Along Molesey Road, the setting of Nos. 24 and 26 (at the edge of the conservation area) is negatively affected to a minor degree by the access to the site, which has a service road character. Development which sympathetically addresses Molesey Road may provide a minor heritage benefit in the form of improvement to the setting of the conservation area.

Conclusion

Recommendation: Allocate

US374 – Hersham Library Molesey Road, Hersham

Settlement/ward: Hersham Village

Site area: 0.24ha

Address: Hersham Library Molesey Road, Hersham, KT12 4RF

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of statutorily listed buildings.

Heritage asset name and description: Grade II Listed Buildings – Lytheys, Esher Road; The Barley Mow Public House, Molesey Road.

- Lytheys - constructed c.1820 as a house, but now accommodates offices.
- The Barley Mow Public House - a mid-18th century public house.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by a fairly modest single storey building with low pitched roof and considerable proportion of glazing to its front. The frontage of the site is dominated by a hardstanding that is used as an associated car park. Due to its scale, layout and intervening built form including highway infrastructure, the existing built form does not affect the setting of the identified heritage assets.

Potential use of site

Residential development: Yes

Yield: 13

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities arising from the re-development of the site to affect the heritage assets. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

US389 – Hersham Sports & Social Club

Settlement/ward: Hersham Village

Site area: 0.12ha

Address: Hersham Sports & Social Club, 128 Hersham Road, Hersham KT12 5QL

Map:



Satellite image:



Heritage asset location: Potential site allocation is adjacent to a Locally Listed Building.

Heritage asset name and description: Locally Listed Building - Hersham Cemetery, chapel and mortuary building, Falmouth Road – circa 1850 burial ground containing several headstones, chapel and mortuary building. Shown on 1868 and subsequent maps as 'dissenters cemetery'. Small chapel dates from C1850, Gothic revival style windows/door, yellow London stock bricks with contrasting brick detail, slate roof with corbelled eaves and decorative ridge tiles. Mortuary building first shown on 1933 map, plain white roughcast building with hipped slate roof.

Importance of the heritage asset: Lesser

Consideration of interest: The heritage asset is designated for its special architectural or historic interest and archaeological value.

Assessment of site's contribution to the heritage asset: The site makes no particular contribution to the setting of the locally-listed building, although its large surface car park is a rather stark feature and has a minor negative impact on setting.

Potential use of site

Residential development: Yes

Yield: 8

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities to affect a heritage benefit arising from the re-development of the site, although a replacement of the significant area of hardstanding on the site's frontage with soft landscaping/building(s) would improve the visual amenity of the area generally. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact but special attention should be paid to ensuring the protection and vitality of the trees to the east of the site boundary as these make a positive contribution to the setting of the Chapel and cemetery.

Conclusion

Recommendation: Allocate

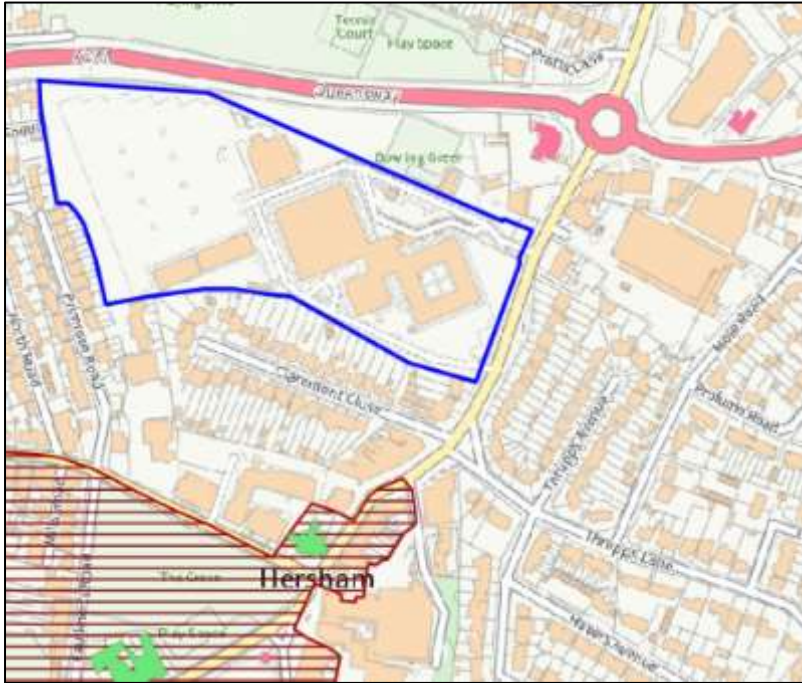
US43 – Hersham Technology Park (Air Products)

Settlement/ward: Hersham Village

Site area: 4.2ha

Address: Hersham Place Technology Park, 41-61 Molesey Road, Hersham, Walton-On-Thames, KT12 4RZ

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 100m of a conservation area and within 250m of statutorily listed buildings.

Heritage asset name and description: Hersham Village Conservation Area; and Grade II Listed Buildings - The Barley Mow Public House, Molesey Road; Lytheys, Esher Road; and Hersham Memorial Cross, Junction of Burwood Road and Pleasant Place.

- Hershams Village Conservation Area - the area is based upon The Green, Vaux Mead, the Memorial Gardens, and most of the properties overlooking these open spaces and it is the grouping of the buildings around the various greens with their mature trees which gives the area its attractiveness. The area includes St Peter's Church and the Hershams Memorial Cross, both Grade II Listed.
- The Barley Mow Public House - a mid-18th century public house.
- Lytheys - constructed c.1820 as a house, but now accommodates offices.
- Hershams Memorial Cross - stands in Hershams Memorial Garden, is listed for its historic interest as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the 20th century and for its design as an elegant stone memorial cross.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural or historic interest

Assessment of site's contribution to the heritage asset: The site comprises several buildings and a large expanse of hardstanding areas used as car parks. The south, west and part north boundaries of the site are lined by trees.

Potential use of site

Commercial uses: Yes (offices – Class E)

Potential floorspace (sqm): Net: 4,350sqm **Gross:** unknown

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate

US380 – New Berry Lane Car Park, Hersham

Settlement/ward: Hersham Village

Site area: 0.11ha

Address: New Berry Lane car park, Hersham, KT12 4HQ

Map:



Satellite image:



Heritage asset location: Potential site allocation is adjacent to a conservation area and is within 250m of statutorily listed buildings.

Heritage asset name and description: Hersham Village Conservation Area; and Grade II Listed Buildings - Hersham Memorial Cross, Junction of Burwood Road and Pleasant Place; and Church of St Peter, Burwood Road.

- Hershams Village Conservation Area - the area is based upon The Green, Vaux Mead, the Memorial Gardens, and most of the properties overlooking these open spaces and it is the grouping of the buildings around the various greens with their mature trees which gives the area its attractiveness. The area includes St Peter's Church and the Hershams Memorial Cross, both Grade II Listed.
- Hershams Memorial Cross - stands in Hershams Memorial Garden, is listed for its historic interest as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the 20th century and for its design as an elegant stone memorial cross.
- Church of St Peter – built in 1887 by J.L. Pearson.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site comprises a hardstanding that is used as a car park. Several trees are present on its western boundary shared with the adjacent conservation area. The built form itself makes no positive contribution to the heritage assets.

Potential use of site

Residential development: Yes

Yield: 7

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities arising from the re-development of the site to affect the conservation area. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

US517 – Park House, Pratts Lane, Hersham

Settlement/ward: Hersham Village

Site area: 0.05ha

Address: Park House, Pratts Lane, Hersham, KT12 4RR

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of statutorily listed buildings.

Heritage asset name and description: Grade II Listed Buildings – Lytheys, Esher Road; The Barley Mow Public House, Molesey Road.

- Lytheys - constructed c.1820 as a house, but now accommodates offices.
- The Barley Mow Public House - a mid-18th century public house.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site comprises a two-storey building with rooms in the roofspace with a hardstanding area. The site is partially screened from views from the west and east. Whilst the site is only 30m away from the heritage asset, they are separated by a dual carriageway (A244) and therefore the impact of the existing built form on the setting of the listed public house is lessened.

Potential use of site

Residential development: Yes

Yield: 5

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate

US376 – Trinity Hall and 63-67 Molesey Road, Hersham

Settlement/ward: Hersham Village

Site area: 1.1ha

Address: Trinity Hall and 63-67 Molesey Road, Hersham, KT12 4RS

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of statutorily listed buildings.

Heritage asset name and description: Grade II Listed Buildings – Lytheys, Esher Road; The Barley Mow Public House, Molesey Road.

- Lytheys - constructed c.1820 as a house, but now accommodates offices.
- The Barley Mow Public House - a mid-18th century public house.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site comprises several buildings including the heritage asset (The Barley Mow PH), a two-storey retail unit (Laithwaites) and a Hall, currently in the use as a day nursery. The site also contains a bowling green.

Potential use of site

Residential development: Yes

Yield: 47

Impact and mitigation

Likely impact without mitigation: Significant

Severity of the impact without mitigation: Moderate

Mitigation measures and opportunities: Any redevelopment proposal would have to take into account the architectural and historic significance of the heritage asset and its setting. Demolition of the asset and its complete redevelopment would result in a more than substantial harm, however its sensitive conversion might be possible. The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate with mitigation

US375 – Volkswagen Ltd, Esher Road, Hersham

Settlement/ward: Hersham Village

Site area: 0.46ha

Address: Volkswagen Ltd, Esher Road, Hersham, KT12 4LG

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of statutorily listed buildings.

Heritage asset name and description: Grade II Listed Buildings – Lytheys, Esher Road; The Barley Mow Public House, Molesey Road.

- Lytheys - constructed c.1820 as a house, but now accommodates offices.
- The Barley Mow Public House - a mid-18th century public house.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The existing building on the site is a particularly dominant feature on approach to the roundabout and it makes a negative contribution to the setting of Lytheys, which is adjacent to it to the east. It has a lesser negative impact on the setting of The Barley Mow, which is already affected to an extent by the presence of commercial development on the southern side of the A244.

Potential use of site

Residential development: Yes

Yield: 27

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The setting of Lytheys would be benefitted by a reduction in the scale of the building on the site, in conjunction with setting the built form back away from Esher Road. In the absence of these potential mitigation measures, the chamfered edge form of the existing building should be retained in favour of an alternative form. Softening of the boundary with the access road to the east of the site would also be beneficial.

Conclusion

Recommendation: Allocate

US390 – The Royal George, 130-132 Hersham Road, Hersham

Settlement/ward: Hersham Village

Site area: 0.2ha

Address: The Royal George, 130-132 Hersham Road, Hersham, KT12 5QJ

Map:



Satellite image:



Heritage asset location: Potential site allocation is adjacent to a Locally Listed Building.

Heritage asset name and description: Locally Listed Building - Hersham Cemetery, chapel and mortuary building, Falmouth Road – circa 1850 burial ground containing several headstones, chapel and mortuary building. Shown on 1868 and subsequent maps as 'dissenters cemetery'. Small chapel dates from C1850, Gothic revival style windows/door, yellow London stock bricks with contrasting brick detail, slate roof with corbelled eaves and decorative ridge tiles. Mortuary building first shown on 1933 map, plain white roughcast building with hipped slate roof.

Importance of the heritage asset: Lesser

Consideration of interest: The heritage asset is designated for its special architectural or historic interest and archaeological value.

Assessment of site's contribution to the heritage asset: The site is located to the south of Hersham Road and contains a pub with parking and garages to the rear and makes no particular contribution to the setting of the locally-listed buildings.

Potential use of site

Residential development: Yes

Yield: 15

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

US378 – All Saints Catholic Church Hall, Queens Road, Hersham

Settlement/ward: Hersham Village

Site area: 0.08ha

Address: All Saints Catholic Church Hall, Queens Road, Hersham, KT12 5LU

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 100m of a conservation area and within 250m of statutorily listed building.

Heritage asset name and description: Hersham Village Conservation Area; and a Grade II Listed Building - Hersham Memorial Cross, Junction of Burwood Road and Pleasant Place.

- Hershams Village Conservation Area - the area is based upon The Green, Vaux Mead, the Memorial Gardens, and most of the properties overlooking these open spaces and it is the grouping of the buildings around the various greens with their mature trees which gives the area its attractiveness. The area includes St Peter's Church and the Hershams Memorial Cross, both Grade II Listed.
- Hershams Memorial Cross - stands in Hershams Memorial Garden, is listed for its historic interest as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the 20th century and for its design as an elegant stone memorial cross.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural or historic interest

Assessment of site's contribution to the heritage asset: The site is occupied by a single storey, flat roofed church hall building situated at the rear of All Saints Church with access from Queens Road. The built form does not make a positive contribution to its surroundings or the nearby conservation area.

Potential use of site

Residential development: Yes

Yield: 8

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

US379 - Hershams Shopping Centre, Molesey Road

Settlement/ward: Hershams Village

Site area: 1.55ha

Address: Hershams Shopping Centre, Molesey Road, Hershams

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 100m of and part of a Conservation Area, within 250m of statutory listed buildings and adjacent to a locally listed building.

Heritage asset name and description:

- Grade II listed buildings include:
 - Church of St Peter, Burwood Road – Church built in 1887
 - Hershams Memorial Cross, Junction of Burwood Road and Pleasant Place - Hershams Memorial Cross, which stands in Hershams Memorial Garden south of the Green in Hershams. To commemorate the sacrifice it made in the conflicts of the 20th Century and unveiled in 1920.

- The Hershams Village Conservation Area based upon The Green, Vaux Mead, the Memorial Gardens, and most of the properties overlooking these open spaces and it is the grouping of the buildings around the various greens with their mature trees which gives the area its attractiveness. The area includes St Peter's Church and the Hershams Memorial Cross, both Grade II Listed.
- Locally Listed building - No 1 The Watermans Arms, Queens Road: 18th Century Public House that has been extended.

Importance of the heritage asset: Medium (Grade II listed and Conservation Area)/Lesser (Locally Listed)

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The site contains retail and business use units as part of the Hershams Shopping Centre and an area of hardstanding for car parking relating to the Shopping Centre. The setting of the locally listed building (The Watermans Arms) and the listed War Memorial would not be affected through the redevelopment, their settings are not far reaching, although the War Memorial would need to be considered through any application. The setting of the conservation area would however need to be considered.

Potential use of site

Residential development: Yes

Yield: 200

Impact and mitigation

Likely impact without mitigation: Detrimental

Severity of the impact without mitigation: Moderate

Mitigation measures and opportunities: Development to the front of the site would need a traditional and sympathetic design that was of a local scale with regards to the setting of the conservation area. At the rear there is more scope for modern design and greater height as long as views from the green are not detrimentally altered through excessive scale.

Conclusion

Recommendation: Allocate with mitigation

US489 – 19 Old Esher Road

Settlement/ward: Hersham Village

Site area: 0.06ha

Address: 19 Old Esher Road, Hersham, KT12 4LA

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of statutory listed buildings.

Heritage asset name and description: Grade II listed buildings - The Barley Mow Public House, Molesey Road and Lytheys, Esher Road.

- Barley Mow Public House - Mid 18th Century Public House with 19th and 20th Century Additions.
- Lytheys – House built circa 1820, now offices.

Importance of the heritage asset: Medium (Grade II listed)

Consideration of interest: The heritage assets are designated for their historic and architectural interest.

Assessment of site's contribution to the heritage asset: The site contains a detached residential building on the south side of Old Esher Road, occupying a corner plot at the junction with Mole Road. The built form does not make a positive impact to Lytheys which itself has been irreplaceably altered by the construction of the A244, whilst being a significant distance away from the listed Barley Mow Public House to make any impact.

Potential use of site

Residential development: Yes

Yield: 5

Impact and mitigation

Likely impact without mitigation: neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

US271 – 118-120 Bridge Road, East Molesey

Settlement/ward: Thames Ditton

Site area: 0.08ha

Address: 118-120 Bridge Road, East Molesey KT8 9HW

Map:



Satellite image:



Heritage asset location: Potential allocation site is within 100m of a conservation area and within 250m of statutorily listed buildings.

Heritage asset name and description: The site is within 100m of the East Molesey Kent Town Conservation Area and of the East Molesey Bridge Road Conservation Area. Grade II Listed Buildings within 250m of the site include - 95 and 97 Bridge Road; 1-15 Kingfisher Court, Bridge Road; 16-57 Kingfisher Court, Bridge Road; Pond together with retaining walls of enclosing sunken garden and piers of surrounding former pergola at Kingfisher Court, Bridge Road; and Swimming pool, associated pump house and fountain at Kingfisher Court, Bridge Road.

- The East Molesey Kent Town Conservation Area is located on the south bank of the Thames across the river from Hampton Court Palace. The conservation area includes the commercial area of Bridge Road and Creek Road which are located just south of Hampton Court Bridge, whilst to the east it includes the mid-19th century Hampton Court Station and Cigarette Island. It also includes very attractive and generously laid out residential roads forming a grid which were laid out by the property developer, Francis Jackson Kent in the mid-19th century.
- The East Molesey Bridge Road Conservation Area incorporates some of the oldest parts of the original village of East Molesey. It is a small and compact area, based along a historic road and containing a variety of attractive buildings.
 - 95 and 97 Bridge Road – cottages built in late 17th century with early 18th century additions at right angles to the right hand end.
 - 1-15 Kingfisher Court – block of flats built in circa 1935 by Guy Morgan.
 - 16-57 Kingfisher Court - block of flats built in circa 1935 by Guy Morgan.
 - Pond together with retaining walls of enclosing sunken garden and piers of surrounding former pergola at Kingfisher Court – pond, retaining walls of enclosing sunken garden, and piers of surrounding former pergola. Circa 1935 by Guy Morgan.
 - Swimming pool, associated pump house and fountain at Kingfisher Court - swimming pool, pump house and fountain. Circa 1935 by Guy Morgan.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The existing built form on the site has no particular impact on the setting of the heritage asset, although the large signage can be considered to have a very limited negative impact.

Potential use of site

Residential development: Yes

Yield: 6

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities to affect a heritage benefit arising from the re-development of the site. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact, although special attention should be paid to respect of the building line.

Conclusion

Recommendation: Allocate

US443 - 47 Portsmouth Road, Thames Ditton

Settlement/ward: Thames Ditton

Site area: 0.35ha

Address: 47 Portsmouth Road, Thames Ditton, KT7 0TA

Map:



Satellite image:



Heritage asset location: Partially within and adjacent to potential site allocation, within 250m of statutorily listed buildings, adjacent to locally listed building.

Heritage asset name and description: Giggs Hill Green Conservation Area, and Grade II Listed - The Angel Public House, Angel Road; Roseneath, Giggs Hill Road; Thames Ditton War Memorial, Giggs Hill Green, Portsmouth Road; St Leonards Cottages, 1 – 6 Giggs Hill Road; and The Salt Box (formerly Fowler Cottage), Portsmouth Road.

The conservation area is based around Giggs Hill Green which has the character of a traditional village green and is lined by a series of modest developments from the 18th to the 21st century interspersed with mature trees.

- The Angel Public House was built in 16th century with early 19th century additions to rear and late 19th century to front.
- Roseneath was built in early 19th century as a cottage, now used as offices.
- Thames Ditton War Memorial is dated to circa 1920, in remembrance of those from the Thames Ditton area who fell in the First World War, was unveiled between 1920 and 1924. The names of the fallen were carved in to the eight faces of the octagonal base. The main inscription was updated after the Second World War. It is listed for its special historic interest.
- St Leonards Cottages to the east form a cottage terrace, potentially being formerly a stable block, of late 18th century with 19th century additions.
- The Salt Box, a cottage built in early 18th century with 19th century additions to northwest.
- Locally listed 20 Giggs Hill Road- Early/mid 19th century building, commercial use to ground floor retaining features (canopy and carriage arch)

Importance of the heritage asset: Medium/Lesser

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site comprises a single-storey flat roofed car showroom building in part set back from the road. Part of the site is dominated by a hardstanding area used for display of cars. Although the buildings are modest in height the visual appearance of the site and its buildings do not make a positive contribution to the street scene, or maintain the setting of the adjacent listed asset (The Angel PH).

Potential use of site

Residential development: Yes

Yield: 25

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: Special attention should be paid to the scale, height and proximity of any redevelopment scheme to The Angel Public House and seek to enhance its setting. Soft landscaping of the front boundary might soften the appearance of the site and

positively affect the conservation area. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

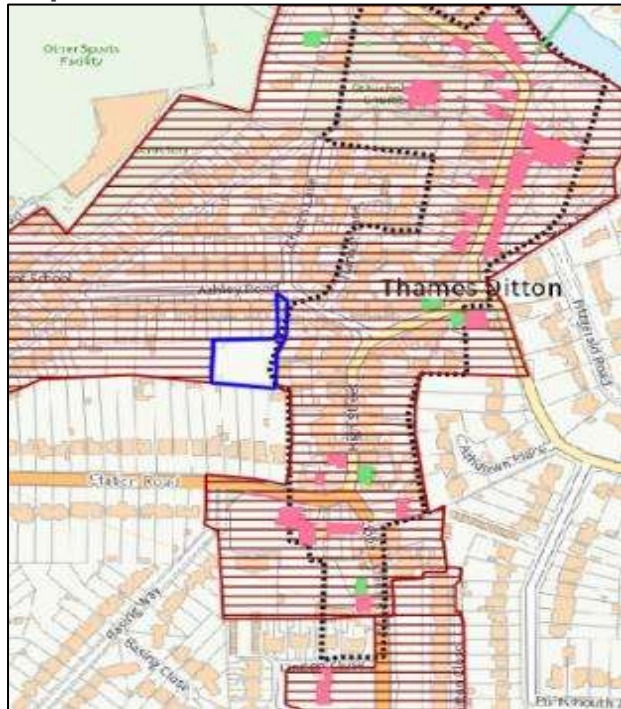
US237 – Ashley Road Car Park, Thames Ditton

Settlement/ward: Thames Ditton

Site area: 0.21ha

Address: Ashley Road Car Park, Thames Ditton, KT7 0NH

Map:



Satellite image:



Heritage asset location: Potential allocation site is partially in a conservation area and within an Area of High Archaeological Potential and within 250m of statutorily listed buildings.

Heritage asset name and description: Partially within the Thames Ditton Conservation Area and an Area of High Archaeological Potential. Grade I Listed Building – Church of St. Nicholas, Church Walk

Grade II* Listed Buildings - 58 (Home of Compassion), High Street

Grade II Listed Buildings within 250m include - Basing House, Watts Road; Copper Hall, Watts Road; 13 to 27 (odd) (The Old Manor House), Station Road; Entrance wall and gates to 13-27 (The Old Manor), Station Road; 1 to 5 (odd) Station Road; Byways, Watts Road; Rose Cottage, Watts Road; 1B (Stags Court) (formerly the Old Slaughterhouse), High Street; 3, 5, 9 and 11 High Street; 56 (Picton House), High Street; 61 to 67 (odd) High Street; 71, 71A, 73 High Street; 81 (Thames Cottage) High Street; Stable Block to 58 (Home of Compassion) High Street; Church Cottage, Church Walk; 95 High Street; 97 (Batchelors Hall), High Street; Boyle Tower and the garden entrance to the Home of Compassion, High Street; The Old Swan Inn, Summer Road; Home Cottage, Summer Road; Riverside including attached railings, Summer Road; Turner Tomb, St Nicholas Church; Chennell Tomb, St Nicholas Church; Johnson Obelisk, St Nicholas Church; Davis Tomb, St Nicholas Church; and Gapper Tomb, St Nicholas Church.

- Church of St. Nicholas – built in 13th century, north chancel chapel in 14th century, restored in 19th century, north wall of 1826 by W. McIntosh Brooks and extensions to south. Aisle and chapel of 1864 by B. Ferrey
- Home of Compassion - House, later nursing home. Built circa 1786 in Strawberry Hill Gothic style for the Hon. Charlotte Boyle Walsingham, and originally called Boyle Farm, with decorative interior work in Classical style carried out by her daughter, Charlotte Boyle Walsingham. Exterior altered circa 1840 for Lord St Leonards and re-fronted circa 1893 for Herbert Manwaring Robertson in small red bricks, with a classical pediment and Westmorland slate roof. A single-storey south-west loggia was added circa 1905 for the Church of England Community for the Compassion of Jesus, when the property was renamed the Home of Compassion, and in 1993 the north-east conservatory was added.
- The conservation area is located around the historic core of the village and includes the 13th century Church of St Nicholas (Grade I listed), the former Home of Compassion (Grade II* listed) and several other important listed buildings.
- Basing House - originally built as a house in circa 1926, lately used as a nursing home.
- Copper Hall – a house built in late 18th century, altered in 19th century and late 20th century.
- The Old Manor House – manor house now divided. Built in early 18th century, much altered in mid-19th century with late 19th century extension to rear.
- Entrance wall and gates to The Old Manor - built in 18th century with late 19th century gate.
- 1 to 5 (odd) Station Road, a terrace built circa 1740.
- Byways, a cottage built circa 1800.
- Rose Cottage was built in 17th century with 19th century alterations.
- Stags Court – a barn built in 17th century and restored in 1970's, now Frazer-Carver gallery.
- 3, 5, 9 and 11 High Street – a house row, partly shop below. Built probably in 17th century with early 19th century remodelling to eastern part, and further alterations in the 20th century.

