



*Please reply to:*

Contact: Christeen Abee  
Service: Committee Services  
Direct Line: 01784 446224  
E-mail: c.abee@spelthorne.gov.uk  
Date: 06 January 2025

## **Notice of meeting**

### **Environment and Sustainability Committee**

**Date:** Tuesday, 14 January 2025

**Time:** 7.00 pm

**Place:** Council Chamber, Council Offices, Knowle Green, Staines-upon-Thames TW18 1XB

#### **To the members of the Environment and Sustainability Committee**

Councillors:

M. Beecher (Chair)

K.M. Grant (Vice-Chair)

S.N. Beatty

M. Bing Dong

L.H. Brennan

T. Burrell

J.P. Caplin

S.M. Doran

N. Islam

A. Mathur

O. Rybinski

J.R. Sexton

J.A. Turner

H.R.D. Williams

P.N. Woodward

Substitute Members: Councillors M. Arnold, C. Bateson, D.C. Clarke, J.T.F. Doran, A. Gale, R.V. Geach, K. Howkins and L. E. Nichols

*Councillors are reminded that the Gifts and Hospitality Declaration book will be available outside the meeting room for you to record any gifts or hospitality offered to you since the last Committee meeting.*

**Spelthorne Borough Council, Council Offices, Knowle Green**

**Staines-upon-Thames TW18 1XB**

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## Agenda

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- 1. Apologies and Substitutes**

To receive any apologies for absence and notification of substitutions.
- 2. Minutes** **5 - 8**

To confirm as a correct record the minutes of the Environment and Sustainability Committee meeting held on 3 December 2024.
- 3. Disclosures of Interest**

To receive any disclosures of interest from councillors in accordance with the Council's Code of Conduct for members.
- 4. Questions from members of the Public**

The Chair, or their nominee, to answer any questions raised by members of the public in accordance with Standing Order 40.

At the time of publication of this agenda no questions were received.
- 5. Presentation from Talking Tree** **Verbal Report**

To receive a presentation from Talking Tree on the work undertaken by their volunteers and their mission.
- 6. Environment & Sustainability - Draft Detailed budget for 2025/26** **9 - 44**

To review and recommend the 2025-26 draft detailed Budget for this Committee to Corporate Policy and Resources Committee.
- 7. Environment & Sustainability - Draft Detailed Capital Budget for 2025/26** **45 - 48**

To review and recommend the 2025-26 draft detailed capital Budget for this Committee to Corporate Policy and Resources Committee.
- 8. Audited Financial Statements for Spelthorne Direct Services Ltd (SDS) for the year end 31 March 2024** **To Follow**

To note the audited financial statements for Spelthorne Direct Services Ltd for the year end 31 March 2024.
- 9. Heathrow Easterlies Alternation Consultation** **49 - 60**

To make comments on the planning application consultation to report to Planning Committee on 5 February 2025.



- 10. Conservation Area Appraisals** **61 - 294**
- To consider conservation area appraisals for Laleham, Lower Halliford, Lower Sunbury, Manygate Lane, Shepperton, Stanwell Village, and Upper Halliford following a public consultation.
- 11. Update to Sandbag Policy** **295 - 304**
- To consider the Council's updated Sandbag Policy.
- 12. Corporate Plan Actions Update - Environment and Sustainability Committee** **305 - 314**
- To receive updates on Corporate Plan Actions that are within the Environment and Sustainability Committee's remit.
- 13. Updates from Task and Finish and/or Working Groups**
- To receive an update on the following task and finish and/or working groups:
- Community Infrastructure Levy Task Groups
  - Climate Change Working Group
  - Spelthorne Design Code Task Group
- 14. Forward Plan** **315 - 318**
- A copy of the Environment & Sustainability Committee Forward Plan is attached.

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**Minutes of the Environment and Sustainability Committee  
3 December 2024**

**Present:**

Councillor M. Beecher (Chair)  
Councillor K.M. Grant (Vice-Chair)

**Councillors:**

S.N. Beatty	S.M. Doran	H.R.D. Williams
L.H. Brennan	A. Mathur	P.N. Woodward
T. Burrell	J.R. Sexton	
J.P. Caplin	J.A. Turner	

**Apologies:** Councillors M. Bing Dong, N. Islam and O. Rybinski

**In Attendance:** Councillors C. Bateson

**50/24 Minutes**

The minutes of the meeting held on 17 September 2024 were agreed as a correct record.