- Picton House – a house built in circa 1800.
 - 61 to 67 (odd) High Street – a row of cottages built in 17th century.
 - 71, 71A, 73 High Street – a house row with shop front below built in late 18th century.
 - Thames Cottage – a house built in late 18th century.
 - Stable Block known as The Priory, Home of Compassion - The stable block was built circa 1786 for the Hon. Charlotte Boyle-Walsingham (1738-1790), widow of the Hon. Captain Robert Boyle Walsingham, at about the same time as the construction of the main house, which was originally named Boyle Farm. The clock movement housed below the roof cupola is dated 1792 with the maker's name 'John Grant of Fleet Street' cast into the metal frame. The purpose-built stable block was converted into residential accommodation after 1905.
 - Church Cottage – a cottage built in mid-18th century with 19th century extensions to right.
 - 95 High Street – house built in early 17th century with 19th century alterations and 20th century additions to rear.
 - Batchelors Hall – house built in early 19th century.
 - Boyle Tower and the garden entrance to the Home of Compassion - garden entrance of the late 18th century and tower probably of early 19th century date.
 - The Old Swan Inn - two houses linked and extended to form public house. Built in early 18th century to left end and right of centre, 19th century link between to left of centre and further extension to right end.
 - Home Cottage – house built in early 18th century.
 - Riverside including attached railings – house probably built in circa 1770.
 - Turner Tomb 16 metres east of Church of St Nicholas - chest tomb dedicated to John Turner, 1816.
 - Chennell Tomb 3 metres east of Church of St Nicholas - chest tomb dedicated to William Chennell, 1736.
 - Johnson Obelisk 6 metres south east of east end of Church of St Nicholas - obelisk dedicated to Roberta Johnson, 1729.
 - Davis Tomb 3 metres west of south aisle of Church of St Nicholas - chest tomb dedicated to Thomas Davis, 1789.
 - Gapper Tomb 9 metres west of tower of Church of St. Nicholas - chest tomb dedicated to Charles Gapper, 1804.
- The archaeological potential of the site and the surrounding area is defined around the historic core of Thames Ditton and the 13th Century Church of St Nicholas.

Importance of the heritage asset: High (Grade I and Grade II*) / Medium (Grade II and conservation area) / Lesser (archaeological potential)

Consideration of interest: The heritage assets are designated for their architectural or historic interest.

Assessment of site's contribution to the heritage asset: Much of the site is situated outside of the conservation area or the area of high archaeological potential. It is only the north access road and its east-most sections, which fall within the designations respectively. The site is laid

to a hardstanding that is in the use as a public car park. A few trees are scattered along the south and west boundaries of the site. The built form itself makes no contribution to the conservation area.

Potential use of site

Residential development: Yes

Yield: 14

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities to affect a heritage benefit arising from the re-development of the site. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

US250 – Ditton Library, Mercer Close, Thames Ditton

Settlement/ward: Thames Ditton

Site area: 0.36ha

Address: Ditton Library, Mercer Close, Thames Ditton, KT7 0BS

Map:



Satellite image:



Heritage asset location: Partially within a conservation area, within 100m of another conservation area, within 250m of statutorily listed buildings and adjacent to locally listed buildings.

Heritage asset name and description: Partially within the Gigg's Hill Green Conservation Area, within 100m of the Thames Ditton Conservation Area, and within 250m of Grade II Listed Buildings - Basing House, Watts Road; Copper Hall, Watts Road; 13 to 27 (odd) (The Old Manor House), Station Road; Entrance wall and gates to 13-27 (The Old Manor), Station Road; 1 to 5 (odd) Station Road; Byways, Watts Road; Rose Cottage, Watts Road; 1B (Stags Court) (formerly the Old Slaughterhouse), High Street; 3, 5, 9 and 11 High Street; St Leonards Cottages, 1 – 6 Gigg's Hill Road; Thames Ditton War Memorial, Gigg's Hill Green, Portsmouth Road; Roseneath, Gigg's Hill Road; and The Angel Public House, Angel Road.

- The Giggs Hill Green Conservation Area is based around Giggs Hill Green which has the character of a traditional village green and is lined by a series of modest developments from the 18th to the 21st century interspersed with mature trees.
- The Thames Ditton Conservation Area is located around the historic core of the village and includes the 13th century Church of St Nicholas (Grade I listed), the former Home of Compassion (Grade II* listed) and several other important listed buildings.
- Basing House to the north is a Grade II Listed building originally built as a house in circa 1926, lately used as a nursing home.
- Copper Hall, a house built in late 18th century being altered in 19th century and late 20th century.
- 13 to 27 (odd) (The Old Manor House) – manor house now divided. Built in early 18th century, much altered in mid-19th century with late 19th century extension to rear.
- Entrance wall and gates to 13-27 (The Old Manor) built in 18th century with late 19th century gate.
- 1 to 5 (odd) Station Road, a terrace built circa 1740.
- Byways, a cottage built circa 1800.
- Rose Cottage was built in 17th century with 19th century alterations.
- Stags Court was a barn built in 17th century and restored in 1970's, now Frazer-Carver gallery.
- 3, 5, 9 and 11 High Street – a house row, partly shop below. Built probably in 17th century with early 19th century remodelling to eastern part, and further alterations in the 20th century.
- St Leonards Cottages to the east form a cottage terrace, potentially being formerly a stable block, of late 18th century with 19th century additions.
- Thames Ditton War Memorial is dated to circa 1920, in remembrance of those from the Thames Ditton area who fell in the First World War, was unveiled between 1920 and 1924. The names of the fallen were carved in to the eight faces of the octagonal base. The main inscription was updated after the Second World War. It is listed for its special historic interest.
- Roseneath was built in early 19th century as a cottage, now used as offices.
- The Angel Public House was built in 16th century with early 19th century additions to rear and late 19th century to front.

Locally Listed Buildings:

- Ash Path and Walls off Watts Road – Path and brick walls, section of 208 significant historic track/path running east-west and linking Thames Ditton with Weston Green (shown on 1768 Rocque map/1840s tithe map).
- The Little Lodge, Watts Road - Early/mid 19th Century house, rendered, slate roof.
- Ditton Cottage, Giggs Hill Road - Early/mid 19th Century house.

Importance of the heritage asset: Medium/Lesser

Consideration of interest: The heritage assets are designated for their architectural or historic interest.

Assessment of site's contribution to the heritage asset: Much of the site is situated outside of the conservation area only with its most east section falling within the designation. The site is occupied by a single-storey flat roof library building with areas of hardstanding and a lawn. A few trees are scattered along the south and west boundaries of the site. Whilst the built form itself makes no contribution to the conservation area, the site is covered by a TPO (Tree Preservation Order) in its entirety and contains a few trees that make a positive contribution to the conservation area. Both Grade II listed buildings are some distance away with intervening built form.

Potential use of site

Residential development: Yes

Yield: 29

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities to affect a heritage benefit arising from the re-development of the site. Special attention should be paid to the preservation of the protected healthy trees. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

US233 – Nuffield Health Club Car Park, Long Ditton

Settlement/ward: Long Ditton

Site area: 0.32ha

Address: Nuffield Health Club Car Park, Simpson Way, Long Ditton KT6 4ER

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of statutorily listed buildings.

Heritage asset name and description: Adjacent Grade II Listed Buildings are associated with the adjacent Nuffield Health Club site (ref. US232) and within 250m in the neighbouring Royal Borough of Kingston upon Thames to the east (please see the list below).

Grade II Listed Buildings in Elmbridge Borough:

- Former Lambeth Waterworks engine house and pump house (Building No 1) - Engine house and boiler house circa 1851-52 by James Simpson originally for Lambeth Water Works Co in Romanesque style extended to the north west later in the century.

- Former ancillary building to south west of Lambeth Waterworks engine house - Ancillary building to engine house and boiler house. c1851-52 by James Simpson, originally for Lambeth Waterworks Co.
- Former ancillary building to west of Lambeth Waterworks engine house (Building No 6) - Ancillary building to engine house and boiler house. c1851-52 by James Simpson, originally for Lambeth Waterworks Co.
- Boundary railings to former Lambeth Waterworks (from the borough boundary to the boundary with No 1 Riverside Villas) - Wall and railings, circa 1852.

Grade II Listed Buildings within 250m in the neighbouring Royal Borough of Kingston upon Thames:

- Former Lambeth Waterworks District Offices and Stores Building - Originally offices and stores for waterworks, now stores. 1850-52 by James Simpson for the Lambeth Waterworks in Gothic style. In 1995 the building became part of a hall of residence complex to Kingston University.
- Former Lambeth Waterworks uncovered coal store including tower and attached tunnels - Uncovered coal store with tower and attached underground tunnels. Built in 1851-2, designed by James Simpson for the Lambeth Waterworks in Romanesque style. Some minor C20 alterations. In 1995 the building became part of a hall of residence complex to Kingston University.
- Former Lambeth Waterworks Muniments Building - Muniments building for waterworks, currently a store. 1850-2 by James Simpson for the Lambeth Waterworks in Romanesque style. In 1995 the building became part of a hall of residence complex to Kingston University.
- Former Chelsea Waterworks Office/Lodge (Building No. 11) - Lodge with office accommodation. 1860 by James Simpson for Chelsea Waterworks Co in Italianate style. In 1995 the building became part of a hall of residence complex to Kingston University.
- Former Chelsea Waterworks Fountain (Building No.13) - Ornamental fountain c1858 by James Simpson for the Chelsea Waterworks Co, possibly moved from one of the original reservoirs. In 1995 the fountain was incorporated into a hall of residence complex to Kingston University.
- Former Chelsea Waterworks Coal Store (Building No 12) - Coal store c1858 by James Simpson for Chelsea Waterworks Co in Italianate style. In 1995 the building became part of a hall of residence complex to Kingston University.
- Boundary railings and wall to former Lambeth Waterworks - Wall and railings, c1852. In 1995 these structures formed the boundary to a Hall of Residence complex to Kingston University.
- Boundary railings and walls to former Chelsea Waterworks - Boundary wall and railings, c1858. In 1995 these structures formed the boundary to a Hall of Residence complex of Kingston University.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The existing built form comprises a car park that detracts from the setting of the adjacent listed buildings.

Potential use of site

Residential development: Yes

Yield: 10

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The site has been identified for residential development that will need to be carefully sited and scaled in order to avoid an unacceptable impact on the significance of the nearby heritage assets. The use of standard design and heritage related policies within the Local Plan is likely to be sufficient.

Conclusion

Recommendation: Allocate

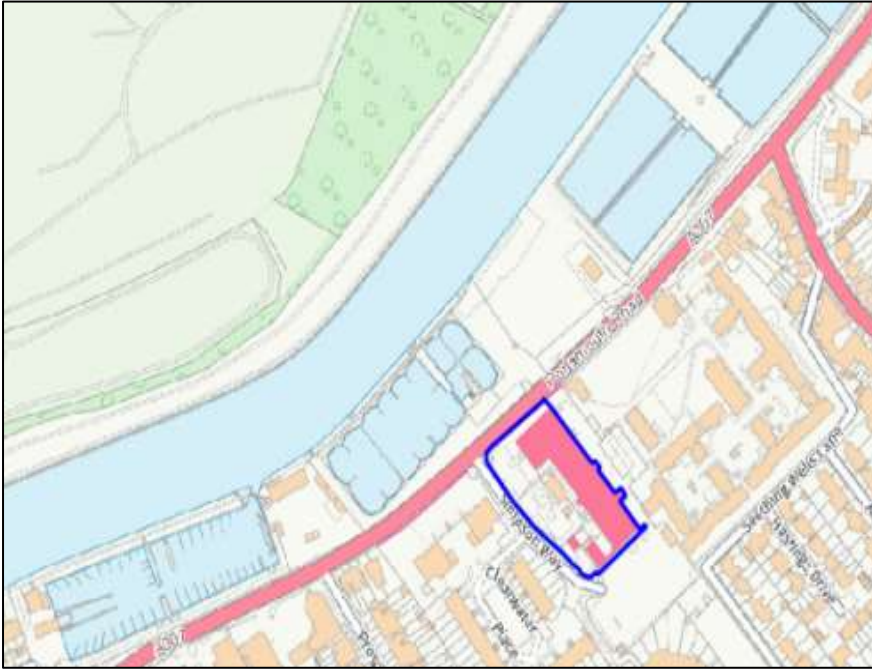
US232 – Nuffield Health Club, Long Ditton

Settlement/ward: Long Ditton

Site area: 0.66ha

Address: Nuffield Health Club, Simpson Way, Long Ditton, KT6 4ER

Map:



Satellite image:



Heritage asset location: Potential site allocation contains and is within 250m statutorily listed buildings and within 250m of a registered Park and Garden of Special Historic Interest.

Heritage asset name and description: Grade I Park and Garden of Special Historic Interest - Hampton Court; and Grade II Listed Buildings on site and within 250m in the neighbouring Royal Borough of Kingston upon Thames to the east (please see the list below).

- Within 250m of the site on the northern river bank within the grounds of Grade I Listed Park or Garden of Special Historic Interest of Hampton Court (within London Borough of Richmond) – 16th century garden and parkland attached to Hampton Court, a royal palace from 1530. Henry VIII and subsequent monarchs enlarged and improved the estate. The pleasure grounds were altered by, among others, William Talman, George London, and Henry Wise.

On site Grade II Listed Buildings:

- Former Lambeth Waterworks engine house and pump house (Building No 1) - Engine house and boiler house circa 1851-52 by James Simpson originally for Lambeth Water Works Co in Romanesque style extended to the north west later in the century.
- Former ancillary building to south west of Lambeth Waterworks engine house - Ancillary building to engine house and boiler house. c1851-52 by James Simpson, originally for Lambeth Waterworks Co.
- Former ancillary building to west of Lambeth Waterworks engine house (Building No 6) - Ancillary building to engine house and boiler house. c1851-52 by James Simpson, originally for Lambeth Waterworks Co.
- Boundary railings to former Lambeth Waterworks (from the borough boundary to the boundary with No 1 Riverside Villas) - Wall and railings, circa 1852.

Grade II Listed Buildings within 250m in the neighbouring Royal Borough of Kingston upon Thames:

- Former Lambeth Waterworks District Offices and Stores Building - Originally offices and stores for waterworks, now stores. 1850-52 by James Simpson for the Lambeth Waterworks in Gothic style. In 1995 the building became part of a hall of residence complex to Kingston University.
- Former Lambeth Waterworks uncovered coal store including tower and attached tunnels - Uncovered coal store with tower and attached underground tunnels. Built in 1851-2, designed by James Simpson for the Lambeth Waterworks in Romanesque style. Some minor C20 alterations. In 1995 the building became part of a hall of residence complex to Kingston University.
- Former Lambeth Waterworks Muniments Building - Muniments building for waterworks, currently a store. 1850-2 by James Simpson for the Lambeth Waterworks in Romanesque style. In 1995 the building became part of a hall of residence complex to Kingston University.
- Former Chelsea Waterworks Office/Lodge (Building No. 11) - Lodge with office accommodation. 1860 by James Simpson for Chelsea Waterworks Co in Italianate style. In 1995 the building became part of a hall of residence complex to Kingston University.
- Former Chelsea Waterworks Fountain (Building No.13) - Ornamental fountain c1858 by James Simpson for the Chelsea Waterworks Co, possibly moved from one of the original reservoirs. In 1995 the fountain was incorporated into a hall of residence complex to Kingston University.
- Former Chelsea Waterworks Coal Store (Building No 12) - Coal store c1858 by James Simpson for Chelsea Waterworks Co in Italianate style. In 1995 the building became part of a hall of residence complex to Kingston University.
- Boundary railings and wall to former Lambeth Waterworks - Wall and railings, c1852. In 1995 these structures formed the boundary to a Hall of Residence complex to Kingston University.
- Boundary railings and walls to former Chelsea Waterworks - Boundary wall and railings, c1858. In 1995 these structures formed the boundary to a Hall of Residence complex of Kingston University.

Importance of the heritage asset: High (Grade I) / Medium (Grade II)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site of Nuffield Health Club is located on Simpson Way with car parking. In addition to buildings, much of the remainder of the site is modern hardstanding serving as vehicle parking, with assorted paraphernalia stored to the west of the building. These features detract from the listed buildings' settings.

Potential use of site

Residential development: Yes

Yield: 16

Impact and mitigation

Likely impact without mitigation: Detrimental

Severity of the impact without mitigation: Moderate

Mitigation measures and opportunities: The site has been identified for residential development arising from a change of use of the existing health club and nursery uses. Very limited (if any) external alterations are likely to be required to achieve this, though internal alterations are likely to be required which will need to preserve its special interest including any fabric and layout which contributes to its significance. It has also been suggested that infill development of the site would be feasible, in which case development will need to be carefully sited and scaled in order to avoid an unacceptable impact on the special architectural interest of the existing buildings. It is considered likely that any such infill development would need to be sited away from the Portsmouth Road end of the site, so as to preserve the relationship between the railings and buildings. The use of standard design and heritage related policies within the Local Plan is likely to be sufficient.

Conclusion

Recommendation: Allocate with mitigation

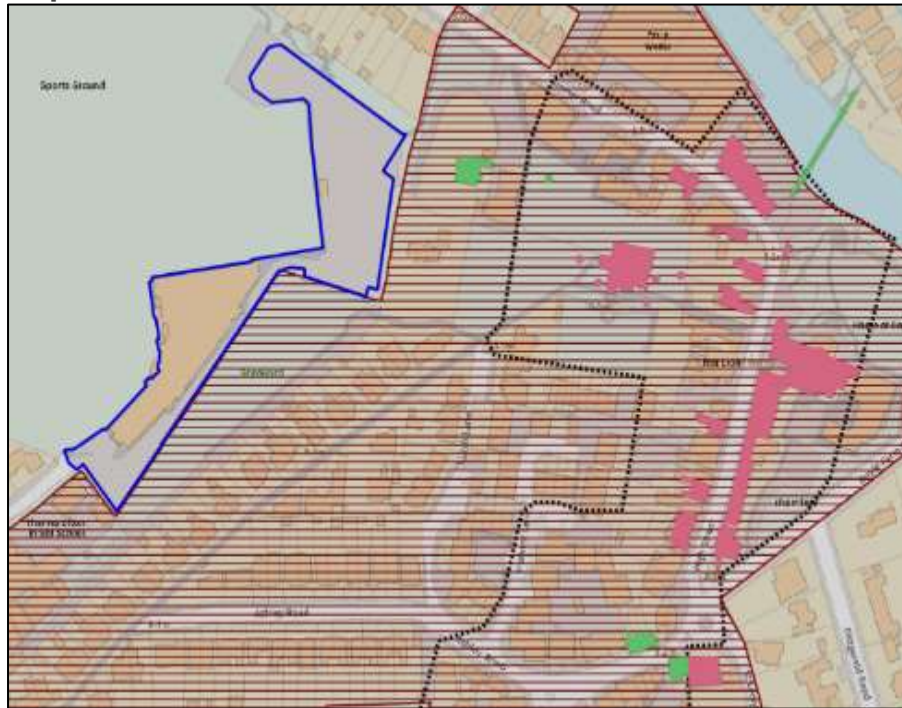
US251 - Old Pauline Sports Ground Car Park, Thames Ditton

Settlement/ward: Thames Ditton

Site area: 0.85ha

Address: Old Pauline Sports Ground Car Park, Thames Ditton, KT7 0PW

Map:



Satellite image:



Heritage asset location: Potential allocation site is adjacent to a conservation area, adjacent to a Locally Listed Building and within 250m of statutorily listed buildings.

Heritage asset name and description: Thames Ditton Conservation Area; Locally Listed Building - The Old Vicarage, Summer Road. Statutorily listed buildings include:

Grade I Listed Building – Church of St. Nicholas, Church Walk

Grade II* Listed Buildings - 58 (Home of Compassion), High Street

Grade II Listed Buildings within 250m include - 56 (Picton House), High Street; 61 to 67 (odd) High Street; 71, 71A, 73 High Street; 81 (Thames Cottage) High Street; Stable Block to 58 (Home of Compassion) High Street; Church Cottage, Church Walk; 95 High Street; 97 (Batchelors Hall), High Street; Boyle Tower and the garden entrance to the Home of Compassion, High Street; The Old Swan Inn, Summer Road; Home Cottage, Summer Road; Riverside including attached railings, Summer Road; Turner Tomb, St Nicholas Church; Chennell Tomb, St Nicholas Church; Johnson Obelisk, St Nicholas Church; Davis Tomb, St Nicholas Church; and Gapper Tomb, St Nicholas Church.

- Church of St. Nicholas – built in 13th century, north chancel chapel in 14th century, restored in 19th century, north wall of 1826 by W. McIntosh Brooks and extensions to south. Aisle and chapel of 1864 by B. Ferrey
- Home of Compassion - House, later nursing home. Built circa 1786 in Strawberry Hill Gothic style for the Hon. Charlotte Boyle Walsingham, and originally called Boyle Farm, with decorative interior work in Classical style carried out by her daughter, Charlotte Boyle Walsingham. Exterior altered circa 1840 for Lord St Leonards and re-fronted circa 1893 for Herbert Manwaring Robertson in small red bricks, with a classical pediment and Westmorland slate roof. A single-storey south-west loggia was added circa 1905 for the Church of England Community for the Compassion of Jesus, when the property was renamed the Home of Compassion, and in 1993 the north-east conservatory was added.
- Picton House – a house built in circa 1800.
- 61 to 67 (odd) High Street – a row of cottages built in 17th century.
- 71, 71A, 73 High Street – a house row with shop front below built in late 18th century.
- Thames Cottage – a house built in late 18th century.
- Stable Block known as The Priory, Home of Compassion - The stable block was built circa 1786 for the Hon. Charlotte Boyle-Walsingham (1738-1790), widow of the Hon. Captain Robert Boyle Walsingham, at about the same time as the construction of the main house, which was originally named Boyle Farm. The clock movement housed below the roof cupola is dated 1792 with the maker's name 'John Grant of Fleet Street' cast into the metal frame. The purpose-built stable block was converted into residential accommodation after 1905.
- Church Cottage – a cottage built in mid-18th century with 19th century extensions to right.
- 95 High Street – house built in early 17th century with 19th century alterations and 20th century additions to rear.
- Batchelors Hall – house built in early 19th century.
- Boyle Tower and the garden entrance to the Home of Compassion - garden entrance of the late 18th century and tower probably of early 19th century date.
- The Old Swan Inn - two houses linked and extended to form public house. Built in early 18th century to left end and right of centre, 19th century link between to left of centre and further extension to right end.

- Home Cottage – house built in early 18th century.
 - Riverside including attached railings – house probably built in circa 1770.
 - Turner Tomb 16 metres east of Church of St Nicholas - chest tomb dedicated to John Turner, 1816.
 - Chennell Tomb 3 metres east of Church of St Nicholas - chest tomb dedicated to William Chennell, 1736.
 - Johnson Obelisk 6 metres south east of east end of Church of St Nicholas - obelisk dedicated to Roberta Johnson, 1729.
 - Davis Tomb 3 metres west of south aisle of Church of St Nicholas - chest tomb dedicated to Thomas Davis, 1789.
 - Gapper Tomb 9 metres west of tower of Church of St. Nicholas - chest tomb dedicated to Charles Gapper, 1804.
- The conservation area is located around the historic core of the village and includes the 13th century Church of St Nicholas (Grade I listed), the former Home of Compassion (Grade II* listed) and several other important listed buildings.
 - The Old Vicarage - built in mid-19th century possibly by Benjamin Ferrey in a gothic revival style. It forms part of the St Nicholas Church group of buildings.

Importance of the heritage asset: High (Grade I and Grade II*) / Medium (Grade II and conservation area) / Lesser (locally listed building)

Consideration of interest: The heritage assets are designated for their architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is adjacent to a conservation area and in vicinity of a locally listed building. In itself, the site is occupied by a two-storey building in a use as a leisure centre with a substantial part of the site being laid to hardstanding, used as an associated car park. There is no soft landscaping present on site, except for some boundary trees to the east and north boundaries. The locally listed building is well screened from the site by mature trees that are located outside of the site.

Potential use of site

Residential development: Yes

Yield: 35

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities to affect a heritage benefit arising from the re-development of the site. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

US495 - Corner Cottage, Portsmouth Road, Thames Ditton

Settlement/ward: Thames Ditton

Site area: 0.09ha

Address: Corner Cottage, Portsmouth Road, Thames Ditton, KT7 0TQ

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of statutorily listed buildings and within 100m of a conservation area.

Heritage asset name and description: Gigg's Hill Green Conservation Area. Grade II Listed Buildings include - The Angel Public House, Angel Road; Roseneath, Gigg's Hill Road; Thames Ditton War Memorial, Gigg's Hill Green, Portsmouth Road; St Leonards Cottages, 1 – 6 Gigg's Hill Road; and The Salt Box (formerly Fowler Cottage), Portsmouth Road.

- The conservation area is based around Gigg's Hill Green which has the character of a traditional village green and is lined by a series of modest developments from the 18th to the 21st century interspersed with mature trees.
- The Angel Public House was built in 16th century with early 19th century additions to rear and late 19th century to front.

- Roseneath was built in early 19th century as a cottage, now used as offices.
- The Salt Box, a cottage built in early 18th century with 19th century additions to northwest
- Thames Ditton War Memorial is dated to circa 1920, in remembrance of those from the Thames Ditton area who fell in the First World War, was unveiled between 1920 and 1924. The names of the fallen were carved in to the eight faces of the octagonal base. The main inscription was updated after the Second World War. It is listed for its special historic interest.
- St Leonards Cottages to the east form a cottage terrace, potentially being formerly a stable block, of late 18th century with 19th century additions.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is in a prominent position on the corner of Portsmouth Road (A307) and Portsmouth Avenue benefiting from a number of public vantage points. It is currently occupied by a detached two storey single family dwelling. The property and much of the site is raised up from street level and contained behind a stone boundary wall.

Potential use of site

Residential development: Yes

Yield: 5

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The site is fairly distant from the heritage assets and therefore the use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

US518 - Thames Ditton Centre for the Community, Mercer Close

Settlement/ward: Thames Ditton

Site area: 0.17ha

Address: Thames Ditton Centre for the Community, Mercer Close, Thames Ditton, KT7 0BS

Map:



Satellite image:



Heritage asset location: Potential allocation site is within 100m of a conservation area, within 250m of statutorily listed buildings and adjacent to a locally listed building.

Heritage asset name and description: The Giggs Hill Green Conservation Area; Grade II Listed Buildings include - Basing House, Watts Road; Copper Hall, Watts Road; 13 to 27 (odd) (The Old Manor House), Station Road; 1 to 5 (odd) Station Road; St Leonards Cottages, 1 – 6 Giggs Hill Road; and Thames Ditton War Memorial, Giggs Hill Green, Portsmouth Road.

- The Giggs Hill Green Conservation Area is based around Giggs Hill Green which has the character of a traditional village green and is lined by a series of modest developments from the 18th to the 21st century interspersed with mature trees.
- Basing House, Watts Road to the north is a Grade II Listed building originally built as a house in circa 1926, lately used as a nursing home.
- Copper Hall, a house built in late 18th century being altered in 19th century and late 20th century.
- The Old Manor House – manor house now divided. Built in early 18th century, much altered in mid-19th century with late 19th century extension to rear.
- 1 to 5 (odd) Station Road, a terrace built circa 1740.
- St Leonards Cottages to the east form a cottage terrace, potentially being formerly a stable block, of late 18th century with 19th century additions.
- Thames Ditton War Memorial is dated to circa 1920, in remembrance of those from the Thames Ditton area who fell in the First World War, was unveiled between 1920 and 1924. The names of the fallen were carved in to the eight faces of the octagonal base. The main inscription was updated after the Second World War. It is listed for its special historic interest.
- Locally Listed Building – Ditton Cottage, Giggs Hill Road. Early/mid 19th Century house. Due its age, likely to contain evidence to inform understanding of original building and its development over time.

Importance of the heritage asset: Medium/Lesser

Consideration of interest: The heritage assets are designated for their special architectural or historic interest and archaeological value.

Assessment of site's contribution to the heritage asset: The site is occupied by a single-storey flat roof community centre building with a remainder being laid to a hardstanding used as an associated car park. Several mature trees are scattered along the west boundary with a hedge on the southern boundary. The built form itself makes no contribution to the nearby heritage assets.

Potential use of site

Residential development: Yes

Yield: 18

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities to affect a heritage benefit arising from the re-development of the site. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

US272 – Industrial units at 67 Summer Road, East Molesey

Settlement/ward: Thames Ditton

Site area: 0.17ha

Address: Industrial units at 67 Summer Road East Molesey KT8 9LX

Map:



Satellite image:



Heritage asset location: Potential allocation site is within 250m of a statutorily listed building.

Heritage asset name and description: Grade II Listed Building - Bridge over the River Ember, Hampton Court Way. Bridge built in 1933 by Sir Edwin Lutyens.

Importance of the heritage asset: Medium

Consideration of interest: The heritage asset is designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site contains three warehouse buildings, two outbuildings and hardstanding. It is located to the south of the River Ember and residential properties surround the north, east, south and west boundaries on Summer Road and Molemer Road. The existing built form on the site has no particular impact on the setting of the heritage assets

Potential use of site

Residential development: Yes

Yield: 12

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities to affect a heritage benefit arising from the re-development of the site. The heritage asset is a sufficient distance away from the site. Therefore the use of standard design and heritage related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

US226 - Sandpiper, Newlands Avenue, Thames Ditton

Settlement/ward: Hinchley Wood and Weston Green

Site area: 0.53ha

Address: Sandpiper, Newlands Avenue, Thames Ditton, KT7 0HF

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of statutorily listed buildings.

Heritage asset name and description: Grade II* Listed buildings - The Newlands, Weston Green Road; and The Elms, Weston Green Road. Grade II Listed buildings include Entrance Wall, Piers, Railings and gates, Weston Green Road; and 64 (Rosewood House) and 66 (Brahams Cottage), Weston Park.

- The Newlands - House, now home for the elderly. Built in late 17th century with 19th century alterations and considerable 20th century extensions to rear and left.
- The Elms – house built in early 18th century.
- Entrance Piers, Railings and Gates to Newlands - Entrance wall and gates built in 17th century with 19th century and 20th century restorations.
- Rosewood House and Brahams Cottage - house, now divided. Built in 17th century with 18th century facade.

Importance of the heritage asset: High (Grade II*) / Medium (Grade II)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site comprises of a detached property with two large garden spaces, to its north and south. The site is accessed via a long driveway off Newlands Avenue. Numerous trees in the south section of the site are protected by a preservation order (TPO). The site makes a neutral contribution to the heritage assets.

Potential use of site

Residential development: Yes

Yield: 29

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: Special attention should be paid to the preservation of the protected healthy trees. The use of standard design and heritage related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

US248 – School Bungalow, Mercer Close, Thames Ditton

Settlement/ward: Thames Ditton

Site area: 0.2ha

Address: School Bungalow, Mercer Close, Thames Ditton, KT7 0BS

Map:



Satellite image:



Heritage asset location: Potential allocation site is within 100m of two conservation areas, within 250m of statutorily listed buildings and adjacent to a locally listed building.

Heritage asset name and description: The site is within 100m of the Giggs Hill Green Conservation Area and the Thames Ditton Conservation Area; and is within 250m of Grade II Listed Buildings - Basing House, Watts Road; Copper Hall, Watts Road; 13 to 27 (odd) (The Old Manor House), Station Road; Entrance wall and gates to 13-27 (The Old Manor), Station Road; 1 to 5 (odd) Station Road; Byways, Watts Road; Rose

Cottage, Watts Road; 1B (Stags Court) (formerly the Old Slaughterhouse), High Street; 3, 5, 9 and 11 High Street; and St Leonards Cottages, 1 – 6 Giggs Hill Road.

- The Thames Ditton Conservation Area is located around the historic core of the village and includes the 13th century Church of St Nicholas (Grade I listed), the former Home of Compassion (Grade II* listed) and several other important listed buildings.
- The Giggs Hill Green Conservation Area is based around Giggs Hill Green which has the character of a traditional village green and is lined by a series of modest developments from the 18th to the 21st century interspersed with mature trees.
- Basing House - to the north is a Grade II Listed building originally built as a house in circa 1926, lately used as a nursing home.
- Copper Hall, a house built in late 18th century being altered in 19th century and late 20th century.
- The Old Manor House – manor house now divided. Built in early 18th century, much altered in mid-19th century with late 19th century extension to rear.
- Entrance wall and gates to 13-27 (The Old Manor) built in 18th century with late 19th century gate.
- 1 to 5 (odd) Station Road, a terrace built circa 1740.
- Byways, a cottage built circa 1800.
- Rose Cottage was built in 17th century with 19th century alterations.
- Stags Court was a barn built in 17th century and restored in 1970's, now Frazer-Carver gallery.
- 3, 5, 9 and 11 High Street – a house row, partly shop below. Built probably in 17th century with early 19th century remodelling to eastern part, and further alterations in the 20th century.
- St Leonards Cottages to the east form a cottage terrace, potentially being formerly a stable block, of late 18th century with 19th century additions.
- Ash Path and walls off Watts Road - Path and brick walls, section of significant historic track/path running east-west and linking Thames Ditton with Weston Green (shown on 1768 Rocque map/1840s tithe map).

Importance of the heritage asset: Medium/Lesser

Consideration of interest: The heritage assets are designated for their architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site includes a single storey bungalow used by the School opposite, with the rest of the site contains trees and greenfield land. East section of the site is covered by a blanket TPO (Tree Preservation Order). Except for the trees on the periphery of the site which make a positive contribution to the conservation areas, the built form makes a neutral contribution.

Potential use of site

Residential development: Yes

Yield: 10

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities to affect a heritage benefit arising from the re-development of the site. Special attention should be paid to the preservation of the protected healthy trees. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

US24 - Flats 9-41 and Garages on Longmead Road, Thames Ditton

Settlement/ward: Thames Ditton

Site area: 0.55ha

Address: Flats 9-41 and Garages on Longmead Road, Thames Ditton, KT7 0JF

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of statutorily listed buildings and adjacent to locally listed buildings.

Heritage asset name and description: Grade II Listed Buildings include - Keepers Cottage and Walnut Cottage, Weston Green Road; and Weston Grange, Weston Green Road.

- Keepers Cottage and Walnut Cottage - cottage pair built in 18th century.
- Weston Grange – house built in late 18th century with 19th century additions.

Locally Listed Building – Nos 1, 3, 5 and 7 Longmead Road. Mid C20 group of four attached bungalows, brick, flat roof, splayed chimneys.

Importance of the heritage asset: Medium/Lesser

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site comprises of five blocks of flats, three rows of garages and hardstanding. There is an area of greenfield land and trees to the east of the site. The site makes a neutral contribution to the heritage assets.

Potential use of site

Residential development: Yes

Yield: 37

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The site is fairly separated from the listed buildings. The site adjoins the locally listed buildings, however the area of the site here is of a hardstanding nature with flats beyond. Therefore the use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

US516 - Bransby Lodge, St Leonards, Thames Ditton

Settlement/ward: Thames Ditton

Site area: 0.18ha

Address: Bransby Lodge, St Leonards, Thames Ditton, KT7 0RN

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of statutorily listed buildings.

Heritage asset name and description: Grade II Listed Buildings include - The Angel Public House, Angel Road; Roseneath, Giggs Hill Road; Thames Ditton War Memorial, Giggs Hill Green, Portsmouth Road; and The Salt Box (formerly Fawler Cottage), Portsmouth Road.

- The Angel Public House was built in 16th century with early 19th century additions to rear and late 19th century to front.
- Roseneath was built in early 19th century as a cottage, now used as offices.

- Thames Ditton War Memorial is dated to circa 1920, in remembrance of those from the Thames Ditton area who fell in the First World War, was unveiled between 1920 and 1924. The names of the fallen were carved in to the eight faces of the octagonal base. The main inscription was updated after the Second World War. It is listed for its special historic interest.
- The Salt Box, a cottage built in early 18th century with 19th century additions to northwest.
- The Old Police Station - former police station built in mid-19th century.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site contains a detached two-storey dwelling with rooms in the roofspace on the south side of St Leonard's Road in Thames Ditton. The garden space at rear contains a few trees that make a positive contribution to the appearance of the surrounding area. The site makes a neutral contribution to the heritage assets.

Potential use of site

Residential development: Yes

Yield: 5

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The site is fairly distant from the heritage assets and therefore the use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

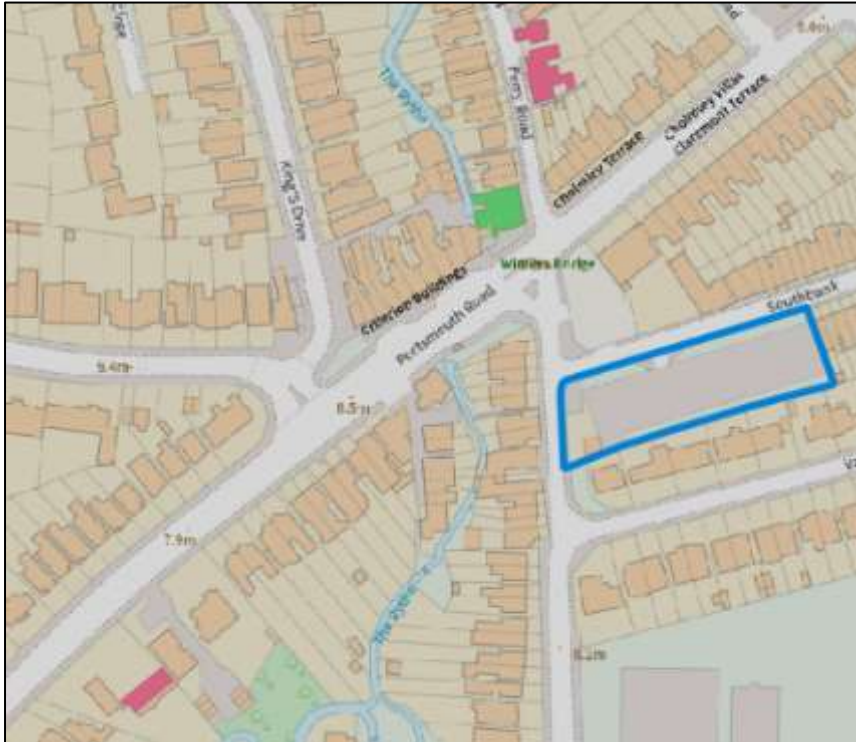
US230 - Car Park south of Southbank, Thorkhill Road, Thames Ditton

Settlement/ward: Long Ditton

Site area: 0.24ha

Address: Car Park south of Southbank, Thorkhill Road, Thames Ditton, KT7 0UD

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of statutorily listed buildings.

Heritage asset name and description: Grade II Listed Buildings include - The Salt Box (formerly Fawler Cottage), Portsmouth Road; and 1 to 4 The Old Police Station (formerly Stoneleigh), Ferry Road.

- The Salt Box, a cottage built in early 18th century with 19th century additions to northwest.
- The Old Police Station - former police station built in mid-19th century.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site contains a public car park which is accessed via Southbank. Most of its boundaries are lined with mature trees that make a positive contribution to the appearance of the surrounding area. The site makes a neutral contribution to the heritage assets.

Potential use of site

Residential development: Yes

Yield: 7

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The site is fairly distant from the heritage assets and therefore the use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

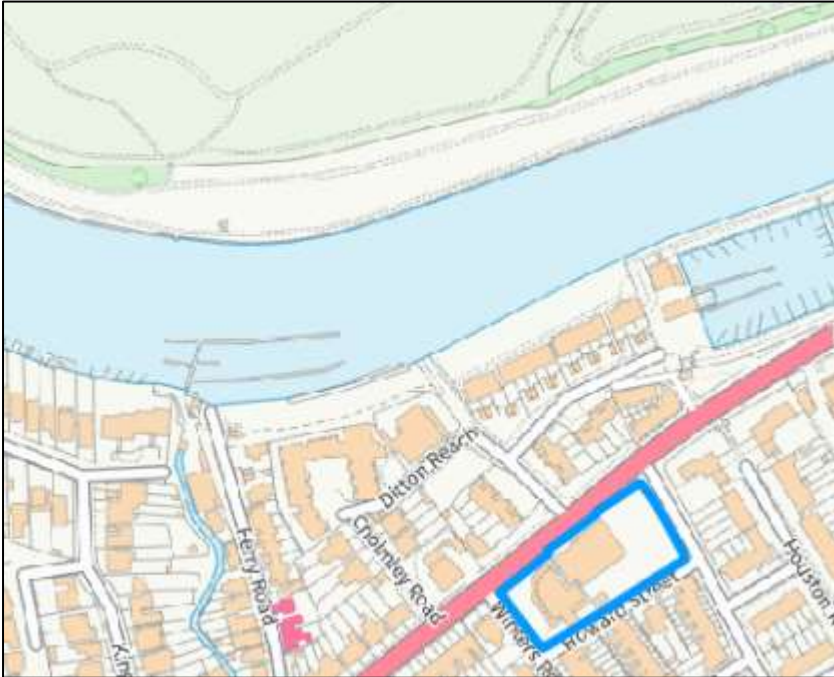
US245 - Brook House, Portsmouth Road, Thames Ditton

Settlement/ward: Long Ditton

Site area: 0.39ha

Address: Brook House, Portsmouth Road, Thames Ditton, KT7 0EG

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of statutorily listed buildings and within 250m of a registered Park and Garden of Special Historic Interest.

Heritage asset name and description: Grade I Park and Garden of Special Historic Interest - Hampton Court; and Grade II Listed Buildings - 1 to 4 The Old Police Station (formerly Stoneleigh), Ferry Road.

- Within 250m of the site on the northern river bank within the grounds of Grade I Listed Park or Garden of Special Historic Interest of Hampton Court (within the London Borough of Richmond) – 16th century garden and parkland attached to Hampton Court, a royal palace from 1530. Henry VIII and subsequent monarchs enlarged and improved the estate. The pleasure grounds were altered by, among others, William Talman, George London, and Henry Wise.
- The Old Police Station - former police station built in mid-19th century.

Importance of the heritage asset: High (Grade I) / Medium (Grade II)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site comprises a car showroom and vacant car garage located on the corner of Portsmouth Road and Windmill Lane. The site makes a neutral contribution to the heritage assets.

Potential use of site

Residential development: Yes

Yield: 30

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: Any redevelopment proposal on the site will have to take into account the significance of the nearby heritage assets, particularly the views from Hampton Court. As such, the height and design of the new development should respect its location. The use of standard design and heritage related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate

US260 - 46 St Marys Road, Long Ditton

Settlement/ward: Long Ditton

Site area: 0.25ha

Address: 46 St Marys Road, Long Ditton, KT6 5EY

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of a statutorily listed structure.

Heritage asset name and description: Grade II Listed - Memorial Cross, junction of Ditton Hill and Church Road. Long Ditton Memorial Cross is dedicated to the 74 men from the village who lost their lives during the First World War. A further dedication was added to the steps of the memorial, commemorating those who lost their lives during the Second World War. It is listed at Grade II for its historic interest as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of 20th century.

Importance of the heritage asset: Medium

Consideration of interest: The heritage asset is designated for its special historic interest.

Assessment of site's contribution to the heritage asset: The site contains a detached dwelling and has a long garden with a tennis court at the rear. The site makes a neutral contribution to the heritage assets.

Potential use of site

Residential development: Yes

Yield: 5

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

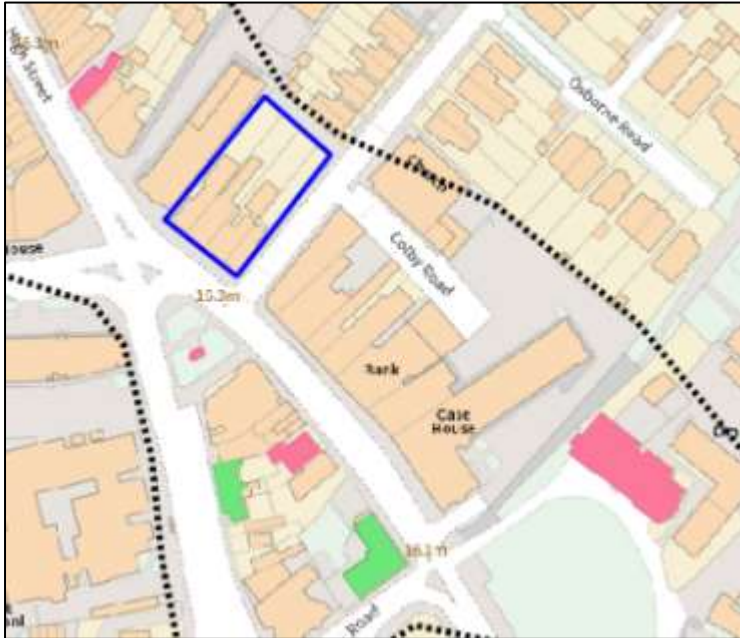
US464 – 63-69 High Street, Walton-on-Thames

Settlement/ward: Walton Central

Site area: 0.13ha

Address: 63-69 High Street, Walton-on-Thames, KT12 1DJ

Map:



Satellite image:



Heritage asset location: Potential site allocation is within an Area of High Archaeological Potential and within 250m of statutorily listed buildings.

Heritage asset name and description: Area of High Archaeological Potential is associated with Walton-on-Thames historic core and St Mary's 12th century church. Grade II Listed Buildings include 47, High Street; Walton on Thames War Memorial; 68, High Street and Elm Grove, 1 Hershams Road.

- 47 High Street was built as a house circa 1650.
- Walton-on-Thames War Memorial, which stands in the Memorial Garden at the junction of Ashley Road, High Street, and New Zealand Avenue, is listed due to its historic interest as an eloquent witness to the tragic impact of world events on the local community and the sacrifice it made in the First World War and for its architectural interest as an elegant and well-executed Classical war memorial.
- 68 High Street was built as a house in early 19th century.
- Elm Grove was built as a house in early 19th century.

Importance of the heritage asset: Medium (Grade II) / Lesser (archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by a terrace of two-storey buildings with rooms in the roofspace and later rear extensions. The remainder of the site is laid to hardstanding. The ground floor is used as retail units.

Potential use of site

Residential development: Yes

Yield: 28

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

US72 – Courtlands & 1-5 Terrace Road, Walton-on-Thames

Settlement/ward: Walton Central

Site area: 0.44ha

Address: Courtlands & 1-5 Terrace Road, Walton-on-Thames, KT12 2PA

Map:



Satellite image:



Heritage asset location: Potential site allocation is within an Area of High Archaeological Potential, adjacent to a locally listed building, within 250m of statutorily listed buildings and within 100m of a conservation area.

Heritage asset name and description: Area of High Archaeological Potential is associated with Walton-on-Thames historic core and St Mary's 12th century church. Walton Bridge Street/Church Street Conservation Area is based on the historic road junction of Church Street and Bridge Street and includes the Grade I listed Parish Church of St Mary.

Church of St. Mary, Church Street is a Grade I Listed Building.

Grade II Listed Buildings include 17 and 17A Bridge Street; 13 to 17 (odd), Church Street; 14, 14a, 16, 18 Church Street; 21 Church Street; 23 to 27 (odd) Church Street; and tombs around St. Mary's Church – D'oyley, Shakespear, Fowke, Scott, Fredericks and Chambers Tombs.

Walton Methodist Church, Terrace Road is a Locally Listed Building.

- Church of St. Mary – built in 13th century with 14th century chancel, 17th century additions and 19th century restoration.
- 17 and 17A Bridge Street – originally built as a house in 17th century, now divided with shop front below.
- 13 to 17 (odd), Church Street - house row with shop fronts below built in 17th century with late 18th century roofs and 19th century alterations to right end.
- 14, 14a, 16, 18 Church Street - terrace with shop front below to Nos. 16 and 18 built in 18th century with 20th century restorations.
- 21 Church Street - house with shop attached built in 17th century with considerable 19th century alterations.
- 23 to 27 (odd) Church Street – house row with shops below built in 17th century with 19th century additions.
- D'oyley Tomb, 8 yards north of church of St Mary - chest tomb dedicated to Lt. Francis D'Oyley who died 1803.
- Shakespear Tomb, 10 yards east of church of St Mary - chest tomb dedicated to Matthew Shakespear who died 1774.
- Fowke Tomb, 1 foot east of south aisle of church of St Mary - chest tomb dedicated to W. Fowke who died 1778.
- Scott Tomb, 1 yard south of south wall of chancel of church of St Mary - chest tomb dedicated to Mrs. Elizabeth Scott who died 1790.
- Fredericks Tomb - 50 yards south east of church of St Mary – pyramid monument dedicated to Sir John Frederick who died 1791.
- Chambers Tomb - 50 yards south east of church of St Mary - chest tomb dedicated to Mary Chambers who died 1823.
- Walton Methodist Church was built in 1887 in Gothic revival style.

Importance of the heritage asset: High (Grade I) / Medium (Grade II and conservation area) / Lesser (locally-listed building and archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by a two-storey retail building with associated hardstanding used as a car park and a block of flats to its rear with an area laid to lawn. The site contains several trees that make a positive contribution to the setting of the adjacent locally listed Methodist church.

Potential use of site

Residential development: Yes

Yield: 63

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The retention or an enhancement of the existing soft landscaping to the northeast boundary adjacent to the Methodist church would be a positive. Any redevelopment proposals should take into account the significance of the heritage assets in the vicinity. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

US84 – Elm Grove, 1 Hersham Road, Walton-on-Thames

Settlement/ward: Walton Central

Site area: 1.00ha

Address: Elm Grove, 1 Hersham Road, Walton-on-Thames, KT12 1LH

Map:



Satellite image:



Heritage asset location: Potential site allocation is within an Area of High Archaeological Potential, contains a statutorily listed building, is adjacent to a locally listed building and is within 250m of other statutorily listed buildings.

Heritage asset name and description: Area of High Archaeological Potential is associated with Walton-on-Thames historic core and St Mary's 12th century church. Grade II Listed Buildings include Elm Grove, 1 Hersham Road; 47, High Street; Walton on Thames War Memorial and 68, High Street. Walton Library, High Street is a locally listed building.