**51/24 Disclosures of Interest**

There were none.

**52/24 Questions from members of the Public**

There were none.

**53/24 Environment & Sustainability - Budget, Fees and Charges, Capital bids, Revenue Growth and Savings for 2025/26**

The Committee considered the Environment and Sustainability Committee budget, fees and charges, capital bids, and revenue growth and savings bids for 2025/26. The Joint Financial Services Manager advised a 4% uplift of discretionary fees and charges had been applied. Significant revenue savings and growth bids were highlighted as well as significant capital growth bids.

The Committee expressed concern that car park revenue had not reached anticipated income and were advised a consultation would be undertaken to inform any increased parking charges in future. The Committee noted the charge for memorial benches was in the incorrect column and that this charge would continue in future. The Committee acknowledged the return of the verge maintenance contract to the Council and the growth bid request for mowers to facilitate this.

The Committee were assured that any growth bids would be brought to the appropriate committee in future for approval.

The Committee **resolved** to

1. Approve the 2025/26 Budget, Fees and Charges, Capital Bids, Revenue Growth and Savings Proposals for Environment and Sustainability Committee
2. Recommend to Corporate Policy and Resources Committee that they approve the proposed 2025/26 Budget, Fees and Charges, Capital Bids, Revenue Growth and Savings proposals for Environment and Sustainability Committee.

#### **54/24 Local Planning Enforcement Policy Updates**

The Committee considered the updated Local Planning Enforcement Policy. The Planning Enforcement Team Leader advised that following adoption in March 2024, new enforcement legislation came into effect through the Levelling Up and Regeneration Act 2023 and the policy had been amended to reflect this. Key changes to the policy were summarised for the Committee.

The Committee expressed concern about the removal of references to the amount individuals could be fined, and requested wording be added to explain it would be for the courts to decide the amount of fines. The Committee noted that when the Council undertook successful enforcement action, this was usually advertised by a press release.

The Committee **resolved** to adopt the updated Local Planning Enforcement Policy.

#### **55/24 Annual Planning Development Management Performance Report 2023**

The Committee received the Annual Planning Development Management Performance report for 2023 from the Planning Development Manager. The report was presented annually to advise members of the performance of Planning Development Management against government targets and requirements. The performance was measured over a rolling two year period and was assessed against the speed of determining application for major and non-major development, and the quality of decisions made by the authority on applications for major and non-major development. Spelthorne Borough Council met and exceeded all four targets for the threshold periods.

The Committee noted the rise in planning enforcement complaints and the number of enforcement notices served.

The Committee **resolved** to note the Annual Planning Development Management Performance Report 2023.

#### **56/24 Draft Air Quality Action Plan (Adoption of Spelthorne's Air Quality Action Plan)**

The Committee considered the draft Air Quality Action Plan for adoption after undergoing public consultation. As part of its local authority air quality management responsibilities, the Council has a statutory duty to produce a plan setting out actions that it and other stakeholders would take to improve and safeguard air quality within Spelthorne's Air Quality Management Area. The consultation received a good response, and DEFRA had contacted the Council to confirm they were in agreement with the action plan.

The Committee acknowledged actions related to active travel and the collaboration that was required with key stakeholders to enable active travel schemes. The Committee expressed concern on the emphasis placed on electric vehicles and the lack of charging points in the borough. The Committee were assured this was being actively pursued by Climate Change Officers.

The Committee acknowledged pollution hotspots in the borough and requested further information on a notification app, airTEXT, that alerts residents when pollution levels are likely to be higher than usual.

The Committee **resolved** to:

1. Note the Air Quality Action Plan consultation report and
2. Approve the adoption of the final Air Quality Action Plan.

#### **57/24 Update to Local Development Scheme**

The Committee considered an updated Local Development Scheme for publication. An up-to-date scheme was a requirement for the Local Plan Examination, and following the resolution of Council to request the Examination resume, it required updating. A delegation to a key officer and the Chair of the Committee was encouraged to assist in meeting the Inspector's deadline for required documentation.

The Committee **resolved** to:

1. Agree the publication of the updated Local Development Scheme
2. Agree to delegate authority to the Group Head of Place, Protection and Prosperity in consultation with the Chair of the Environment and Sustainability Committee, to agree any modifications to Local Plan policy wording and its supporting text, and any minor modifications, to propose to the Inspector.