- Elm Grove was built as a house in early 19th century.
- 47 High Street was built as a house circa 1650.
- Walton-on-Thames War Memorial, which stands in the Memorial Garden at the junction of Ashley Road, High Street, and New Zealand Avenue, is listed due to its historic interest as an eloquent witness to the tragic impact of world events on the local community and the sacrifice it made in the First World War and for its architectural interest as an elegant and well-executed Classical war memorial.
- 68 High Street was built as a house in early 19th century.

- Walton Library (Old School House/Elmbridge Community Hub No 72) - 1882 (shown on 1868 map as infants' school - smaller building fronting Ashley Road). Extended/rebuilt to front High Street and Ashley Road. Early C20 image shows smaller bell tower to centre of roof (now removed). Modern porch to north elevation. Converted to library 1931 when school relocated. Converted to Community Hub 2013.

Importance of the heritage asset: Medium (Grade II) / Lesser (locally listed building and archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by a Grade II Listed Building (Elm Grove), set considerably back from the road and intervening large area being laid to lawn with several mature trees and other soft landscaping features, all of which make a positive contribution to the setting of the heritage asset. To the side and rear the site contains numerous buildings and a large area of hardstanding that are of no special architectural interest.

Potential use of site

Residential development: Yes

Yield: 70

Impact and mitigation

Likely impact without mitigation: Detrimental

Severity of the impact without mitigation: Moderate

Mitigation measures and opportunities: Any redevelopment proposal would have to take into account the architectural and historic significance of the site and its surroundings. Demolition of the asset and its complete redevelopment would result in a more than substantial

harm, however its sensitive conversion might be possible. Special attention should be paid to the retention/enhancement of the soft landscaped frontage. The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate with mitigation

US79 – Regnolruf Court, Church Street, Walton-on-Thames

Settlement/ward: Walton Central

Site area: 0.23ha

Address: Regnolruf Court, Church Street, Walton-on-Thames, KT12 2QT

Map:



Satellite image:



Heritage asset location: Potential site allocation is within an Area of High Archaeological Potential, adjacent to a conservation area and adjacent/within 250m of statutorily listed buildings.

Heritage asset name and description: Area of High Archaeological Potential is associated with Walton-on-Thames historic core and St Mary's 12th century church. Walton Bridge Street/Church Street Conservation Area is based on the historic road junction of Church Street and Bridge Street and includes the Grade I listed Parish Church of St Mary.

Church of St. Mary, Church Street is a Grade I Listed Building.

Grade II Listed Buildings include 17 and 17A Bridge Street; 13 to 17 (odd), Church Street; 14, 14a, 16, 18 Church Street; 21 Church Street; 23 to 27 (odd) Church Street; and tombs around St. Mary's Church – D'oyley, Shakespear, Fowke, Scott, Fredericks and Chambers Tombs.

- Church of St. Mary – built in 13th century with 14th century chancel, 17th century additions and 19th century restoration.
- 17 and 17A Bridge Street – originally built as a house in 17th century, now divided with shop front below.
- 13 to 17 (odd), Church Street - house row with shop fronts below built in 17th century with late 18th century roofs and 19th century alterations to right end.
- 14, 14a, 16, 18 Church Street - terrace with shop front below to Nos. 16 and 18 built in 18th century with 20th century restorations.
- 21 Church Street - house with shop attached built in 17th century with considerable 19th century alterations.
- 23 to 27 (odd) Church Street – house row with shops below built in 17th century with 19th century additions.
- D'oyley Tomb, 8 yards north of church of St Mary - chest tomb dedicated to Lt. Francis D'Oyley who died 1803.
- Shakespear Tomb, 10 yards east of church of St Mary - chest tomb dedicated to Matthew Shakespear who died 1774.
- Fowke Tomb, 1 foot east of south aisle of church of St Mary - chest tomb dedicated to W. Fowke who died 1778.
- Scott Tomb, 1 yard south of south wall of chancel of church of St Mary - chest tomb dedicated to Mrs. Elizabeth Scott who died 1790.
- Fredericks Tomb - 50 yards south east of church of St Mary – pyramid monument dedicated to Sir John Frederick who died 1791.
- Chambers Tomb - 50 yards south east of church of St Mary - chest tomb dedicated to Mary Chambers who died 1823.

Importance of the heritage asset: High (Grade I) / Medium (Grade II and conservation area) / Lesser (archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by a three-storey block of flats with associated hardstanding used as a car park. The periphery of the site contains several trees that make a positive contribution to the setting of the adjacent conservation area and listed buildings.

Potential use of site

Residential development: Yes

Yield: 7

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The retention or an enhancement of the existing soft landscaping would be a positive. Any redevelopment proposals should take into account the significance of the heritage assets in the vicinity. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

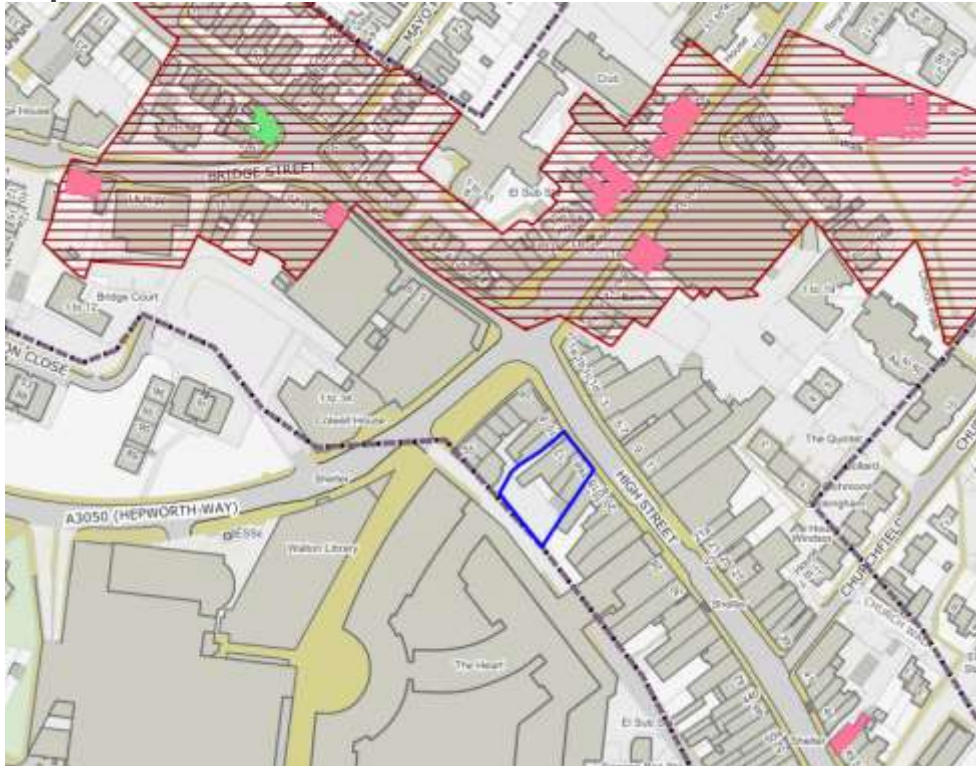
US135 – 12-16a High Street, Walton-on-Thames

Settlement/ward: Walton Central

Site area: 0.1ha

Address: 12-16a High Street, Walton-on-Thames, KT12 1DA

Map:



Satellite image:



Heritage asset location: Potential site allocation is within an Area of High Archaeological Potential, within 100m of a conservation area and within 250m of statutorily listed buildings.

Heritage asset name and description: Area of High Archaeological Potential is associated with Walton-on-Thames historic core and St Mary's 12th century church. Walton Bridge Street/Church Street Conservation Area is based on the historic road junction of Church Street and Bridge Street and includes the Grade I listed Parish Church of St Mary.

Church of St. Mary, Church Street is a Grade I Listed Building.

Grade II Listed Buildings include 45 (The Old Cottage) & 47 Bridge Street; 17 and 17A Bridge Street; 13 to 17 (odd), Church Street; 14, 14a, 16, 18 Church Street; 21 Church Street; 23 to 27 (odd) Church Street; tombs around St. Mary's Church – D'oyley, Shakespear, Fowke, Scott, Fredericks and Chambers Tombs and 47 High Street.

- Church of St. Mary – built in 13th century with 14th century chancel, 17th century additions and 19th century restoration.
- 45 (The Old Cottage) & 47 Bridge Street – was built in 17th century as a house and shop and was remodelled in 19th century.
- 17 and 17A Bridge Street – originally built as a house in 17th century, now divided with shop front below.
- 13 to 17 (odd), Church Street - house row with shop fronts below built in 17th century with late 18th century roofs and 19th century alterations to right end.
- 14, 14a, 16, 18 Church Street - terrace with shop front below to Nos. 16 and 18 built in 18th century with 20th century restorations.
- 21 Church Street - house with shop attached built in 17th century with considerable 19th century alterations.
- 23 to 27 (odd) Church Street – house row with shops below built in 17th century with 19th century additions.
- D'oyley Tomb, 8 yards north of church of St Mary - chest tomb dedicated to Lt. Francis D'Oyley who died 1803.
- Shakespear Tomb, 10 yards east of church of St Mary - chest tomb dedicated to Matthew Shakespear who died 1774.
- Fowke Tomb, 1 foot east of south aisle of church of St Mary - chest tomb dedicated to W. Fowke who died 1778.
- Scott Tomb, 1 yard south of south wall of chancel of church of St Mary - chest tomb dedicated to Mrs. Elizabeth Scott who died 1790.
- Fredericks Tomb - 50 yards south east of church of St Mary – pyramid monument dedicated to Sir John Frederick who died 1791.
- Chambers Tomb - 50 yards south east of church of St Mary - chest tomb dedicated to Mary Chambers who died 1823.
- 47 High Street - was built as a house circa 1650.

Importance of the heritage asset: High (Grade I) / Medium (Grade II and conservation area) / Lesser (archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by a three-storey flat roof building with numerous lower height rear additions and retail units at the ground floor. It contains a couple of trees to its rear with the remainder of the site being laid to a hardstanding. The upper floors of the building's frontage make a positive aesthetic contribution to the appearance of the High Street.

Potential use of site

Residential development: Yes

Yield: 24

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The retention of the building's façade would be a positive. Any redevelopment proposals should take into account the significance of the heritage assets in the vicinity. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

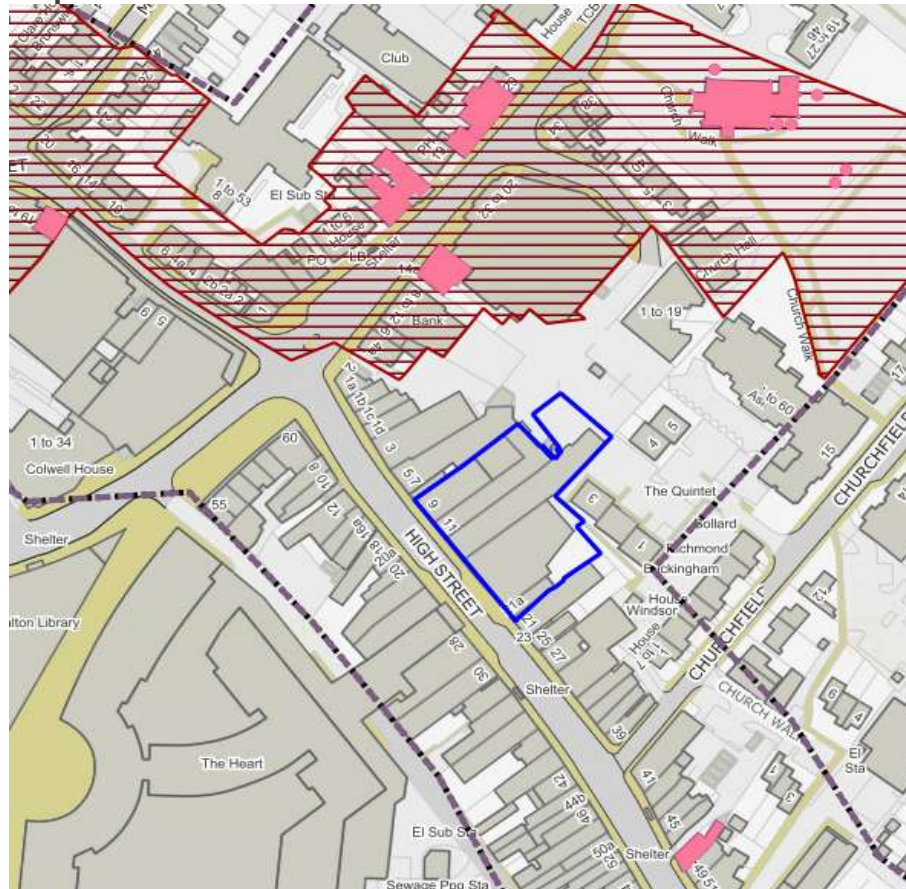
US326 – 9-21a High Street, Walton-on-Thames

Settlement/ward: Walton Central

Site area: 0.13ha

Address: 9-21a High Street, Walton-on-Thames, KT12 1DG

Map:



Satellite image:



Heritage asset location: Potential site allocation is within an Area of High Archaeological Potential, within 100m of a conservation area and within 250m of statutorily listed buildings.

Heritage asset name and description: Area of High Archaeological Potential is associated with Walton-on-Thames historic core and St Mary's 12th century church. Walton Bridge Street/Church Street Conservation Area is based on the historic road junction of Church Street and Bridge Street and includes the Grade I listed Parish Church of St Mary.

Church of St. Mary, Church Street is a Grade I Listed Building.

Grade II Listed Buildings include 17 and 17A Bridge Street; 13 to 17 (odd), Church Street; 14, 14a, 16, 18 Church Street; 21 Church Street; 23 to 27 (odd) Church Street; tombs around St. Mary's Church – D'oyley, Shakespear, Fowke, Scott, Fredericks and Chambers Tombs and 47 High Street.

- Church of St. Mary – built in 13th century with 14th century chancel, 17th century additions and 19th century restoration.
- 17 and 17A Bridge Street – originally built as a house in 17th century, now divided with shop front below.
- 13 to 17 (odd), Church Street - house row with shop fronts below built in 17th century with late 18th century roofs and 19th century alterations to right end.
- 14, 14a, 16, 18 Church Street - terrace with shop front below to Nos. 16 and 18 built in 18th century with 20th century restorations.
- 21 Church Street - house with shop attached built in 17th century with considerable 19th century alterations.
- 23 to 27 (odd) Church Street – house row with shops below built in 17th century with 19th century additions.
- D'oyley Tomb, 8 yards north of church of St Mary - chest tomb dedicated to Lt. Francis D'Oyley who died 1803.
- Shakespear Tomb, 10 yards east of church of St Mary - chest tomb dedicated to Matthew Shakespear who died 1774.
- Fowke Tomb, 1 foot east of south aisle of church of St Mary - chest tomb dedicated to W. Fowke who died 1778.
- Scott Tomb, 1 yard south of south wall of chancel of church of St Mary - chest tomb dedicated to Mrs. Elizabeth Scott who died 1790.
- Fredericks Tomb - 50 yards south east of church of St Mary – pyramid monument dedicated to Sir John Frederick who died 1791.
- Chambers Tomb - 50 yards south east of church of St Mary - chest tomb dedicated to Mary Chambers who died 1823.
- 47 High Street - was built as a house circa 1650.

Importance of the heritage asset: High (Grade I) / Medium (Grade II and conservation area) / Lesser (archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: Almost the entirety of the site is covered by a set of buildings with a limited area of hardstanding to its rear. The built form does not make particularly positive contribution to the heritage assets.

Potential use of site

Residential development: Yes

Yield: 25

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: Any redevelopment proposals should take into account the significance of the heritage assets in the surrounding area. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

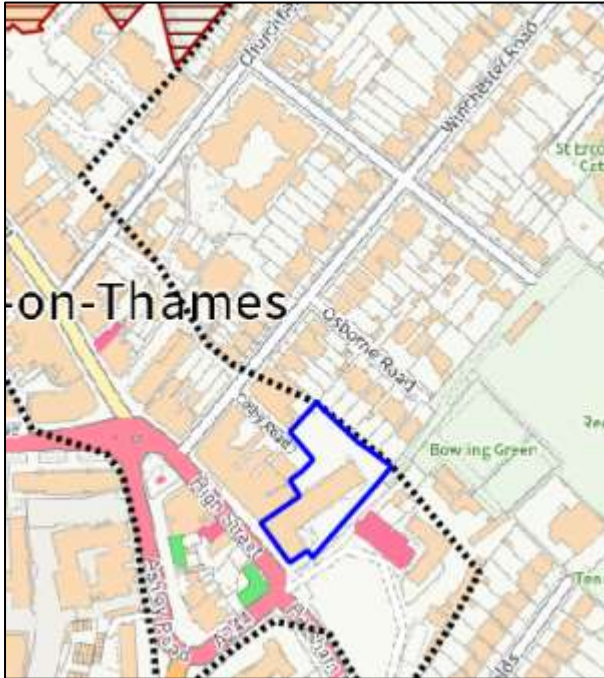
US321 – Case House, 85-89 High Street, Walton On Thames

Settlement/ward: Walton Central

Site area: 0.32ha

Address: Case House, 85-89 High Street, Walton On Thames, KT12 1DZ

Map:



Satellite image:



Heritage asset location: Potential site allocation is within an Area of High Archaeological Potential, is adjacent to a locally listed building, within 250m of other statutorily listed buildings and within 100m of a conservation area.

Heritage asset name and description: Area of High Archaeological Potential associated with Walton-on-Thames historic core and St Mary's 12th century church. Walton Bridge Street/Church Street Conservation Area is based on the historic road junction of Church Street and Bridge

Street and includes the Grade I listed Parish Church of St Mary. Grade II Listed Buildings include Elm Grove, 1 Hersham Road; 47, High Street; Walton on Thames War Memorial and 68, High Street. Walton Library, High Street is a locally listed building.

- Elm Grove was built as a house in early 19th century.
- 47 High Street was built as a house circa 1650.
- Walton-on-Thames War Memorial, which stands in the Memorial Garden at the junction of Ashley Road, High Street, and New Zealand Avenue, is listed due to its historic interest as an eloquent witness to the tragic impact of world events on the local community and the sacrifice it made in the First World War and for its architectural interest as an elegant and well-executed Classical war memorial.
- 68 High Street was built as a house in early 19th century.
- Walton Library (Old School House/Elmbridge Community Hub No 72) - 1882 (shown on 1868 map as infants' school - smaller building fronting Ashley Road). Extended/rebuilt to front High Street and Ashley Road. Early C20 image shows smaller bell tower to centre of roof (now removed). Modern porch to north elevation. Converted to library 1931 when school relocated. Converted to Community Hub 2013.

Importance of the heritage asset: Medium (Grade II and conservation area) / Lesser (locally listed building and archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by a three-storey flat roof office building with the remainder of the site being laid to a hardstanding used as an associated car park. The appearance of the building does not make a particularly positive contribution to the neighbouring heritage assets.

Potential use of site

Residential development: Yes

Yield: 28

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: Any redevelopment proposals would need to take into account the significance of the heritage assets in the vicinity. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

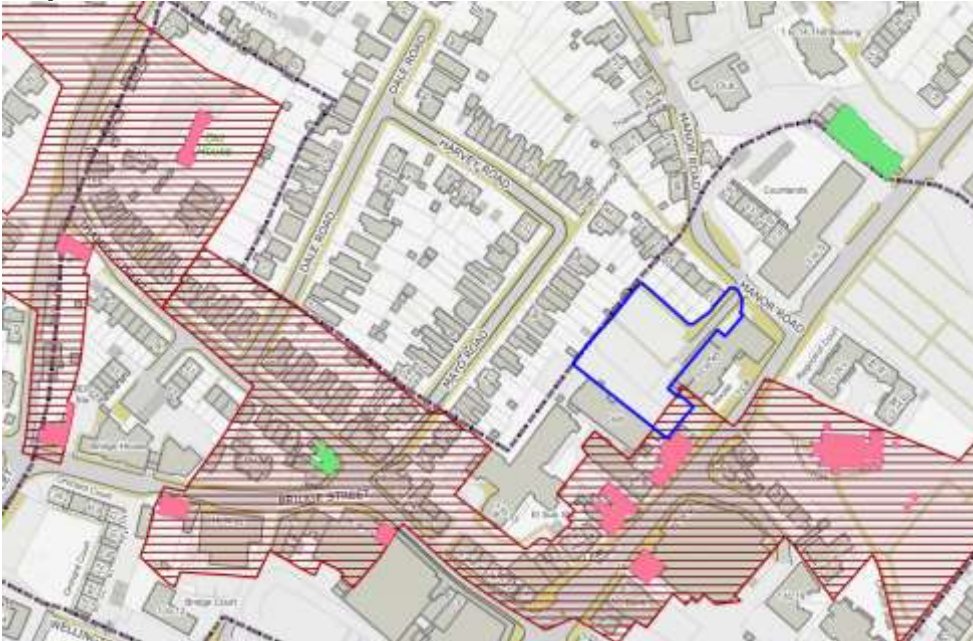
US324 – Manor Road Car Park, Manor Road, Walton-on-Thames

Settlement/ward: Walton Central

Site area: 0.29ha

Address: Manor Road Car Park, Manor Road, Walton-on-Thames, KT12 2QN

Map:



Satellite image:



Heritage asset location: Potential site allocation is within an Area of High Archaeological Potential, partially within a conservation area and adjacent/within 250m of statutorily listed buildings.

Heritage asset name and description: Area of High Archaeological Potential is associated with Walton-on-Thames historic core and St Mary's 12th century church. Walton Bridge Street/Church Street Conservation Area is based on the historic road junction of Church Street and Bridge Street and includes the Grade I listed Parish Church of St Mary. Church of St. Mary, Church Street is a Grade I Listed Building.

Grade II Listed Buildings include Old Manor House, Manor Road; Thames Cottage, Thames Street; 34 (Park House) Bridge Street; 45 (The Old Cottage) & 47 Bridge Street; 17 and 17A Bridge Street; 13 to 17 (odd), Church Street; 14, 14a, 16, 18 Church Street; 21 Church Street; 23 to 27 (odd) Church Street; and tombs around St. Mary's Church – D'oyley, Shakespear, Fowke, Scott, Fredericks and Chambers Tombs.

- Church of St. Mary – built in 13th century with 14th century chancel, 17th century additions and 19th century restoration.
- Old Manor House – built in 14th century, altered in 16th century.
- Thames Cottage – built in 17th century with 19th century additions.
- Park House – built as a house in 18th century (late 18th century front with early 18th century rear), now offices.
- 45 (The Old Cottage) & 47 Bridge Street – was built in 17th century as a house and shop and was remodelled in 19th century.
- 17 and 17A Bridge Street – originally built as a house in 17th century, now divided with shop front below.
- 13 to 17 (odd), Church Street - house row with shop fronts below built in 17th century with late 18th century roofs and 19th century alterations to right end.
- 14, 14a, 16, 18 Church Street - terrace with shop front below to Nos. 16 and 18 built in 18th century with 20th century restorations.
- 21 Church Street - house with shop attached built in 17th century with considerable 19th century alterations.
- 23 to 27 (odd) Church Street – house row with shops below built in 17th century with 19th century additions.
- D'oyley Tomb, 8 yards north of church of St Mary - chest tomb dedicated to Lt. Francis D'Oyley who died 1803.
- Shakespear Tomb, 10 yards east of church of St Mary - chest tomb dedicated to Matthew Shakespear who died 1774.
- Fowke Tomb, 1 foot east of south aisle of church of St Mary - chest tomb dedicated to W. Fowke who died 1778.
- Scott Tomb, 1 yard south of south wall of chancel of church of St Mary - chest tomb dedicated to Mrs. Elizabeth Scott who died 1790.
- Fredericks Tomb - 50 yards south east of church of St Mary – pyramid monument dedicated to Sir John Frederick who died 1791.
- Chambers Tomb - 50 yards south east of church of St Mary - chest tomb dedicated to Mary Chambers who died 1823.

Importance of the heritage asset: High (Grade I) / Medium (Grade II and conservation area) / Lesser (archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is laid to a hardstanding area that is used as a public car park. The built form itself or the soft landscaping features make no contribution to the heritage assets.

Potential use of site

Residential development: Yes

Yield: 31

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: Any redevelopment proposals shall take into account the significance of the heritage assets within or adjacent to the site. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

US357 – Rylton House, Hersham Road, Walton on Thames

Settlement/ward: Walton Central

Site area: 0.23ha

Address: Rylton House, Hersham Road, Walton on Thames, KT12 1LB

Map:



Satellite image:



Heritage asset location: Potential site allocation is partially within an Area of High Archaeological Potential, is adjacent to a locally listed building and is within 250m of statutorily listed buildings.

Heritage asset name and description: Area of High Archaeological Potential is associated with Walton-on-Thames historic core and St Mary's 12th century church. Grade II Listed Buildings include Elm Grove, 1 Hersham Road; 47, High Street; Walton on Thames War Memorial and 68, High Street. Walton Library, High Street is a locally listed building.

- Elm Grove was built as a house in early 19th century.
- 47 High Street was built as a house circa 1650.
- Walton-on-Thames War Memorial, which stands in the Memorial Garden at the junction of Ashley Road, High Street, and New Zealand Avenue, is listed due to its historic interest as an eloquent witness to the tragic impact of world events on the local community and the sacrifice it made in the First World War and for its architectural interest as an elegant and well-executed Classical war memorial.
- 68 High Street was built as a house in early 19th century.
- Walton Library (Old School House/Elmbridge Community Hub No 72) - 1882 (shown on 1868 map as infants' school - smaller building fronting Ashley Road). Extended/rebuilt to front High Street and Ashley Road. Early C20 image shows smaller bell tower to centre of roof (now removed). Modern porch to north elevation. Converted to library 1931 when school relocated. Converted to Community Hub 2013.

Importance of the heritage asset: Medium (Grade II) / Lesser (locally listed building and archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The existing built form on the site is well-screened from the road by mature vegetation and trees on the boundary. Due to the distance between them and the relatively limited height of the existing building, the site makes no discernible contribution to the settings of nearby heritage assets. The boundary screening has a minor positive impact on the setting of Walton Library; however, the existing built form has no discernible impact on setting. The relationship between the built form on the site and Walton Library is only clearly visible from the access to Elm Grove and is considered to be acceptable.

Potential use of site

Residential development: Yes

Yield: 8

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities to affect a heritage benefit arising from the re-development of the site. Though the increase in height which would presumably be required to accommodate the additional units will need to be carefully considered. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

US325 – Garages to the rear of 8 Sidney Road, Walton-on- Thames

Settlement/ward: Walton Central

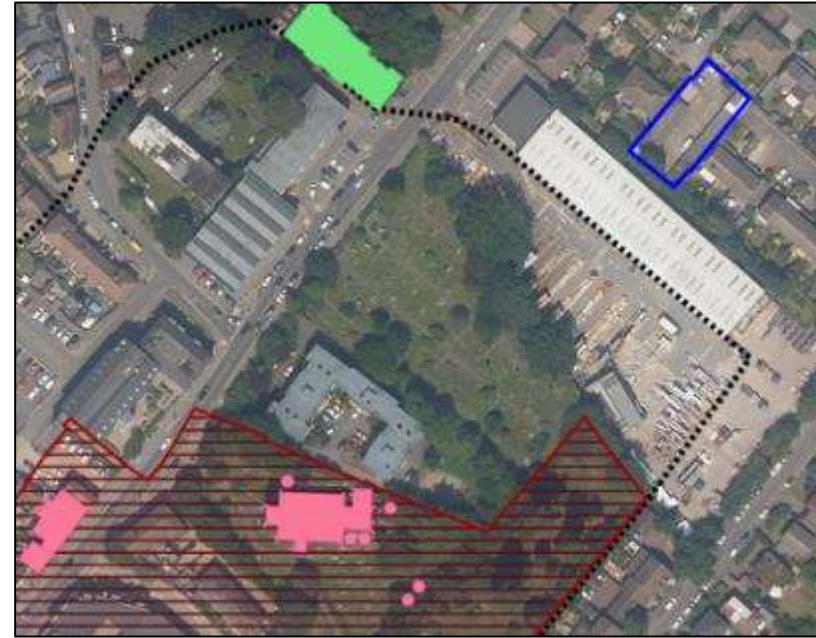
Site area: 0.07ha

Address: Garages to the rear of 8 Sidney Road, Walton-on- Thames, KT12 2NB

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of statutorily listed buildings and within 100m of a conservation area.

Heritage asset name and description: Walton Bridge Street/Church Street Conservation Area is based on the historic road junction of Church Street and Bridge Street and includes the Grade I listed Parish Church of St Mary.

Church of St. Mary, Church Street is a Grade I Listed Building.

Grade II Listed Buildings include 23 to 27 (odd) Church Street; and tombs around St. Mary's Church – D'oyley, Shakespear, Fowke, Scott, Fredericks and Chambers Tombs.

- Church of St. Mary – built in 13th century with 14th century chancel, 17th century additions and 19th century restoration.
- 23 to 27 (odd) Church Street – house row with shops below built in 17th century with 19th century additions.
- D’oyley Tomb, 8 yards north of church of St Mary - chest tomb dedicated to Lt. Francis D’Oyley who died 1803.
- Shakespear Tomb, 10 yards east of church of St Mary - chest tomb dedicated to Matthew Shakespear who died 1774.
- Fowke Tomb, 1 foot east of south aisle of church of St Mary - chest tomb dedicated to W. Fowke who died 1778.
- Scott Tomb, 1 yard south of south wall of chancel of church of St Mary - chest tomb dedicated to Mrs. Elizabeth Scott who died 1790.
- Fredericks Tomb - 50 yards south east of church of St Mary – pyramid monument dedicated to Sir John Frederick who died 1791.
- Chambers Tomb - 50 yards south east of church of St Mary - chest tomb dedicated to Mary Chambers who died 1823.

Importance of the heritage asset: High (Grade I) / Medium (Grade II and conservation area)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site’s contribution to the heritage asset: Site comprises two rows of garages which lie behind residential properties on Sidney road, Fir Close and Terrace Road. A builder’s yard is located to the south of the site. Whilst the site does not make a positive contribution to the setting of the nearby heritage assets, the existing interfering built form between the site and these heritage assets does not offer any improvements to their setting.

Potential use of site

Residential development: Yes

Yield: 8

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

US323 – Bradshaw House, Bishops Hill and Walton Centre for the Community, Manor Road, Walton-On-Thames

Settlement/ward: Walton Central

Site area: 0.47ha

Address: Bradshaw House, Bishops Hill and Walton Centre for the Community, Manor Road, Walton-On-Thames, KT12 2PB

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of statutorily listed buildings.

Heritage asset name and description:

Church of St. Mary, Church Street is a Grade I Listed Building.

Grade II Listed Buildings include Riverhouse Barn, Manor Road; Old Manor House, Manor Road; 13 to 17 (odd), Church Street; 14, 14a, 16, 18 Church Street; 21 Church Street; 23 to 27 (odd) Church Street; and tombs around St. Mary's Church – D'oyley, Shakespear, Fowke, Scott, Fredericks and Chambers Tombs.

- Church of St. Mary – built in 13th century with 14th century chancel, 17th century additions and 19th century restoration.
- Riverhouse Barn - barn, now community centre. Built probably in early 18th century (roof-tile dated 1721), added to and restored in 1985.
- Old Manor House – built in 14th century, altered in 16th century.
- 13 to 17 (odd), Church Street - house row with shop fronts below built in 17th century with late 18th century roofs and 19th century alterations to right end.
- 14, 14a, 16, 18 Church Street - terrace with shop front below to Nos. 16 and 18 built in 18th century with 20th century restorations.
- 21 Church Street - house with shop attached built in 17th century with considerable 19th century alterations.
- 23 to 27 (odd) Church Street – house row with shops below built in 17th century with 19th century additions.
- D'oyley Tomb, 8 yards north of church of St Mary - chest tomb dedicated to Lt. Francis D'Oyley who died 1803.
- Shakespear Tomb, 10 yards east of church of St Mary - chest tomb dedicated to Matthew Shakespear who died 1774.
- Fowke Tomb, 1 foot east of south aisle of church of St Mary - chest tomb dedicated to W. Fowke who died 1778.
- Scott Tomb, 1 yard south of south wall of chancel of church of St Mary - chest tomb dedicated to Mrs. Elizabeth Scott who died 1790.
- Fredericks Tomb - 50 yards south east of church of St Mary – pyramid monument dedicated to Sir John Frederick who died 1791.
- Chambers Tomb - 50 yards south east of church of St Mary - chest tomb dedicated to Mary Chambers who died 1823.

Importance of the heritage asset: High (Grade I) / Medium (Grade II)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site comprises of two buildings. One is a single storey day centre and the other is a three-storey building containing 31 retirement flats. The site also contains hardstanding for parking and garden spaces with trees. The built form and the soft landscaping features make a neutral contribution to the heritage assets.

Potential use of site

Residential development: Yes (C2)

Yield: 18

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

Heritage asset name and description:

Grade II Listed Buildings include Coal Tax Post (TQ 09506642), Walton Bridge Approach; Gate piers to former Mount Felix at 74 & 76 Bridge Street; Clock Tower and Stable Block to the former Mount Felix, Bridge Street; Pair of gate piers approximately 20 metres to south west of 42a, Bridge Street; Thames Cottage, Thames Street; 34 (Park House) Bridge Street; 45 (The Old Cottage) & 47 Bridge Street; 1 Oatlands Drive; 3 Oatlands Drive; 9 (Ashley Cottage) Oatlands Drive; 13 (Ashley House) Oatlands Drive and 11 (Dower House) Oatlands Drive.

- Coal Tax Post – post, dating to circa 1860.
- Gate piers to the former Mount Felix – entrance walls and gates piers built by Sir Charles Barry in 1835.
- Clock Tower and Stable Block to the former Mount Felix – now offices were built by Sir Charles Barry between 1835 - 1839.
- Pair of gate piers approximately 20 metres to south west of 42a, Bridge Street – circa 1835 built by Sir Charles Barry for the 5th Lord Tankerville.
- Thames Cottage – built in 17th century with 19th century additions.
- Park House – built as a house in 18th century (late 18th century front with early 18th century rear), now offices.
- 45 (The Old Cottage) & 47 Bridge Street – was built in 17th century as a house and shop and was remodelled in 19th century.
- 1 Oatlands Drive – a house built circa 1880 by R. Norman Shaw, altered.
- 3 Oatlands Drive - a house built circa 1880 by R. Norman Shaw, altered.
- Ashley Cottage – a cottage built in early 18th century.
- Ashley House - a house built in mid-18th century.
- Dower House - a house built in mid-18th century.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by two, part single/part two-storey buildings with associated large areas of hardstanding. HWM Ltd, Bridge Street that occupies the western section of the site comprises of a car showroom and workshop. The other building is approximately 100 years old, Cecil Hepworth Playhouse. The site has very limited soft landscaping features. The built form makes neutral contribution to the heritage assets.

Potential use of site

Residential development: Yes

Yield: 35

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

US398 - 1-8 Dovecote Close, Weybridge

Settlement/ward: Weybridge Riverside

Site area: 0.47ha

Address: 1-8 Dovecote Close, Weybridge, KT13 8PW

Map:



Satellite image:



Heritage asset location: Potential site allocation is partially within an area of a Scheduled Ancient Monument and partially within a County Sites of Archaeological Importance. It is also situated within 250m of a Grade II listed Registered Park or Garden and within 250m of statutorily-listed buildings. The whole site is within an Area of High Archaeological Potential.

Heritage asset name and description:

- Scheduled Ancient Monument is the Site of Oatlands Palace. Oatlands forms part of a group of broadly contemporary royal palaces, including Hampton Court and Nonsuch, built around the south western periphery of London by Henry VIII.
- County Sites of Archaeological Importance relates to the site of Tudor Palace, Oatlands.
- Grade II Listed assets include:
 - Registered Park or Garden of Special Historic Interest - Oatlands - 18th century informal landscape created from an earlier formal design incorporating the river terrace of the Thames within a Tudor deer park.
 - Entrance Gates and walls to Oatlands Palace, Old Palace Road – built in circa 1545.
 - St George's Junior School, Thames Street – house, later convent school, now junior school was built in late 18th century, much extended in late 19th and 20th century.
 - Gate Piers to Portmore Estate, Thames Street – gate piers were built in late 17th century and restored in 1997.
- Area of High Archaeological Potential is associated with the site of Tudor Palace, Oatlands.

Importance of the heritage asset: High (Scheduled Ancient Monument) / Medium (Grade II and county sites of archaeological importance) / Lesser (areas of high archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by four pairs of semi-detached residential dwellings.

Potential use of site

Residential development: Yes

Yield: 7

Impact and mitigation

Likely impact without mitigation: Detrimental

Severity of the impact without mitigation: Moderate

Mitigation measures and opportunities: Whilst the site is located in a very historic and potentially archaeologically rich area, its heritage value is in the evidence which the site might hold rather than its above ground form (the existing built form is of no heritage value). Any re-development proposal would require scheduled monument consent and full archaeological evaluation/investigation, but otherwise the site's heritage significance should not impact on the development potential/design of any new buildings, though regard should be had to nearby statutorily listed buildings (walls and gates to Oatlands Palace). The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate with mitigation

Heritage asset name and description:

- Scheduled Ancient Monument is the Site of Oatlands Palace. Oatlands forms part of a group of broadly contemporary royal palaces, including Hampton Court and Nonsuch, built around the south western periphery of London by Henry VIII.
- Grade II Listed Buildings include:
 - Entrance Gates and walls to Oatlands Palace, Old Palace Road – built in circa 1545.
 - 1 and 2 Old School Cottages – cottage built in 17th century with 18th century additions.
 - 8 (The Croft) Churchfields Avenue – house built in 1926 by Westwood and Joseph Emberton for Mrs Anderson.
 - The Old White House – house built in 17th century, now offices.
 - York Column – column built in 1697, transported to Weybridge in 1822.
 - The Ship Hotel – public house built in 16th century with 18th century front and 19th century additions to right.
- The Weybridge Monument Green Conservation Area is centred around the Greens which are located at the northern end of the High Street and takes its name from the Grade II listed York Monument which was erected in 1882 as a memorial to the Duchess of York.
- Area of High Archaeological Potential is associated with the historic core of Weybridge.

Importance of the heritage asset: High (Scheduled Ancient Monument) / Medium (Grade II and conservation area) / Lesser (area of high archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by four detached buildings up to four storeys height in residential and commercial uses and the associated hardstanding. Several trees screen the site along Monument Hill. The ground level of the site slopes up from the west to the east.

Potential use of site

Residential development: Yes

Yield: 20

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

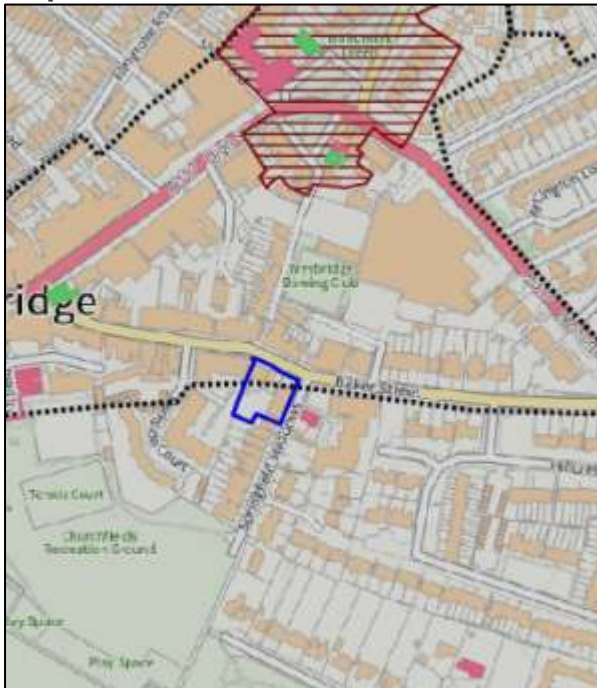
US420 - 59-65 Baker Street, Weybridge

Settlement/ward: Weybridge Riverside

Site area: 0.14ha

Address: 59-65 Baker Street, Weybridge, KT13 8AH

Map:



Satellite image:



Heritage asset location: Potential site allocation is partially situated within an Area of High Archaeological Potential and is within 250m of statutorily-listed buildings.

Heritage asset name and description:

- Area of High Archaeological Potential is associated with the historic core of Weybridge.

- Grade II Listed Buildings include:
 - Churchfield Centre – a technical institute built circa 1912 by Jarvis and Richards for Surrey County Council.
 - Gates and railings on east side of Churchfields Recreation Ground – gates and railings dated 1908.
 - 1 and 2 Old School Cottages – cottage built in 17th century with 18th century additions.
 - 8 (The Croft) Churchfields Avenue – house built in 1926 by Westwood and Joseph Emberton for Mrs Anderson.
 - The Old White House – house built in 17th century, now offices.
 - York Column – column built in 1697, transported to Weybridge in 1822.
 - The Ship Hotel – public house built in 16th century with 18th century front and 19th century additions to right.

Importance of the heritage asset: Medium (Grade II) / Lesser (area of high archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The site contains a three-storey residential block with rooms in the roofspace and a detached three-storey office building together with associated parking in the form of hardstanding. The existing built form does not make a positive contribution to the setting of the adjacent Grade II Listed Building (Nos 1 and 2 Old School Cottages).

Potential use of site

Residential development: Yes

Yield: 14

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: Any redevelopment proposal shall consider the significance of the heritage asset in the vicinity. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

US125 – Baker Street Car Park, Weybridge

Settlement/ward: Weybridge Riverside

Site area: 0.12ha

Address: Baker Street Car Park, Weybridge, KT13 8AL

Map:



Satellite image:



Heritage asset location: Potential site allocation is within an Area of High Archaeological Potential, within 100m of a conservation area and within 250m of statutorily-listed buildings.

Heritage asset name and description: Area of High Archaeological Potential associated with the historic core of Weybridge. The Weybridge Monument Green Conservation Area is centred around the Greens which are located at the northern end of the High Street and takes its name from the Grade II listed York Monument which was erected in 1882 as a memorial to the Duchess of York.

Grade II Listed Buildings include Churchfield Centre, Churchfield Road; Gates and railings on east side of Churchfields Recreation Ground Churchfield Road; 1 and 2 Old School Cottages, Springfield Meadows; 23 (The Old White House), Monument Green; York Column, Monument Green and The Ship Hotel, Monument Green.

- Churchfield Centre – a technical institute built circa 1912 by Jarvis and Richards for Surrey County Council.
- Gates and railings on east side of Churchfields Recreation Ground – gates and railings dated 1908.
- Old School Cottages – cottage built in 17th century with 18th century additions.
- The Old White House – house built in 17th century, now offices.
- York Column – column built in 1697, transported to Weybridge in 1822.
- The Ship Hotel – public house built in 16th century with 18th century front and 19th century additions to right.

Importance of the heritage asset: Medium (Grade II) / Lesser (archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by a hardstanding covering its entirety used as a public car park. The built form makes no contribution to the heritage assets.

Potential use of site

Residential development: Yes

Yield: 7

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

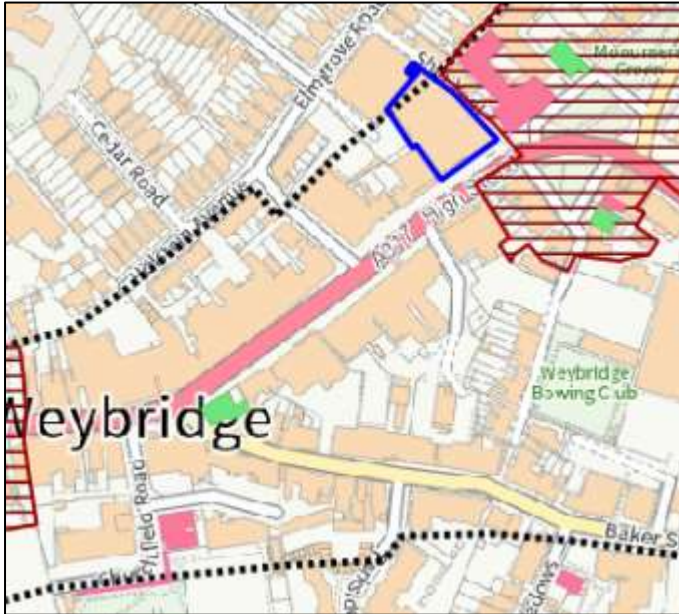
US397 – Floors above Waitrose, 62 High Street, Weybridge

Settlement/ward: Weybridge Riverside

Site area: 0.17ha

Address: Floor above Waitrose, 62 High Street, Weybridge KT13 8BL

Map:



Satellite image:



Heritage asset location: Potential site allocation is situated within an Area of High Archaeological Potential, within 100m of a conservation area and within 250m of statutorily-listed buildings.

Heritage asset name and description:

- Area of High Archaeological Potential is associated with the historic core of Weybridge.
- Weybridge Conservation Area is located around the historic core of Weybridge and includes the Grade II* listed Church of St James and several other important listed buildings.
- Grade II Listed Buildings include:

- Churchfield Centre, Churchfield Road – a technical institute built circa 1912 by Jarvis and Richards for Surrey County Council.
- Gates and railings on east side of Churchfields Recreation Ground – gates and railings dated 1908.
- 1 and 2 Old School Cottages, Springfield Meadows – cottage built in 17th century with 18th century additions.
- 23 (The Old White House) Monument Green – house built in 17th century, now offices.
- York Column, Monument Green – column built in 1697, transported to Weybridge in 1822.
- The Ship Hotel, Monument Green – public house built in 16th century with 18th century front and 19th century additions to right.

Importance of the heritage asset: Medium (Grade II and conservation area) / Lesser (area of high archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The existing building on the site makes a negative contribution to the setting of The Ship Hotel, and to a slightly lesser extent, the setting of the conservation area. The presence of the Ship Yard between the existing building and the conservation area boundary reduces the impact slightly and clearly demarcates the beginning of the conservation area.

Potential use of site

Residential development: Yes

Yield: 9

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The site has been identified for residential development arising from a change of use of the existing office space on the upper floors of the building. Very limited (if any) external alterations are likely to be required to achieve this, and so there are no obvious opportunities to effect a heritage benefit. It is also unlikely that the change of use of these floors would result in any additional negative impact on the heritage assets, beyond the existing situation.

Conclusion

Recommendation: Allocate

US417 - Garages to the rear of Broadwater House, Grenside Road, Weybridge

Settlement/ward: Weybridge Riverside

Site area: 0.12ha

Address: Garages to the rear of Broadwater House, Grenside Road, Weybridge, KT13 8PZ

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of a Scheduled Ancient Monument, within 250m of a Registered Park or Garden of Historic Interest and 250m of statutorily-listed buildings. Limited area of the site falls within an Area of High Archaeological Potential.

Heritage asset name and description:

- Scheduled Ancient Monument is the Site of Oatlands Palace. Oatlands forms part of a group of broadly contemporary royal palaces, including Hampton Court and Nonsuch, built around the south western periphery of London by Henry VIII.

- Registered Park or Garden of Special Historic Interest - Oatlands Park - 18th century informal landscape created from an earlier formal design incorporating the river terrace of the Thames within a Tudor deer park.
- Grade II Listed Buildings include:
 - Entrance Gates and walls to Oatlands Palace, Old Palace Road – built in circa 1545.
 - St George's Junior School, Thames Street – house, later convent school, now junior school was built in late 18th century, much extended in late 19th and 20th century.
 - Gate Piers to Portmore Estate, Thames Street – gate piers were built in late 17th century and restored in 1997.
- Area of High Archaeological Potential is associated with the historic core of Weybridge.

Importance of the heritage asset: High (Scheduled Ancient Monument) / Medium (Grade II)

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by two garage blocks and the associated hardstanding. The built form does not make a positive contribution to the heritage assets in the vicinity.