**58/24 Updates from Task and Finish and/or Working Groups**

The Committee received an update on the work of the Community Infrastructure Levy (CIL) Task Groups, and a verbal update on the work of the Climate Change Working Group and the Design Code Task Group.

The Chair provided the Committee with a summary of topics and reports discussed at the last meetings of the Climate Change Working Group that the Committee could expect to see in future.

The Chair of the Design Code Task Group provided a summary of the work of the Design Code Task Group and the engagement with the Citizens Panel since the Committee last met.

The Committee **resolved** to note the updates.

**59/24 Forward Plan**

The Committee considered a request from Talking Tree to give a presentation at a future Committee meeting.

The Committee **resolved** to add a Presentation from Talking Tree to the forward plan for future Committee business.

The Committee were advised that since publication, a report on Heathrow's Easterly Alternation proposals has been added to the forward plan.

The Committee **resolved** to note the forward plan for future committee business.

Meeting ended 20:52

# Environment and Sustainability Committee

14 January 2025



<b>Title</b>	<i>Environment &amp; Sustainability - Draft Detailed budget for 2025/26</i>
<b>Purpose of the report</b>	To make a decision
<b>Report Author</b>	<i>Mahmud Rogers Joint Financial Services Manager</i>
<b>Ward(s) Affected</b>	All Wards
<b>Exempt</b>	No
<b>Exemption Reason</b>	<i>n/a</i>
<b>Corporate Priority</b>	Environment Resilience Service Delivery
<b>Recommendations</b>	Committee is asked to: 1. Review, the draft detailed budget for 2025/26 for Environment & Sustainability Committee, agree any amendments 2. Recommend to Corporate Policy and Resources Committee to approve the proposed budget
<b>Reason for Recommendation</b>	Councils have a statutory duty to balance their budgets. It is important that we take a medium-term approach in ensuring that we can take action sufficiently early to ensure the Council's Revenue Budget remains financially sustainable.

## 1. Summary of the report

What is the situation	Why we want to do something
<ul style="list-style-type: none"> <li>A robust budget planning process helps organisations to manage their resources with economy, efficiency and effectiveness</li> <li></li> </ul>	<ul style="list-style-type: none"> <li>To have a robust and sustainable 2025/26 budget that meets the needs of the service and provides a resilient financial position to the Council as a whole.</li> <li>The 2025/26 Budget planning process commenced in May 2024 and must be completed and approved by Council in February 2025.</li> </ul>
This is what we want to do about it	These are the next steps
<ul style="list-style-type: none"> <li>Committee reviews and agrees provisionally the draft details budget</li> </ul>	<ul style="list-style-type: none"> <li>Agree a draft Budget for the Committee to put forward to</li> </ul>

	Corporate Policy and Resources Committee to consolidate into the overall Council Budget for 2025-26
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- 1.1 This report seeks to present the draft detailed budget for Environment & Sustainability. The purpose is giving the Committee an early opportunity to comment and shape the Budget before it is further refined
- 2. Key issues**
- 2.1 The attached appendix gives full detail of the draft detailed budget proposed.
- 3. Options analysis and proposal**
- 3.1 The Committee has the opportunity to comment on any of the fees and charges, savings or growth items
- 4. Financial management comments**
- 4.1 Proposed growth and savings have been included in the draft detailed budget as per the previous committee.
- 5. Risk management comments**
- 5.1 When considering savings proposals, we need to consider the risk of any adverse impact on service delivery capacity.
- 6. Procurement comments**
- 6.1 n/a
- 7. Legal comments**
- 7.1 Councils have a statutory duty under the Local Government Finance Act 1992 to set a balanced budget each year.
- 7.2
- 8. Other considerations**
- 8.1 n/a
- 9. Equality and Diversity**
- 9.1 When savings involve reductions to service appropriate Equality Impact Assessments need to be undertaken
- 10. Sustainability/Climate Change Implications**
- 10.1 n/a
- 11. Timetable for implementation**
- 11.1 Overall Council Budget to be agreed in February for recommendation to Council 27<sup>th</sup> February for approval
- 12. Contact**
- 12.1 Mahmud Rogers, Joint Financial Services Manager  
[m.rogers@spelthorne.gov.uk](mailto:m.rogers@spelthorne.gov.uk)

**Background papers: There are none.**



**Appendices:**

Appendix 1 – Draft detailed budget for 2025-26 Environment & Sustainability

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**Budget Report for 25/26 & 24/25****Environment & Sustainability**