Potential use of site

Residential development: Yes

Yield: 20

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

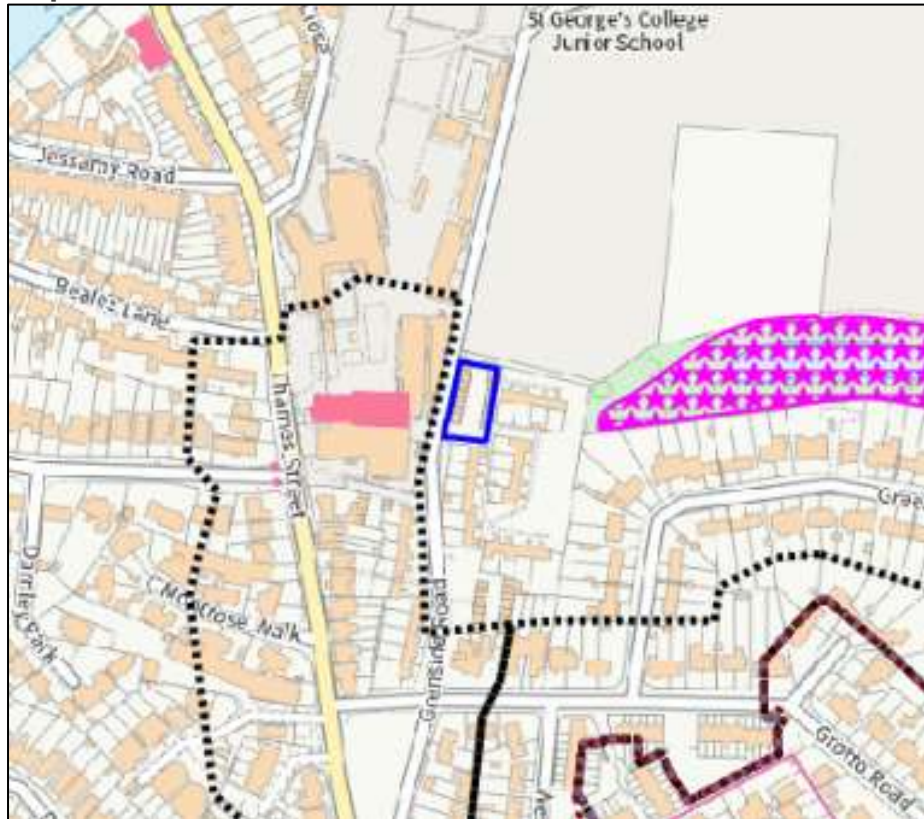
US416 - Garages to the west of 17 Grenside Road Weybridge

Settlement/ward: Weybridge Riverside

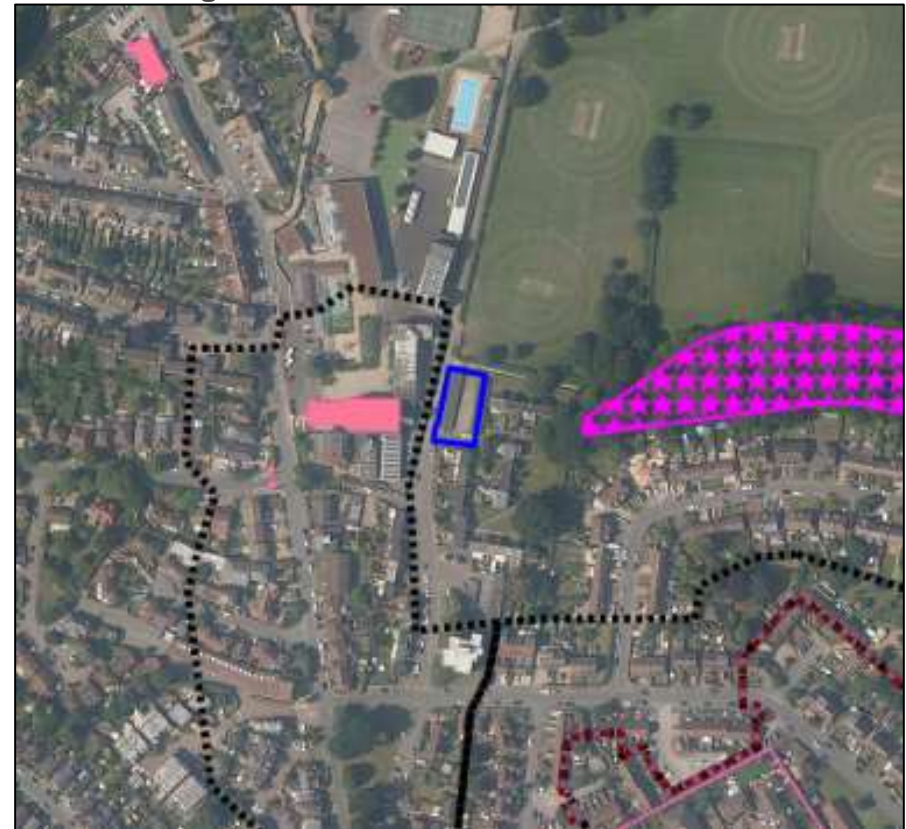
Site area: 0.07ha

Address: Garages to the west of 17 Grenside Road Weybridge KT13 8PY

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of a Scheduled Ancient Monument, within 250m of a Registered Park or Garden of Historic Interest and 250m of statutorily-listed buildings.

Heritage asset name and description:

- Scheduled Ancient Monument is the Site of Oatlands Palace. Oatlands forms part of a group of broadly contemporary royal palaces, including Hampton Court and Nonsuch, built around the south western periphery of London by Henry VIII.
- Registered Park or Garden of Special Historic Interest - Oatlands Park - 18th century informal landscape created from an earlier formal design incorporating the river terrace of the Thames within a Tudor deer park.
- Grade II Listed Buildings include:
 - Entrance Gates and walls to Oatlands Palace, Old Palace Road – built in circa 1545.
 - St George's Junior School, Thames Street – house, later convent school, now junior school was built in late 18th century, much extended in late 19th and 20th century.
 - Gate Piers to Portmore Estate, Thames Street – gate piers were built in late 17th century and restored in 1997.
 - The Old Crown Public House – public house built in 17th century with 19th and 20th century extensions to left end and rear.

Importance of the heritage asset: High (Scheduled Ancient Monument) / Medium (Grade II)

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by two garage blocks and the associated hardstanding. The built form does not make a positive contribution to the heritage assets in the vicinity.

Potential use of site

Residential development: Yes

Yield: 5

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

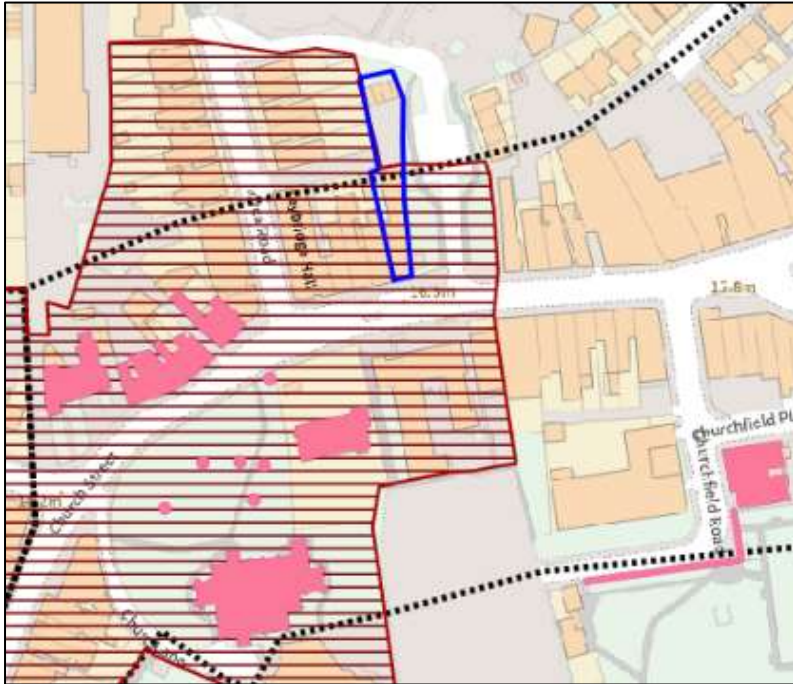
US482 - Land to the rear of 24-26 Church Street, Weybridge

Settlement/ward: Weybridge Riverside

Site area: 0.05ha

Address: Land to the rear of 24-26 Church Street, Weybridge, KT13 8DX

Map:



Satellite image:



Heritage asset location: Potential site allocation is partially within an Area of High Archaeological Potential, partially within a conservation area and is within 250m of statutorily-listed buildings.

Heritage asset name and description: Area of High Archaeological Potential associated with the historic core of Weybridge. Weybridge Conservation Area is located around the historic core of Weybridge and includes the Grade II* listed Church of St James and several other important listed buildings.

Church of St. James, Church Street, a Grade II* Listed Building.

Grade II Listed Buildings include 3x Unnamed Chest Tombs, St James Church; Bosomworth Tomb, St James Church; York Tomb, St James Church; Wellard Tomb, St James Church; The Rectory, Church Street; 54 (Portmore House) and 56 (Portmore Cottage) Church Street; 44 to 52 (even) Church Street; 42 Church Street; Churchfield Centre, Churchfield Road; and Gates and railings on east side of Churchfields Recreation Ground Churchfield Road.

- Chest tomb 35 metres north west of Church of St James – chest tomb dated late 18th century dedicated to Elizabeth?.
- Chest tomb 47 metres north of Church of St James - chest tomb with illegible inscription dated late 18th century.
- Chest tomb 48 metres north of Church of St. James - chest tomb dated mid-18th century.
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- Wellard Tomb 68 metres north of Church of St. James – chest tomb dedicated to J. Wellard who died in 1837.
- The Rectory – house built in 17th century with mid-19th century alterations and late 19th century extensions to left.
- Portmore House and Portmore Cottage – house with office built in early 18th century.
- 44 to 52 (even) Church Street – house row with shops below, core built in 17th century with 18th and early 19th century fronts.
- 42 Church Street – house with shop below built in 16th century to rear, early 18th century front with 19th century addition to left.
- Churchfield Centre – a technical institute built circa 1912 by Jarvis and Richards for Surrey County Council.
- Gates and railings on east side of Churchfields Recreation Ground – gates and railings dated 1908.

Importance of the heritage asset: High (Grade II*) / Medium (Grade II and conservation area) / Lesser (archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by an end of terrace three-storey building with rear extensions of lower height (two and single storey) and a hardstanding used as a car park in association with the use of the site. The building is the last in a row of six almost identical buildings creating an architecturally pleasing terrace that makes a positive contribution to the conservation area and was identified as a significant unlisted building within the associated Character Appraisal. The site is also bounded to the east by a long brick wall which encloses the site and contributes to the character of the conservation area.

Potential use of site

Residential development: Yes

Yield: 15

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: Any redevelopment proposal would have to take into account the architectural and historic significance of its surroundings, and the positive contribution of the brick wall. The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate

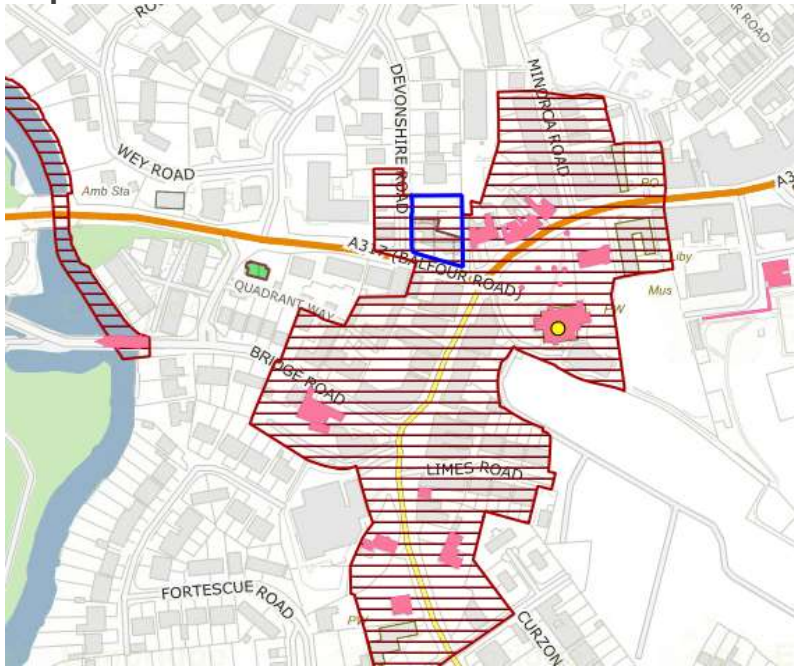
US94 – Locke King House, 2 Balfour Road, Weybridge

Settlement/ward: Weybridge Riverside

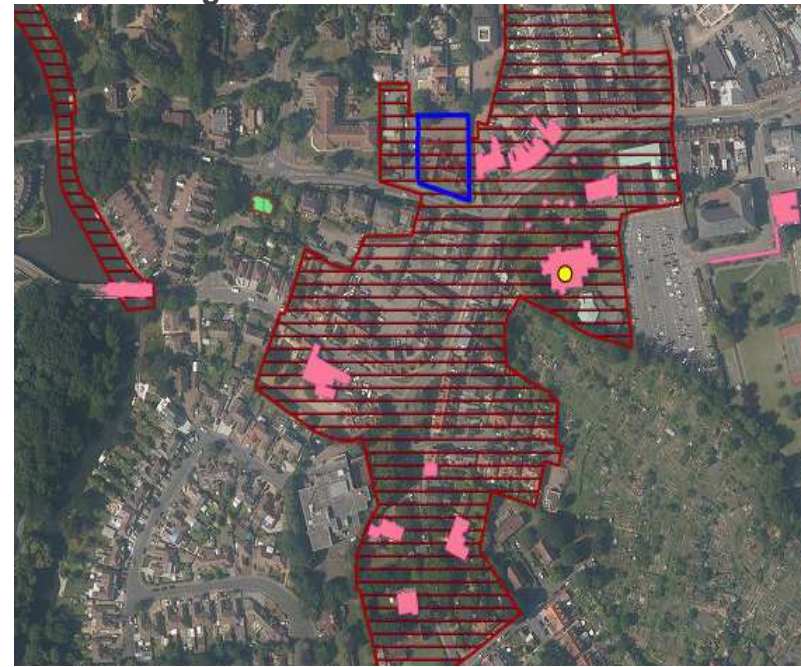
Site area: 0.17ha

Address: Locke King House, 2 Balfour Road, Weybridge, KT13 8HD

Map:



Satellite image:



Heritage asset location: Potential site allocation is within an Area of High Archaeological Potential and a conservation area and is within 250m of statutorily-listed buildings. The existing building on the site has also been identified as a non-designated heritage asset.

Heritage asset name and description: Area of High Archaeological Potential associated with the site of Dorchester House, later Portmore Park House, Weybridge. Weybridge Conservation Area is located around the historic core of Weybridge and includes the Grade II* listed Church of St James and a number of other important listed buildings.

Church of St. James, Church Street, a Grade II* Listed Building.

Grade II Listed Buildings include Bridge over the River Wey, Bridge Road; The Queens Head PH, Bridge Road; Coach House and Stable Block to Queen's Head Public House; 1 and 3, Heath Road; 4 (The Old House), Heath Road; 6 (Elm Lodge), Heath Road; 11 and 11A (Nutfield), Heath Road; 3x Unnamed Chest Tombs, St James Church; Bosomworth Tomb, St James Church; York Tomb, St James Church; Wellard Tomb, St James Church; The Rectory, Church Street; 54 (Portmore House) and 56 (Portmore Cottage) Church Street; 44 to 52 (even) Church Street; 42 Church Street; Churchfield Centre, Churchfield Road; and Gates and railings on east side of Churchfields Recreation Ground Churchfield Road.

- Church of St. James – built in 1848 with additional aisle to south in 1864 by J.L. Pearson.
- Bridge over the River Wey – built in 1865 to design of C. H. Howell, County Surveyor of Surrey and the founder of the cast sections was the firm of Hennet, Spink and Else, whose name is displayed at the crown of each arch.
- The Queens Head Public House – public house built in early 18th century substantially altered in mid and late 18th century.
- Coach House and Stable Block to Queen's Head Public House – former Coach House built in mid-18th century.
- 1 and 3, Heath Road – a pair of cottages built in mid-18th century.
- The Old House – a house built in mid-18th century restored and extended in 20th century.
- Elm Lodge – a house built in 17th century with 19th century extensions to rear.
- 11 and 11A (Nutfield) – a house, now divided, built in early 18th century with early 19th century extensions to the rear right.
- Chest tomb 35 metres north west of Church of St James – chest tomb dated late 18th century dedicated to Elizabeth?.
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- Wellard Tomb 68 metres north of Church of St. James – chest tomb dedicated to J. Wellard who died in 1837.
- The Rectory – house built in 17th century with mid-19th century alterations and late 19th century extensions to left.
- Portmore House and Portmore Cottage – house with office built in early 18th century.
- 44 to 52 (even) Church Street – house row with shops below, core built in 17th century with 18th and early 19th century fronts.
- 42 Church Street – house with shop below built in 16th century to rear, early 18th century front with 19th century addition to left.
- Churchfield Centre – a technical institute built circa 1912 by Jarvis and Richards for Surrey County Council.
- Gates and railings on east side of Churchfields Recreation Ground – gates and railings dated 1908.

Locally listed building within the site - Locke King House, Balfour Road. Built 1889 in the Arts and Crafts style building as Weybridge cottage hospital, altered and converted to offices in 1980s. Designated for its group value, landmark status and historic association.

Importance of the heritage asset: High (Grade II*) / Medium (Grade II and conservation area) / Lesser (archaeological potential/locally listed building)

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by a two-storey office building which has been designated as locally listed, with a large expanse of hardstanding used as a car park, associated with the building. It was originally opened as a Cottage Hospital in July 1889, funded by public subscription, but has been subsequently refurbished and converted into office use. It is a brick Arts and Crafts style building, which has been identified as a non-designated heritage asset and makes a positive contribution to the surrounding heritage assets including the conservation area.

Potential use of site

Residential development: Yes

Yield: 12

Impact and mitigation

Likely impact without mitigation: Limited

Severity of the impact without mitigation: Limited

Mitigation measures and opportunities: Any redevelopment proposal would have to take into account the architectural and historic significance of the building and its surroundings. As a non-designated heritage asset there would be a presumption in favour of the retention of the building. The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate

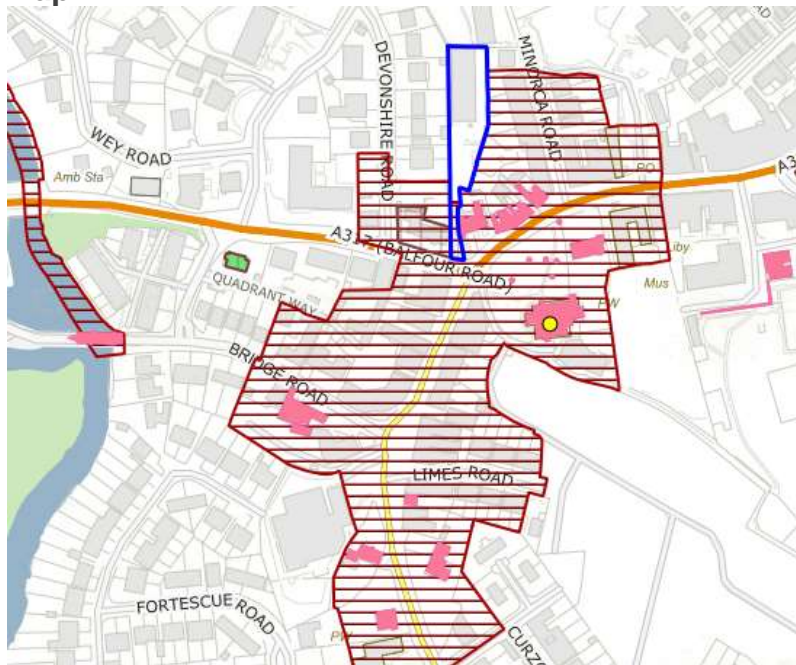
US394 - NHS North West, 58 Church Street, Weybridge

Settlement/ward: Weybridge Riverside

Site area: 0.26ha

Address: NHS North West, 58 Church Street, Weybridge, KT13 8DP

Map:



Satellite image:



Heritage asset location: Potential site allocation is partially within an Area of High Archaeological Potential, partially within a conservation area, within 250m of statutorily-listed buildings and adjacent to a locally listed building.

Heritage asset name and description: Area of High Archaeological Potential associated with the historic core of Weybridge. Weybridge Conservation Area is located around the historic core of Weybridge and includes the Grade II* listed Church of St James and a number of other important listed buildings.

Church of St. James, Church Street, a Grade II* Listed Building.

Grade II Listed Buildings include Bridge over the River Wey, Bridge Road; The Queens Head PH, Bridge Road; Coach House and Stable Block to Queen's Head Public House; 1 and 3, Heath Road; 4 (The Old House), Heath Road; 6 (Elm Lodge), Heath Road; 11 and 11A (Nutfield), Heath Road; 3x Unnamed Chest Tombs, St James Church; Bosomworth Tomb, St James Church; York Tomb, St James Church; Wellard Tomb, St James Church; The Rectory, Church Street; 54 (Portmore House) and 56 (Portmore Cottage) Church Street; 44 to 52 (even) Church Street; 42 Church Street; Churchfield Centre, Churchfield Road; and Gates and railings on east side of Churchfields Recreation Ground Churchfield Road.

- Church of St. James – built in 1848 with additional aisle to south in 1864 by J.L. Pearson.
- Bridge over the River Wey – built in 1865 to design of C. H. Howell, County Surveyor of Surrey and the founder of the cast sections was the firm of Hennem, Spink and Else, whose name is displayed at the crown of each arch.
- The Queens Head Public House – public house built in early 18th century substantially altered in mid and late 18th century.
- Coach House and Stable Block to Queen's Head Public House – former Coach House built in mid-18th century.
- 1 and 3, Heath Road – a pair of cottages built in mid-18th century.
- The Old House – a house built in mid-18th century restored and extended in 20th century.
- Elm Lodge – a house built in 17th century with 19th century extensions to rear.
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- Churchfield Centre – a technical institute built circa 1912 by Jarvis and Richards for Surrey County Council.
- Gates and railings on east side of Churchfields Recreation Ground – gates and railings dated 1908.

Locally Listed Building – adjacent to Locke King House, Balfour Road. 1889 Arts and Crafts style building, built as Weybridge cottage hospital, altered and converted to offices in 1980s

Importance of the heritage asset: High (Grade II*) / Medium (Grade II and conservation area) / Lesser (archaeological potential and locally listed building)

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by a part two/part single storey office building with a large expanse of hardstanding used as a car park in association with the use of the building. Due to the shape of the site, the building is set considerably back from the road frontage and is not visible within the street scene.

Potential use of site

Residential development: Yes

Yield: 19

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: Any redevelopment proposal would have to take into account the architectural and historic significance of its surroundings. The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate

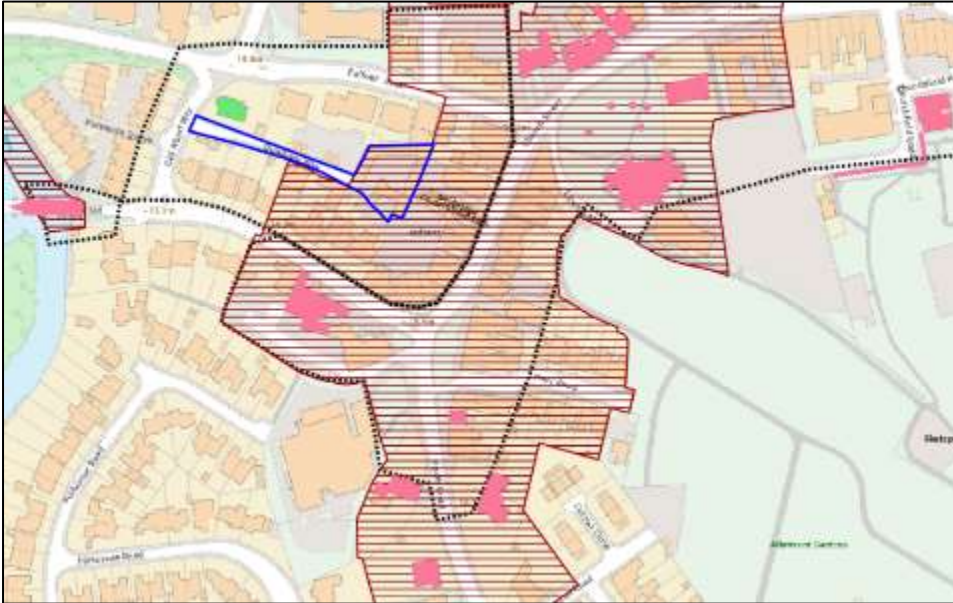
US496 – Quadrant Courtyard, Weybridge

Settlement/ward: Weybridge Riverside

Site area: 0.16ha

Address: Quadrant Courtyard, Weybridge, KT13 8DR

Map:



Satellite image:



Heritage asset location: Potential site allocation is within an Area of High Archaeological Potential, partially within a conservation area, within 100m of another conservation area, adjacent to a locally listed building and is within 250m of statutorily-listed buildings.

Heritage asset name and description: Area of High Archaeological Potential associated with the site of Dorchester House, later Portmore Park House, Weybridge. Weybridge Conservation Area is located around the historic core of Weybridge and includes the Grade II* listed Church of St James and a number of other important listed buildings. The Wey Navigation Conservation Area (the potential allocation site is within 100m of this conservation area) was designated as part of a comprehensive strategy to designate a linear conservation area along the total length of the

Wey & Godalming Navigations. The Navigations, owned by the National Trust, run for 20 miles from the River Thames at Weybridge to the Town Bridge at Godalming, passing through five local authority areas (Waverley, Guildford, Woking, Runnymede and Elmbridge).

Church of St. James, Church Street, a Grade II* Listed Building.

Grade II Listed Buildings include Bridge over the River Wey, Bridge Road; The Queens Head PH, Bridge Road; Coach House and Stable Block to Queen's Head Public House; 1 and 3, Heath Road; 4 (The Old House), Heath Road; 6 (Elm Lodge), Heath Road; 11 and 11A (Nutfield), Heath Road; 3x Unnamed Chest Tombs, St James Church; Bosomworth Tomb, St James Church; York Tomb, St James Church; Wellard Tomb, St James Church; The Rectory, Church Street; 54 (Portmore House) and 56 (Portmore Cottage) Church Street; 44 to 52 (even) Church Street; 42 Church Street; Churchfield Centre, Churchfield Road; and Gates and railings on east side of Churchfields Recreation Ground Churchfield Road.

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- Churchfield Centre – a technical institute built circa 1912 by Jarvis and Richards for Surrey County Council.
- Gates and railings on east side of Churchfields Recreation Ground – gates and railings dated 1908.

Locally listed Building: 11 Balfour Road, Weybridge - Early 20th Century Arts and Crafts 'Queen Anne' style red brick house

Importance of the heritage asset: High (Grade II*) / Medium (Grade II and conservation area) / Lesser (archaeological potential and locally listed building).

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by a single storey building with rooms in the roofspace with a courtyard footprint. The remainder of the site is covered by a large expanse of hardstanding used as a car park, associated with the use of the building. The built form makes a neutral contribution to the surrounding heritage assets.