<b><u>Environmental Health Admin</u></b>	<b><u>10101</u></b>	<b>25/26 £</b>	<b><u>24/25</u> £</b>
101011001	Salaries	1,042,200	981,200
101011011	Temporary Staff	7,100	7,100
101011012	Agency Staff	0	0
101011101	National Insurance	109,500	108,800
101011111	Superannuation	171,100	168,600
101011202	First Aid Allowance	600	400
101011209	Fire Wardens Allowance	800	600
101011601	Professional subscriptions	3,900	3,300
101011606	Cash Alternative to leased car	13,700	6,400
101011803	Employee related insurance	4,000	4,000
101013901	Public Transport	700	700
101013902	Essential User Car Allowance	16,400	16,400
101013903	Leased Cars	0	0
101013905	Car Mileage Allowance	5,500	5,500
101014301	Internal printing	1,200	1,200
101014312	Books & publications	200	200
101014401	Consultants fees	0	0
101014406	Legal and Court Costs	1,200	1,200
101014417	Security services	0	0
101014501	Postage Direct charge	100	100
101014507	Postage Envelopes	2,200	2,200
101014511	Telephones call charges	100	100

101014516	Mobile phones	0	1,600
101014552	Computer Software	24,900	24,900
101014701	Subscriptions General	300	300
101014979	Other Miscellaneous Expenses	200	200
101014983	Unders/Overs	0	0
101017151	Other Reimbursements	0	0
101017165	Salary Reimbursements	0	0
		<u>1,405,900</u>	<u>1,335,000</u>

<u>Pollution Control</u>	<u>10201</u>	25/26	£	24/25	£
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102011701	Professional and CPD training	1,200	0
102012301	Electricity	100	200
102014001	Operational Equipment purchase	0	0
102014312	Books & publications	200	200
102014401	Consultants fees	0	0
102014422	Pollution Control Monitoring	64,200	62,700
102014431	Pollution Control assessments	1,500	1,500
102014436	Air Quality project- Schools	0	0
102014552	Computer Software	50,000	0
102017151	Other Reimbursements	0	0
102017303	Authorisation fees	-3,200	-3,200
102017307	Contaminated Land Enquiries	0	-2,200
		<u>114,000</u>	<u>59,200</u>

<u>Noise Control</u>	<u>10202</u>	25/26	£	24/25	£
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102024001	Operational Equipment purchase	800	800
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102024002	Operational Equipment Maint.	3,100	2,500
102024906	OutOfHoursCallService	27,400	27,400
102027151	Other Reimbursements	0	0
		<b><u>31,300</u></b>	<b><u>30,700</u></b>

<b><u>Parks Strategy</u></b>	<b><u>15101</u></b>	<b>25/26</b> £	<b>24/25</b> £
151012208	Playground Improvements	0	0
151012301	Electricity	25,300	33,500
151012302	Gas	2,000	3,400
151012404	Business Rates	10,300	10,300
151012405	Water Charges	27,000	27,000
151014511	Telephones call charges	0	0
151017122	Grants and Donations	0	0
151017131	Legal costs reimbursed	0	0
151017301	Licences	-1,800	-1,800
151017411	Football	-1,100	-1,100
151017420	Fun Fairs	-4,800	-4,600
151017424	Catering Concessions	0	0
151017441	Lettings	0	0
151017443	Filming Rights	-3,500	-3,500
151017501	Rents	-15,700	-15,100
151017503	Licences/ Wayleaves/ Easements	-15,000	-15,000
151017504	Rent Top Ups from RIA	0	0
151017521	Fordbridge Park Rents	-8,300	-8,000
151017522	Laleham Park Rents	-20,000	-20,000
151017523	Lammas Recreation Licences	-6,200	-6,200

151017524	Lammas Car Park		0	0
			<u>-11,800</u>	<u>-1,100</u>
<u>Fordbridge Park</u>	<u>15106</u>	25/26 £		<u>24/25</u> £
151062404	Business Rates		0	0
151067501	Rents		0	0
			<u>0</u>	<u>0</u>
<u>Groveley Recreation Ground</u>	<u>15107</u>	25/26 £		<u>24/25</u> £
151072404	Business Rates		0	0
			<u>0</u>	<u>0</u>
<u>Laleham Park</u>	<u>15109</u>	25/26 £		<u>24/25</u> £
151097424	Catering Concessions		0	0
151097501	Rents		0	0
			<u>0</u>	<u>0</u>
<u>Shepperton Recreation Ground</u>	<u>15113</u>	25/26 £		<u>24/25</u> £
151137420	Fun Fairs		0	0
			<u>0</u>	<u>0</u>
<u>Stanwell Recreation Ground</u>	<u>15115</u>	25/26 £		<u>24/25</u> £
151157420	Fun Fairs		0	0
			<u>0</u>	<u>0</u>
<u>Sunbury Park</u>	<u>15116</u>	25/26 £		<u>24/25</u> £

151162404	Business Rates		0	0
			<u>0</u>	<u>0</u>
<b><u>Lammas</u></b>	<b><u>15117</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b> <b>£</b>
151177151	Other Reimbursements		0	0
151177503	Licences/ Wayleaves/ Easements		0	0
			<u>0</u>	<u>0</u>
<b><u>Staines Metropolitan Common</u></b>	<b><u>15201</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b> <b>£</b>
152012201	Grounds maintained noncontract		0	0
152012204	Site improvements		0	0
152012206	Fences and walls		0	0
			<u>0</u>	<u>0</u>
<b><u>Allotments</u></b>	<b><u>15401</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b> <b>£</b>
154012201	Grounds maintained noncontract		12,700	12,700
154012301	Electricity		1,000	1,300
154012401	Rents		2,000	2,000
154012402	Premises fees & Hire charges		0	0
154012405	Water Charges		9,100	8,600
154014916	Transaction Charges		0	0
154014979	Other Miscellaneous Expenses		0	0
154017151	Other Reimbursements		-500	-500
154017305	Other fees - Premises		0	0
154017501	Rents		-44,400	-42,700
			<u>-20,100</u>	<u>-18,600</u>

<u>All Cemeteries &amp; Burial Grounds</u>	<u>15501</u>	25/26	£	24/25	£
155012201	Grounds maintained noncontract		8,000		8,000
155012220	Memorials testing		0		0
155012301	Electricity		4,500		6,000
155012404	Business Rates		15,300		15,300
155012405	Water Charges		6,200		6,200
155014552	Computer Software		2,400		2,000
155014979	Other Miscellaneous Expenses		0		0
155017305	Other fees - Premises		0		0
155017375	Staines (London Rd) Cemetery		-140,300		-134,900
155017376	Ashford Cemetery		-107,200		-103,100
155017377	Stanwell Cemetery		-26,000		-25,000
155017378	Sunbury Cemetery		-174,000		-167,300
			<u>-411,100</u>		<u>-392,800</u>

<u>Recycling All Materials - AWC</u>	<u>20151</u>	25/26	£	24/25	£
201514983	Unders/Overs		0		0
201515012	External Contracts		0		0
201517006	Other Government Grants		0		0
201517084	pEPR Grant income		-907,000		0
201517111	Recycling Credits SCC		-235,000		-235,000
			<u>-1,142,000</u>		<u>-235,000</u>

<u>Textiles Recycling banks</u>	<u>20155</u>	25/26	£	24/25	£
201557111	Recycling Credits SCC		0		0



		<u>0</u>	<u>0</u>
<u>Green Waste Recycling</u>	<u>20156</u>	25/26 £	<u>24/25</u> £
201565012	External Contracts	0	0
201567111	Recycling Credits SCC	0	0
		<u>0</u>	<u>0</u>
<u>School Recycling</u>	<u>20157</u>	25/26 £	<u>24/25</u> £
201577151	Other Reimbursements	-31,500	-31,500
		<u>-31,500</u>	<u>-31,500</u>
<u>Refuse Collection</u>	<u>20201</u>	25/26 £	<u>24/25</u> £
202011001	Salaries	1,192,000	1,175,100
202011002	Overtime	20,000	20,000
202011012	Agency Staff	131,200	131,200
202011101	National Insurance	99,700	97,200
202011111	Superannuation	216,800	213,600
202011803	Employee related insurance	6,600	6,500
202013001	Commercial Vehicle Lease	0	0
202013101	Commercial Vehicle Maintenance	270,900	84,900
202013201	Commercial Vehicle Fuel	198,100	176,600
202013301	Commercial Vehicle Tyres	0	0
202013801	Hired Plant and Transport	42,600	42,600
202014001	Operational Equipment purchase	2,400	2,400
202014004	Operational equip mats & suppl	19,200	19,200
202014201	Protective clothing	0	0