Potential use of site

Residential development: Yes

Yield: 15

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: Any redevelopment proposal would have to take into account the architectural and historic significance of its surroundings. The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate

US431 - Shell Petrol Filling Station, 95 Brooklands Road, Weybridge

Settlement/ward: Weybridge St George's Hill

Site area: 0.18ha

Address: Shell Petrol Filling Station, 95 Brooklands Road, Weybridge, KT13 0RP

Map:



Satellite image:



Heritage asset location: Potential site is within 250m of a Scheduled Monument and within a conservation area.

Heritage asset name and description: Scheduled Monument is the Brooklands motor racing circuit, remains of the pre-World War II aerodrome, World War II Bofors tower and shelters, and the Brooklands memorial - Brooklands was the world's first purpose-built motor racing circuit, predating other equally well known sites internationally such as the Indianapolis Speedway in the USA, Monza in Italy and Montherey in France. Constructed and financed entirely on the initiative of its owner and developer, Hugh Locke-King, it was intended as a showcase for

British engineering. Enclosing an area of 300 acres, when it was completed in 1907 the concrete outer circuit was deemed such a remarkable technological achievement that it was described as one of the seven wonders of the modern world.

Brooklands Conservation Area is important for its historical links with motor racing and aviation. It encompasses the Brooklands former motor racing circuit and associated structures, now a Scheduled Monument, and several listed buildings. The purpose built motor racing circuit, opened in 1907, was the first of its kind in the world.

Importance of the heritage asset: High (Scheduled Monument) / Medium (conservation area)

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The site comprises two, single storey buildings – a petrol filling station and a car hire with associated hardstanding forecourt and does not make a positive contribution to the surrounding conservation area.

Potential use of site

Residential development: Yes

Yield: 5

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate

Heritage asset name and description:

- Scheduled Ancient Monument is the Brooklands motor racing circuit, remains of the pre-World War II aerodrome, World War II Bofors tower and shelters, and the Brooklands memorial - Brooklands was the world's first purpose-built motor racing circuit, predating other equally well known sites internationally such as the Indianapolis Speedway in the USA, Monza in Italy and Montherey in France. Constructed and financed entirely on the initiative of its owner and developer, Hugh Locke-King, it was intended as a showcase for British engineering. Enclosing an area of 300 acres, when it was completed in 1907 the concrete outer circuit was deemed such a remarkable technological achievement that it was described as one of the seven wonders of the modern world.
- Grade II* Listed Buildings include:
 - The Clubhouse, Brooklands Museum, Brooklands Road – built in 1906-1907 for the Brooklands Automobile Racing Club (BARC), with later alterations and additions including those of 1930 by A.C Stedman, architect.
- County Sites of Archaeological Importance relates to the following sites:
 - Aerodrome Road and Bridge, Brooklands
 - Campbell Circuit, Brooklands Racetrack, Brooklands
 - Members Banking, Members Hill, Motor workshops and aviation industry, Brooklands
- Brooklands Conservation Area is important for its historical links with motor racing and aviation. It encompasses the Brooklands former motor racing circuit and associated structures, now a Scheduled Monument, and several listed buildings. The purpose built motor racing circuit, opened in 1907, was the first of its kind in the world.
- Grade II Listed Buildings include:
 - Former Flight Booking Office, Brooklands Road – built in circa 1911 and was moved to its current location in 1989.
 - Bellman Hangar at Brooklands Museum, Brooklands Road - built in late 1940 for Vickers-Armstrong on behalf of the Ministry of Aircraft Production. Manufactured by Head Wrightson and Co. Ltd of Gateshead, Tyne and Wear.
 - The Restaurant, Members' Hill, Brooklands Road – built in 1907.
- Area of High Archaeological Potential is associated with the site of Aerodrome Road and Bridge, Brooklands.
- Locally Listed Buildings include:
 - Pill box, Brooklands Museum, Brooklands Road (within the site) – pillbox dating to 1940s. Loopholes on the corners and a mounting for a machine gun on the roof.
 - 2 air raid shelters, Brooklands Museum, Brooklands Road (within the site)

- 1930s, brick. Located at the base of the Members banking.
 - 1940s. Two concrete air raid shelters on edge of former site of Bellman Hangar.
- Campbell circuit pits, Brooklands Museum, Brooklands Road - 1937. Pit garages. Low, flat roofed concrete structure painted white. Bears names 'R Mays' and 'B. Cotton', and 'Pit Marshal'. Murals behind openings.
- Jackson shed, Brooklands Museum, Brooklands Road - 1931. Timber shed, horizontal weatherboarding, painted garage doors. 'R Jackson' sign on roof (associated with Robin Jackson).
- The Malcolm Campell workshop, Brooklands Museum, Brooklands Road - 1922. Pair of workshop buildings. Sign 'reading 'Malcolm Campbell' mounted on ridge of one building.
- Shell pagoda (Shell Petrol Pagoda Building), Brooklands Museum, Brooklands Road - 1922. Rectangular brick building, slate roof with overhang supported by metal posts on brick base. Petrol pumps to front.
- ERA shed (LBB Motors), Brooklands Museum, Brooklands Road - Late 1930s. Series of sheds, part flat roofed, painted green with felt roof, timber garage doors. Sign reading 'LLB Motors Ltd' to front.
- Esso pagodas (formerly Pratt's pagoda), Brooklands Museum, Brooklands Road - 1920s. Two small buildings, one rectangular, one square. Painted white, hipped profiled tiled roofs. Larger building has canopy on brackets, glazed with timber door.
- BP Pagoda (BP Petrol Pagoda Building), Brooklands Museum, Brooklands Road - 1922. Square building, roughcast over brick (red and grey) plinth, tiled roof. Petrol pump to front.

Importance of the heritage asset: High (Grade II* and Scheduled Ancient Monument) / Medium (Grade II, conservation area and county sites of archaeological importance) / Lesser (locally listed buildings and areas of high archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The site comprises a generously spaced out several office buildings and forms a strategic employment land within the borough. In addition to the purpose-built buildings it contains considerable areas of hardstanding used as car parks and soft landscaped areas of lawn with trees and shrubs.

Potential use of site

Commercial uses: Yes (Offices – Use Class E)

Potential floorspace (sqm): Net: 9,500sqm; Gross: unknown

Impact and mitigation

Likely impact without mitigation: Detrimental

Severity of the impact without mitigation: Moderate

Mitigation measures and opportunities: The site lies within an area of a national significance associated with its history. Any re-development proposal will need to consider the heritage significance of the site and its surrounding area. The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate with mitigation

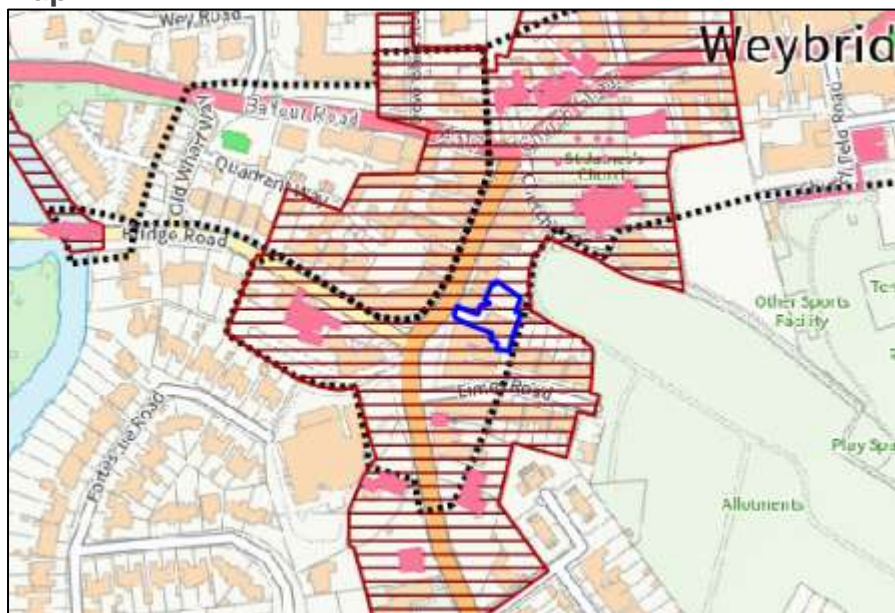
US393 - The Old Warehouse, 37A Church Street, Weybridge

Settlement/ward: Weybridge Riverside

Site area: 0.08ha

Address: The Old Warehouse, 37A Church Street, Weybridge KT13 8DG

Map:



Satellite image:



Heritage asset location: Potential site allocation is within an Area of High Archaeological Potential and a conservation area and is within 250m of statutorily-listed buildings.

Heritage asset name and description: Area of High Archaeological Potential associated with the historic core of Weybridge. Weybridge Conservation Area is located around the historic core of Weybridge and includes the Grade II* listed Church of St James and a number of other important listed buildings.

Church of St. James, Church Street, a Grade II* Listed Building.

Grade II Listed Buildings include Bridge over the River Wey, Bridge Road; The Queens Head PH, Bridge Road; Coach House and Stable Block to Queen's Head Public House; 1 and 3, Heath Road; 4 (The Old House), Heath Road; 6 (Elm Lodge), Heath Road; 11 and 11A (Nutfield), Heath Road; 3x Unnamed Chest Tombs, St James Church; Bosomworth Tomb, St James Church; York Tomb, St James Church; Wellard Tomb, St James Church; The Rectory, Church Street; 54 (Portmore House) and 56 (Portmore Cottage) Church Street; 44 to 52 (even) Church Street; 42 Church Street; Churchfield Centre, Churchfield Road; and Gates and railings on east side of Churchfields Recreation Ground Churchfield Road.

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- Churchfield Centre – a technical institute built circa 1912 by Jarvis and Richards for Surrey County Council.
- Gates and railings on east side of Churchfields Recreation Ground – gates and railings dated 1908.

Importance of the heritage asset: High (Grade II*) / Medium (Grade II and conservation area) / Lesser (archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by a two-storey building with a hardstanding used as a car park, associated with the use of the building. The building makes a positive contribution to the conservation area and was identified as a significant unlisted building within the associated Character Appraisal.

Potential use of site

Residential development: Yes

Yield: 5

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: Any redevelopment proposal would have to take into account the architectural and historic significance of its surroundings, with a presumption in favour of the building's retention. The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate

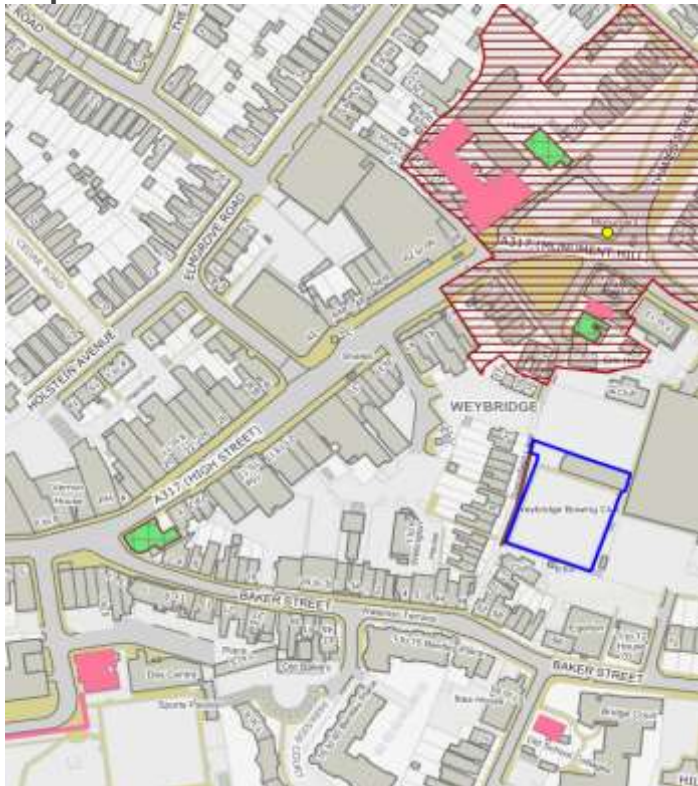
US424 - Weybridge Bowling Club, 19 Springfield Lane, Weybridge

Settlement/ward: Weybridge Riverside

Site area: 0.21ha

Address: Weybridge Bowling Club, 19 Springfield Lane, Weybridge, KT13 8AW

Map:



Satellite Image:



Heritage asset location: Potential site allocation is situated within an Area of High Archaeological Potential, within 100m of a conservation area, within 250m of statutorily-listed buildings and adjacent to a locally listed building.

Heritage asset name and description:

- Area of High Archaeological Potential is associated with the historic core of Weybridge.
- Weybridge Conservation Area is located around the historic core of Weybridge and includes the Grade II* listed Church of St James and several other important listed buildings.
- Grade II Listed Buildings include:
 - Churchfield Centre, Churchfield Road – a technical institute built circa 1912 by Jarvis and Richards for Surrey County Council.
 - Gates and railings on east side of Churchfields Recreation Ground – gates and railings dated 1908.
 - 1 and 2 Old School Cottages, Springfield Meadows – cottage built in 17th century with 18th century additions.
 - 23 (The Old White House) Monument Green – house built in 17th century, now offices.
 - York Column, Monument Green – column built in 1697, transported to Weybridge in 1822.
 - The Ship Hotel, Monument Green – public house built in 16th century with 18th century front and 19th century additions to right.

Locally Listed Building – Section of brick wall – east side of Springfield Lane. Brick wall (date unknown) approximately 50m in length, running along east side of Churchfield Lane (enclosing Weybridge Bowling Club to east).

Importance of the heritage asset: Medium (Grade II and conservation area) / Lesser (area of high archaeological potential and locally listed building).

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The site contains a bowling green and a single storey club house. The existing built form makes a neutral contribution to the surrounding area.

Potential use of site

Residential development: Yes

Yield: 11

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: Any redevelopment proposal shall consider the significance of the heritage assets in the vicinity. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

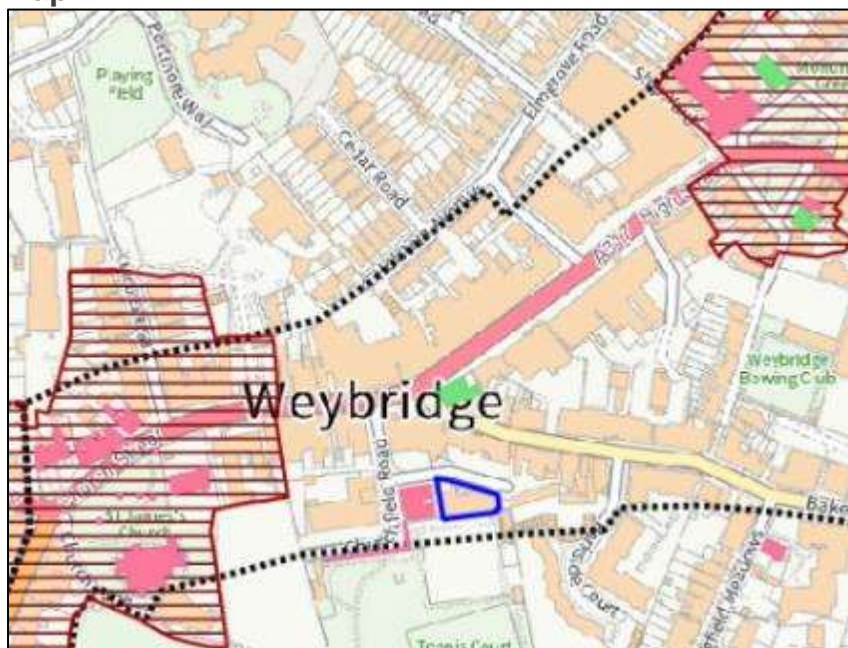
US520 – Weybridge Centre for the Community

Settlement/ward: Weybridge Riverside

Site area: 0.06ha

Address: Weybridge Centre for the Community, Churchfield Place, Weybridge KT13 8BZ

Map:



Satellite image:



Heritage asset location: Potential site allocation is within an Area of High Archaeological Potential, within 100m of a conservation area and within 250m of statutorily listed buildings.

Heritage asset name and description: Area of High Archaeological Potential associated with the historic core of Weybridge. Weybridge Conservation Area is located around the historic core of Weybridge and includes the Grade II* listed Church of St James and several other important listed buildings.

Church of St. James, Church Street, a Grade II* Listed Building.

Grade II Listed Buildings include 3x Unnamed Chest Tombs, St James Church; Bosomworth Tomb, St James Church; York Tomb, St James Church; Wellard Tomb, St James Church; The Rectory, Church Street; 54 (Portmore House) and 56 (Portmore Cottage) Church Street; 44 to 52 (even) Church Street; 42 Church Street; Churchfield Centre, Churchfield Road; Gates and railings on east side of Churchfields Recreation Ground Churchfield Road; York Column, Monument Green; and 1 and 2 Old School Cottages, Springfield Meadows.

- Chest tomb 35 metres north west of Church of St James – chest tomb dated late 18th century dedicated to Elizabeth?.
- Chest tomb 47 metres north of Church of St James - chest tomb with illegible inscription dated late 18th century.
- Chest tomb 48 metres north of Church of St. James - chest tomb dated mid-18th century.
- Bosomworth Tomb 44 metres north of Church of St James – chest tomb dedicated to Benjamin Bosomworth who died in 1741.
- York Tomb 35 metres north of Church of St James - chest tomb dedicated to Frederica, Duchess of York who died in 1820.
- Wellard Tomb 68 metres north of Church of St. James – chest tomb dedicated to J. Wellard who died in 1837.
- The Rectory – house built in 17th century with mid-19th century alterations and late 19th century extensions to left.
- Portmore House and Portmore Cottage – house with office built in early 18th century.
- 44 to 52 (even) Church Street – house row with shops below, core built in 17th century with 18th and early 19th century fronts.
- 42 Church Street – house with shop below built in 16th century to rear, early 18th century front with 19th century addition to left.
- Churchfield Centre – a technical institute built circa 1912 by Jarvis and Richards for Surrey County Council.
- Gates and railings on east side of Churchfields Recreation Ground – gates and railings dated 1908.
- The Ship Hotel – public house built in 16th century with 18th century front and 19th century additions to right.
- York Column – column built in 1697, transported to Weybridge in 1822.
- Old School Cottages – cottage built in 17th century with 18th century additions.

Importance of the heritage asset: High (Grade II*) / Medium (Grade II and conservation area) / Lesser (archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The single-storey nature of the existing building on the site does not contribute positively to the setting of the Churchfield Centre, but nor does it detract from it. There is a small quantity of signage and other paraphernalia associated with the existing building, but this is not sufficient to be described as clutter and is not considered particularly harmful. The building does not form part of the setting of the listed railings.

Potential use of site

Residential development: Yes

Yield: 8

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: There are no obvious opportunities to affect a heritage benefit arising from the re-development of the site. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

US107 – Weybridge Delivery Office, Elmgrove Road, Weybridge

Settlement/ward: Weybridge Riverside

Site area: 0.09ha

Address: Weybridge Delivery Office, Elmgrove Road, Weybridge, KT13 8AA

Map:



Satellite image:



Heritage asset location: Potential site allocation is within an Area of High Archaeological Potential, within 100m of a conservation area and within 250m of statutorily-listed buildings.

Heritage asset name and description: Area of High Archaeological Potential associated with the historic core of Weybridge. The Weybridge Monument Green Conservation Area is centred around the Greens which are located at the northern end of the High Street and takes its name from the Grade II listed York Monument which was erected in 1882 as a memorial to the Duchess of York.

Grade II Listed Buildings include The Rectory, Church Street; Churchfield Centre, Churchfield Road; Gates and railings on east side of Churchfields Recreation Ground Churchfield Road; 1 and 2 Old School Cottages, Springfield Meadows; 23 (The Old White House), Monument Green; York Column, Monument Green and The Ship Hotel, Monument Green.

- The Rectory – house built in 17th century with mid-19th century alterations and late 19th century extensions to left.
- Churchfield Centre – a technical institute built circa 1912 by Jarvis and Richards for Surrey County Council.
- Gates and railings on east side of Churchfields Recreation Ground – gates and railings dated 1908.
- Old School Cottages – cottage built in 17th century with 18th century additions.
- The Old White House – house built in 17th century, now offices.
- York Column – column built in 1697, transported to Weybridge in 1822.
- The Ship Hotel – public house built in 16th century with 18th century front and 19th century additions to right.

Importance of the heritage asset: Medium (Grade II) / Lesser (archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by two-storey buildings covering its entirety. The building on the corner of High Street and Elmgrove Road makes a positive contribution to the surrounding area and the retention of its façade would be beneficial in any re-development proposal.

Potential use of site

Residential development: Yes

Yield: 5

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: Any redevelopment proposal would have to take into account the architectural and historic significance of its surroundings. The building on the corner of High Street and Elmgrove Road makes a positive contribution to the surrounding area and the retention of its façade would be beneficial in any re-development proposal. The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid a negative impact.

Conclusion

Recommendation: Allocate

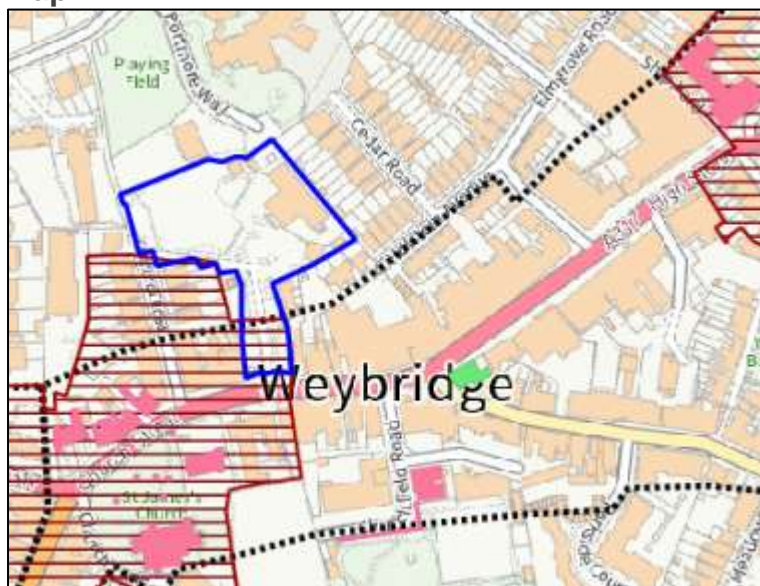
US395 - Weybridge Hospital and car park, 22 Church Street, Weybridge

Settlement/ward: Weybridge Riverside

Site area: 0.83ha

Address: Weybridge Hospital and car park, 22 Church Street, Weybridge, KT13 8DW

Map:



Satellite image:



Heritage asset location: Potential site allocation is partially within an Area of High Archaeological Potential, partially within a conservation area and is within 250m of statutorily-listed buildings.

Heritage asset name and description: Area of High Archaeological Potential associated with the historic core of Weybridge. Weybridge Conservation Area is located around the historic core of Weybridge and includes the Grade II* listed Church of St James and a number of other important listed buildings.

Church of St. James, Church Street, a Grade II* Listed Building.

Grade II Listed Buildings include 3x Unnamed Chest Tombs, St James Church; Bosomworth Tomb, St James Church; York Tomb, St James Church; Wellard Tomb, St James Church; The Rectory, Church Street; 54 (Portmore House) and 56 (Portmore Cottage) Church Street; 44 to 52 (even) Church Street; 42 Church Street; Churchfield Centre, Churchfield Road; Gates and railings on east side of Churchfields Recreation Ground Churchfield Road and The Ship Hotel, Monument Green.

- Chest tomb 35 metres north west of Church of St James – chest tomb dated late 18th century dedicated to Elizabeth?.
- Chest tomb 47 metres north of Church of St James - chest tomb with illegible inscription dated late 18th century.
- Chest tomb 48 metres north of Church of St. James - chest tomb dated mid-18th century.
- Bosomworth Tomb 44 metres north of Church of St James – chest tomb dedicated to Benjamin Bosomworth who died in 1741.
- York Tomb 35 metres north of Church of St James - chest tomb dedicated to Frederica, Duchess of York who died in 1820.
- Wellard Tomb 68 metres north of Church of St. James – chest tomb dedicated to J. Wellard who died in 1837.
- The Rectory – house built in 17th century with mid-19th century alterations and late 19th century extensions to left.
- Portmore House and Portmore Cottage – house with office built in early 18th century.
- 44 to 52 (even) Church Street – house row with shops below, core built in 17th century with 18th and early 19th century fronts.
- 42 Church Street – house with shop below built in 16th century to rear, early 18th century front with 19th century addition to left.
- Churchfield Centre – a technical institute built circa 1912 by Jarvis and Richards for Surrey County Council.
- Gates and railings on east side of Churchfields Recreation Ground – gates and railings dated 1908.
- The Ship Hotel – public house built in 16th century with 18th century front and 19th century additions to right.

Importance of the heritage asset: High (Grade II*) / Medium (Grade II and conservation area) / Lesser (archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by a couple of single storey buildings with a large expanse of hardstanding used as a car park in association with the use of the site. Due to the shape of the site, the buildings are set considerably back from the road frontage and are not readily visible within the street scene. One feature of heritage significance is a section of brick wall running to the west side of the site (enclosing the land to the rear of Nos 24-26 Church Street). The site does not make a positive contribution to the heritage assets at present.

Potential use of site

Residential development: Yes

Yield: 30

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate

US108 – Weybridge Library, Church Street, Weybridge

Settlement/ward: Weybridge Riverside

Site area: 0.14ha

Address: Weybridge Library, Church Street, Weybridge, KT13 8DE

Map:



Satellite image:



Heritage asset location: Potential site allocation is within an Area of High Archaeological Potential and a conservation area and is within 250m of statutorily-listed buildings.

Heritage asset name and description: Area of High Archaeological Potential associated with the historic core of Weybridge. Weybridge Conservation Area is located around the historic core of Weybridge and includes the Grade II* listed Church of St James and a number of other important listed buildings.

Church of St. James, Church Street, a Grade II* Listed Building.

Grade II Listed Buildings include The Queens Head PH, Bridge Road; Coach House and Stable Block to Queen's Head Public House; 1 and 3, Heath Road; 4 (The Old House), Heath Road; 6 (Elm Lodge), Heath Road; 11 and 11A (Nutfield), Heath Road; 3x Unnamed Chest Tombs, St James Church; Bosomworth Tomb, St James Church; York Tomb, St James Church; Wellard Tomb, St James Church; The Rectory, Church Street; 54 (Portmore House) and 56 (Portmore Cottage) Church Street; 44 to 52 (even) Church Street; 42 Church Street; Churchfield Centre, Churchfield Road; and Gates and railings on east side of Churchfields Recreation Ground Churchfield Road.

- Church of St. James – built in 1848 with additional aisle to south in 1864 by J.L. Pearson.
- The Queens Head Public House – public house built in early 18th century substantially altered in mid and late 18th century.
- Coach House and Stable Block to Queen's Head Public House – former Coach House built in mid-18th century.
- 1 and 3, Heath Road – a pair of cottages built in mid-18th century.
- The Old House – a house built in mid-18th century restored and extended in 20th century.
- Elm Lodge – a house built in 17th century with 19th century extensions to rear.
- 11 and 11A (Nutfield) – a house, now divided, built in early 18th century with early 19th century extensions to the rear right.
- Chest tomb 35 metres north west of Church of St James – chest tomb dated late 18th century dedicated to Elizabeth?.
- Chest tomb 47 metres north of Church of St James - chest tomb with illegible inscription dated late 18th century.
- Chest tomb 48 metres north of Church of St. James - chest tomb dated mid-18th century.
- Bosomworth Tomb 44 metres north of Church of St James – chest tomb dedicated to Benjamin Bosomworth who died in 1741.
- York Tomb 35 metres north of Church of St James - chest tomb dedicated to Frederica, Duchess of York who died in 1820.
- Wellard Tomb 68 metres north of Church of St. James – chest tomb dedicated to J. Wellard who died in 1837.
- The Rectory – house built in 17th century with mid-19th century alterations and late 19th century extensions to left.
- Portmore House and Portmore Cottage – house with office built in early 18th century.
- 44 to 52 (even) Church Street – house row with shops below, core built in 17th century with 18th and early 19th century fronts.
- 42 Church Street – house with shop below built in 16th century to rear, early 18th century front with 19th century addition to left.
- Churchfield Centre – a technical institute built circa 1912 by Jarvis and Richards for Surrey County Council.
- Gates and railings on east side of Churchfields Recreation Ground – gates and railings dated 1908.

Importance of the heritage asset: High (Grade II*) / Medium (Grade II and conservation area) / Lesser (archaeological potential)

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by a three-storey library building with a remainder of the site being laid to a hardstanding, some used as a car park associated with the building. The building makes a neutral contribution to the surrounding heritage assets.

Potential use of site

Residential development: Yes

Yield: 30

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: Any redevelopment proposal would have to take into account the architectural and historic significance of its surroundings. The use of standard design and heritage-related policies within the Local Plan will assist in mitigating any negative impacts.

Conclusion

Recommendation: Allocate

US505 - 75 Oatlands Drive, Weybridge

Settlement/ward: Oatlands & Burwood Park

Site area: 0.22ha

Address: 75 Oatlands Drive, Weybridge, KT13 9LN

Map:



Satellite image:



Heritage asset location: Potential site allocation is situated within 250m of a Registered Park or Garden.

Heritage asset name and description: Grade II listed Registered Park or Garden of Special Historic Interest - Oatlands - 18th century informal landscape created from an earlier formal design incorporating the river terrace of the Thames within a Tudor deer park.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is occupied by two-storey detached residential dwelling that makes a neutral contribution to the setting of a heritage asset.

Potential use of site

Residential development: Yes

Yield: 9

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

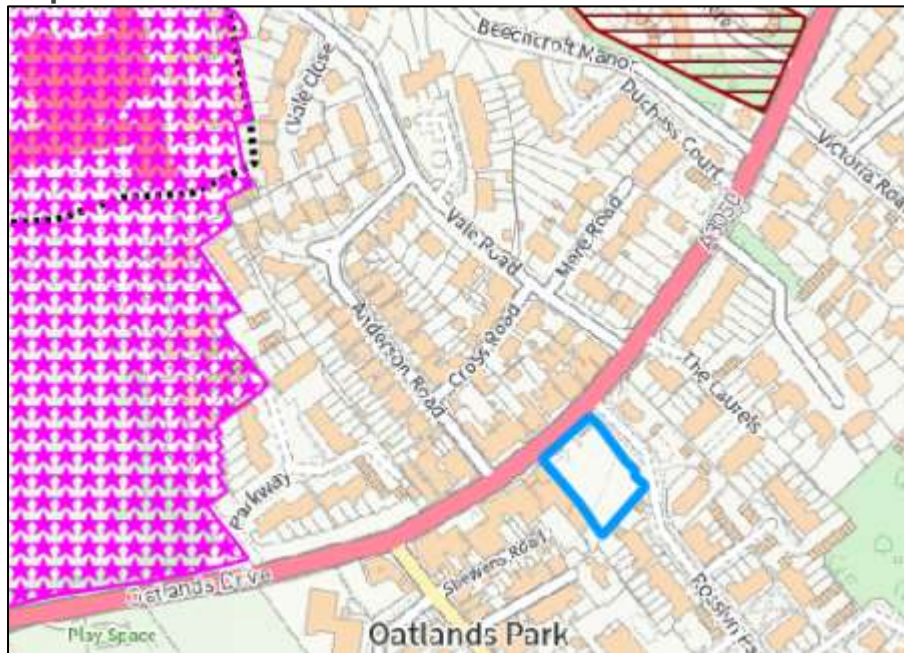
US410 - Oatlands car park, Oatlands Drive, Weybridge

Settlement/ward: Oatlands & Burwood Park

Site area: 0.16ha

Address: Oatlands car park, Oatlands Drive, Weybridge, KT13 9AE

Map:



Satellite image:



Heritage asset location: Potential site allocation is situated within 250m of a Registered Park or Garden and within 250m of a statutorily listed building.

Heritage asset name and description: Grade II listed Registered Park or Garden of Special Historic Interest (Oatlands) and Grade II Listed building Oatlands Park Hotel, Oatlands Drive.

- Oatlands - 18th century informal landscape created from an earlier formal design incorporating the river terrace of the Thames within a Tudor deer park.
- Oatlands Park Hotel - original house built in 1794 by Henry Holland for Duke of York, was reconstructed in 1827 for Edward "Golden Ball" Hughes and remodeled with west wing added in 1856 by T.H. Whyatt, when converted into hotel.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site is laid out to a hardstanding used as a public car park and makes a neutral contribution to the setting of the heritage assets.

Potential use of site

Residential development: Yes

Yield: 8

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

US421 - 181 Oatlands Drive, Weybridge

Settlement/ward: Weybridge Riverside

Site area: 0.17ha

Address: 181 Oatlands Drive, Weybridge, KT13 9DJ

Map:



Satellite image:



Heritage asset location: Potential site allocation is situated within 250m of a statutorily listed building.

Heritage asset name and description: Grade II listed building - Weybridge War Memorial, Junction of Queens Road and Hanger Hill, dedicated to the men of Weybridge who fell during the First World War, and in subsequent conflicts.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site comprises of a car sales garage and a petrol station garage with associated hard standing for parking and showroom space. The site also has a shop located at the petrol station and as a whole it makes a neutral contribution to the setting of the heritage asset.

Potential use of site

Residential development: Yes

Yield: 12

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

US470 - Oak House, 19 Queens Road, Weybridge

Settlement/ward: Weybridge Riverside

Site area: 0.16ha

Address: Oak House, 19 Queens Road, Weybridge, KT13 9UE

Map:



Satellite image:



Heritage asset location: Potential site allocation is situated within 250m of a statutorily listed building.

Heritage asset name and description: Grade II listed building - Weybridge War Memorial, Junction of Queens Road and Hanger Hill, dedicated to the men of Weybridge who fell during the First World War, and in subsequent conflicts.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site contains one detached building which is currently a care home providing 16 single rooms. There is hardstanding to the front and garden space with mature trees to the rear of the property. It makes a neutral contribution to the setting of a heritage asset.

Potential use of site

Residential development: Yes

Yield: 2

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

US411 - York Road Car Park, Weybridge

Settlement/ward: Weybridge Riverside

Site area: 0.12ha

Address: York Road Car Park, Weybridge, KT13 9EL

Map:



Satellite image:



Heritage asset location: Potential site allocation is situated within 250m of a statutorily listed building.

Heritage asset name and description: Grade II listed building - United Reformed Church, Queens Road – church built in 1864 by John Tarring in mixed Decorated style.

Importance of the heritage asset: Medium

Consideration of interest: The heritage asset is designated for its special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site comprises of a public car park to the west of York Road and north of the Queens Road local centre parade of shops. The site is laid to a hardstanding in its entirety with limited soft landscaping features. It makes a neutral contribution to the setting of a heritage asset.

Potential use of site

Residential development: Yes

Yield: 8

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

US404 - 2-8 Princes Road, Weybridge

Settlement/ward: Weybridge St George's Hill

Site area: 0.19ha

Address: 2-8 Princes Road, Weybridge, KT13 9BQ

Map:



Satellite image:



Heritage asset location: Potential site allocation is situated within 250m of statutorily listed buildings and adjacent to a locally listed building.

Heritage asset name and description: Grade II listed buildings - United Reformed Church, Queens Road; and 32 (Haines Bridge Cottage), Queens Road.

- United Reformed Church – church built in 1864 by John Tarring in mixed Decorated style.

- Haines Bridge Cottage - Gatekeeper's lodge, now house. Designed by J B Papworth in 1844 for a large house called Firgrove, no longer extant. Cottage Ornee in a Russian style.

Locally Listed Building – 85 Queens Road. Built circa 1850, originally two storeys with slate roof. Built as public house 'The Duke of York'. Rebuilt or substantially altered between 1920 and 1934 with deeper footprint, and additional third floor, now presenting as 3 storey Art Deco style building due to its flat roof and detailing.

Importance of the heritage asset: Medium/Lesser

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site contains a residential block of flats with rear parking, a semi-detached property, part use as a house and part as an office. To the north of the site is a single-storey building used as medical practice. Most of the site is covered by built form, buildings or hardstanding, with a few trees on the south and north periphery. The site does not make a positive contribution to the setting of the heritage assets.

Potential use of site

Residential development: Yes

Yield: 10

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

US402 - 1 Princes Road, Weybridge

Settlement/ward: Weybridge St George's Hill

Site area: 0.27ha

Address: 1 Princes Road, Weybridge, KT13 9TU

Map:



Satellite image:



Heritage asset location: Potential site allocation is situated within 250m of statutorily listed buildings.

Heritage asset name and description: Grade II listed buildings - United Reformed Church, Queens Road; and 32 (Haines Bridge Cottage), Queens Road.

- United Reformed Church – church built in 1864 by John Tarring in mixed Decorated style.
- Haines Bridge Cottage - Gatekeeper's lodge, now house. Designed by J B Papworth in 1844 for a large house called Firgrove, no longer extant. Cottage Ornee in a Russian style.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site contains two-storey building used as offices and with a large area of hardstanding used as the associated car parking. It is located on the south side of Princes Road and to the rear is the railway line into London. The site makes a neutral contribution to the setting of the heritage assets.

Potential use of site

Residential development: Yes

Yield: 19

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

US403 - HFMC House, New Road and 51 Prince's Road, Weybridge

Settlement/ward: Weybridge St George's Hill

Site area: 0.08ha

Address: HFMC House, New Road and 51 Prince's Road Weybridge KT13 9BN

Map:



Satellite image:



Heritage asset location: Potential site allocation is situated within 250m of a statutorily listed building.

Heritage asset name and description: Grade II listed building - United Reformed Church, Queens Road - church built in 1864 by John Tarring in mixed Decorated style.

Importance of the heritage asset: Medium

Consideration of interest: The heritage asset is designated for its special architectural or historic interest.

Assessment of site's contribution to the heritage asset: Located on the south side of Prince's Road, the site contains a two-storey building with a rear extension. It also contains a small parcel of land used as hardstanding for car parking accessed from New Road. The site makes a neutral contribution to the setting of the heritage assets.

Potential use of site

Residential development: Yes

Yield: 6

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

US391 - Woodlawn, Hanger Hill and 2 Churchfields Avenue, Weybridge

Settlement/ward: Weybridge Riverside

Site area: 0.48ha

Address: Woodlawn, Hanger Hill and 2 Churchfields Avenue, Weybridge KT13 9YA

Map:



Satellite image:



Heritage asset location: Potential site allocation is situated within 250m of statutorily listed buildings.

Heritage asset name and description: Grade II listed buildings - Weybridge War Memorial, Junction of Queens Road and Hanger Hill; and 8 (The Croft) Churchfields Avenue.

- Weybridge War Memorial - dedicated to the men of Weybridge who fell during the First World War, and in subsequent conflicts.
- The Croft - house built in 1926 by Westwood and Joseph Emberton for Mrs Anderson.

Importance of the heritage asset: Medium

Consideration of interest: The heritage assets are designated for their special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site comprises of two dwellings with other outbuildings and a predominantly large area of greenfield/ garden space. There are preserved trees (TPO) on site. The site makes a positive contribution to the setting of the heritage assets.

Potential use of site

Residential development: Yes

Yield: 11

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

US407 - Foxholes, Weybridge

Settlement/ward: Oatlands & Burwood Park

Site area: 4.1ha

Address: Foxholes, Weybridge, KT13 0BN

Map:



Satellite image:



Heritage asset location: Potential site allocation is situated within 250m of a statutorily listed building.

Heritage asset name and description: Grade II listed building - 23 to 52 (inc) (formerly Ellesmere Hospital, Queens Road), Ellesmere Place - former convalescent hospital, built in 1850-53 by Joseph Clarke as The Metropolitan Convalescent Institution.

Importance of the heritage asset: Medium

Consideration of interest: The heritage asset is designated for its special architectural or historic interest.

Assessment of site's contribution to the heritage asset: The site comprises of numerous semi-detached single and two-storey dwellings with rear gardens. It also contains two areas of green open public space. Trees on the east, south and western boundaries of the site are subject to a tree preservation order (TPO). The site makes a neutral contribution to the setting of the heritage asset.

Potential use of site

Residential development: Yes

Yield: 78

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

US406 - 179 Queens Road, Weybridge

Settlement/ward: Oatlands & Burwood Park

Site area: 0.41ha

Address: 179 Queens Road, Weybridge, KT13 0AH

Map:



Satellite image:



Heritage asset location: Potential site allocation is situated within 250m of a statutorily listed building.

Heritage asset name and description: Grade II listed building - 23 to 52 (inc) (formerly Ellesmere Hospital, Queens Road), Ellesmere Place - former convalescent hospital, built in 1850-53 by Joseph Clarke as The Metropolitan Convalescent Institution.

Importance of the heritage asset: Medium

Consideration of interest: The heritage asset is designated for its special architectural or historic interest.

Assessment of site's contribution to the heritage asset: Site comprises a large detached dwelling with an outbuilding to the north of the site. Located centrally, the dwelling has a large driveway with garden space to the north and a large rear garden to the south. Numerous trees on site are protected by a TPO (Tree Preservation Order). The site makes a positive contribution to its surroundings.

Potential use of site

Residential development: Yes

Yield: 9

Impact and mitigation

Likely impact without mitigation: Neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion

Recommendation: Allocate

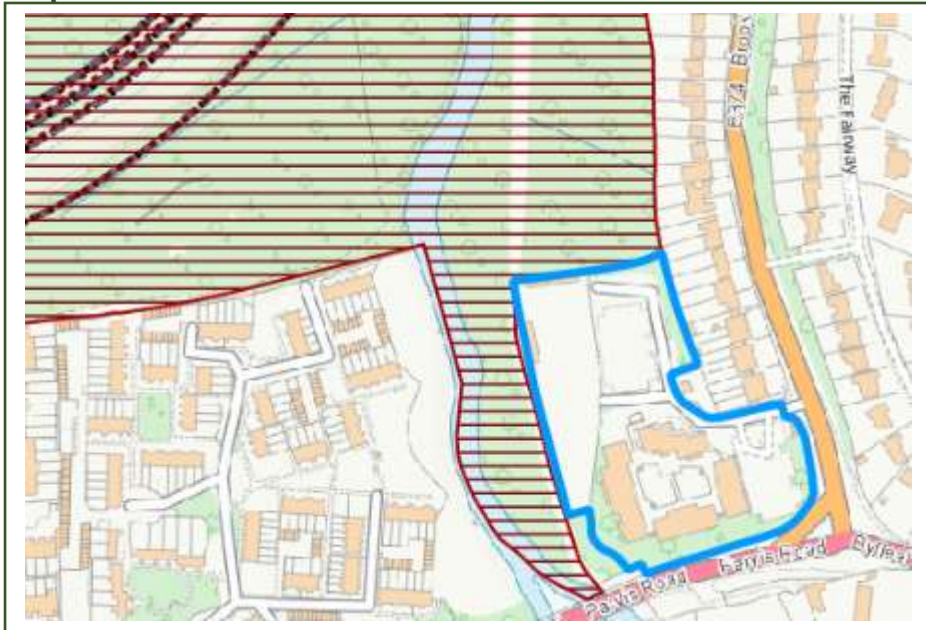
US93 - Horizon Business Village, Weybridge

Settlement/ward: Weybridge St George's Hill

Site area: 1.92ha

Address: Horizon Business Village, Brooklands Road, Weybridge, KT13 0TJ

Map:



Satellite image:



Heritage asset location: Potential site is within 250m of a Scheduled Monument, adjacent to a conservation area and adjacent to a locally listed building.

Heritage asset name and description: Scheduled Monument is the Brooklands motor racing circuit, remains of the pre-World War II aerodrome, World War II Bofors tower and shelters, and the Brooklands memorial - Brooklands was the world's first purpose-built motor racing circuit, predating other equally well known sites internationally such as the Indianapolis Speedway in the USA, Monza in Italy and Montherey in France. Constructed and financed entirely on the initiative of its owner and developer, Hugh Locke-King, it was intended as a showcase for British engineering. Enclosing an area of 300 acres, when it was completed in 1907 the concrete outer circuit was deemed such a remarkable technological achievement that it was described as one of the seven wonders of the modern world.

Brooklands Conservation Area is important for its historical links with motor racing and aviation. It encompasses the Brooklands former motor racing circuit and associated structures, now a Scheduled Monument, and several listed buildings. The purpose built motor racing circuit, opened in 1907, was the first of its kind in the world.

Locally Listed Building: Plough Bridge Farm, Byfleet Road. 18th Century L shaped brick farmhouse.

Importance of the heritage asset: High (Scheduled Monument) / Medium (conservation area)/Lesser (locally listed building)

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The site comprises four blocks of office buildings in a courtyard formation with associated hardstanding and a storage area to the west. At present, the site does not make a positive contribution to the adjacent conservation area or the historic racetrack owing to the large amount of vegetation between the site. The site is opposite to the locally listed building (Plough Bridge Farm), however the intervening road impacts its current setting .

Potential use of site

Residential development: No

Yield: N/A

Commercial uses: Yes

Potential floorspace (sqm): Net: 6,000sqm; **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Impact and mitigation

Likely impact without mitigation: Limited

Severity of the impact without mitigation: Limited

Mitigation measures and opportunities: Whilst development would be near to the conservation area boundary the open green setting is unlikely to be affected. Mitigation in the form of a control over the proposed height would be sufficient to remove any potential heritage harm

Conclusion –

Recommendation: Allocate with mitigation.

US525 - 8 Sopwith Drive, Brooklands Industrial Park

Settlement/ward: Weybridge St George's Hill

Site area: 1.07ha

Address: 8 Sopwith Drive, Brooklands Industrial Park, Weybridge, KT13 0YX

Map:



Satellite image:



Heritage asset location: Potential site allocation is within 250m of a Scheduled Ancient Monument, within 250m of a Grade II listed building and within a Conservation Area

Heritage asset name and description:

- Scheduled Ancient Monument is Brooklands motor racing circuit. The monument, which falls within ten areas of protection, includes the remains of Brooklands motor racing circuit, part of the Aerodrome Road linking the Paddock to the airfield, a bridge providing access to the airfield from the World War II Vickers repair hangars, a Bofors anti-aircraft tower, a series of World War II air raid shelters and the Brooklands Memorial.
- Grade II listed building - Former Aero Control Tower at Brooklands, De Havilland Drive. Club house and control tower built in 1932. The whole building is in an unaltered condition and is included as an airfield building in the modern style and for its very important associations with the history of British Aviation at Brooklands.
- Within Brooklands Conservation Area. It encompasses the Brooklands former motor racing circuit and associated structures, now a Scheduled Monument, and a number of listed buildings. The purpose built motor racing circuit, opened in 1907, was the first of its kind in the world.

Importance of the heritage asset: High (Scheduled Ancient Monument)/Medium (Grade II listed/Conservation Area)

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The site contains an industrial unit and associated hardstanding within the Brooklands Industrial Park. At present the site's surrounding built form does not contribute to the setting of the historic racetrack. However the adjacent listed building (Control Tower) may possibly be affected by inappropriate development as a result of its setting with regards to the view from Sopwith Drive across the front green to the building.

Potential use of site

Commercial uses: Yes

Potential floorspace (sqm): Net: 1404

Impact and mitigation

Likely impact without mitigation: Limited

Severity of the impact without mitigation: Limited

Mitigation measures and opportunities: Inappropriate height and design which could harm the view and setting of the listed building can be controlled through standard planning practices.

Conclusion

Recommendation: Allocate with mitigation

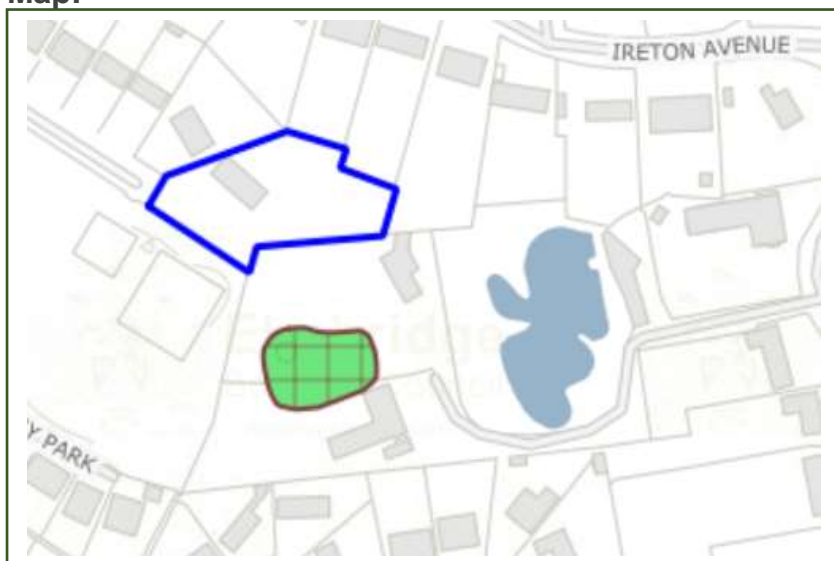
US527 – 9 Cricket Way

Settlement/ward: Oatlands & Burwood Park

Site area: 0.35ha

Address: 9 Cricket Way, Weybridge, KT13 9LP

Map:



Satellite image:



Heritage asset location: Potential site allocation is adjacent to a locally listed building.

Heritage asset name and description: Locally listed building is the Ice house, well and gazebo at 134 Owl Hill Silvermere Avenue. Ice House built circa 18th Century and the well circa 17th Century, originally serving Ashley House (built 1608); now in the garden of a private house.

Importance of the heritage asset: Lesser(locally listed)

Consideration of interest: The heritage assets are designated for their special architectural and historic interest.

Assessment of site's contribution to the heritage asset: The site contains a large detached two storey house with a significant garden plot wrapping around the building. There is screening from trees on the southern section of the site which also contains a Tree Preservation Order (TPO). The setting of the heritage asset is of some distance from the site and benefits from screening resulting from tree cover.

Potential use of site

Residential development: Yes

Yield: 5

Impact and mitigation

Likely impact without mitigation: neutral

Severity of the impact without mitigation: N/A

Mitigation measures and opportunities: The use of standard design and heritage-related policies within the Local Plan is likely to be sufficient to avoid any negative impact.

Conclusion:

Recommendation: Allocate