202014202	Uniforms		19,200	19,200
202014552	Computer Software		15,000	15,000
202014979	Other Miscellaneous Expenses		0	0
202014983	Unders/Overs		0	0
202015003	Refuse CollectionClincialWaste		0	0
202015042	Other LA Surrey County Council		15,500	15,500
202017151	Other Reimbursements		-46,000	-46,000
202017311	Charges for services		-91,000	-111,000
202017314	Refuse collection Bulky waste		-15,500	-15,500
			<u>2,096,700</u>	<u>1,846,500</u>

<u>Green Waste</u>	<u>20203</u>	25/26	£	<u>24/25</u>	£
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202037336	New Brown Waste Bins		0	0
202037445	Hire of Green Waste Bin		-1,024,300	-910,000
			<u>-1,024,300</u>	<u>-910,000</u>

<u>Food Waste</u>	<u>20204</u>	25/26	£	<u>24/25</u>	£
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202043101	Commercial Vehicle Maintenance		0	0
202043201	Commercial Vehicle Fuel		0	0
202047151	Other Reimbursements		0	0
			<u>0</u>	<u>0</u>

<u>DCLG Project Management</u>	<u>20205</u>	25/26	£	<u>24/25</u>	£
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202053201	Commercial Vehicle Fuel		0	0
202057151	Other Reimbursements		0	0
			<u>0</u>	<u>0</u>

<u>Textiles Service</u>	<u>20206</u>	25/26 £	<u>24/25</u> £
202063001	Commercial Vehicle Lease	0	0
202063201	Commercial Vehicle Fuel	0	0
202067151	Other Reimbursements	-27,800	-27,800
		<u>-27,800</u>	<u>-27,800</u>

<u>White House Garage Site</u>	<u>20302</u>	25/26 £	<u>24/25</u> £
203022201	Grounds maintained noncontract	1,600	3,600
203022301	Electricity	9,500	12,600
203022302	Gas	3,100	5,200
203022404	Business Rates	50,700	50,700
203022405	Water Charges	3,300	3,300
203022407	Environmental Services	3,700	2,100
203022601	Cleaning materials	2,000	2,000
203022602	Window cleaning	1,000	1,000
203022604	Contract cleaning	8,200	8,200
203024417	Security services	5,000	5,000
203024978	Insurance Excess Charge	0	0
203024979	Other Miscellaneous Expenses	0	0
203025042	Other LA Surrey County Council	34,500	34,500
203027501	Rents	0	0
		<u>122,600</u>	<u>128,200</u>

<u>Planning Policy and Implement</u>	<u>21101</u>	25/26 £	<u>24/25</u> £
211011001	Salaries	413,500	381,400

211011002	Overtime	400	400
211011003	Committee Attendance	400	400
211011101	National Insurance	45,400	42,600
211011111	Superannuation	71,600	66,100
211011601	Professional subscriptions	1,200	1,200
211011701	Professional and CPD training	5,000	5,000
211011803	Employee related insurance	800	800
211013901	Public Transport	300	300
211013902	Essential User Car Allowance	6,500	8,300
211013905	Car Mileage Allowance	600	600
211014301	Internal printing	500	500
211014316	Shredding	0	0
211014401	Consultants fees	418,400	53,400
211014440	Design Code	30,000	90,000
211014507	Postage Envelopes	0	0
211014511	Telephones call charges	200	200
211014552	Computer Software	26,500	1,500
211014602	Conference expenses	4,000	4,000
211014603	Conference fees travel & subst	1,000	1,000
211014701	Subscriptions General	0	0
211014728	SASIG	1,900	1,900
211014901	Other Advertising	500	500
211014905	Marketing	40,000	0
211014978	Insurance Excess Charge	0	0
211014979	Other Miscellaneous Expenses	2,000	2,000
211014983	Unders/Overs	0	0

211015042	Other LA Surrey County Council	0	0
211017158	Contributions from CIL	-87,600	-87,600
211017235	Sale of Planning Publications	0	0
211017236	Charge for Photocopying	0	0
		<b><u>983,100</u></b>	<b><u>574,500</u></b>

<u>Development Control</u>	<u>21102</u>	25/26 £	<u>24/25</u> £
211021001	Salaries	973,100	953,200
211021002	Overtime	3,000	3,000
211021003	Committee Attendance	1,600	1,600
211021101	National Insurance	107,300	104,200
211021111	Superannuation	168,000	164,600
211021209	Fire Wardens Allowance	400	0
211021601	Professional subscriptions	2,600	2,600
211021606	Cash Alternative to leased car	14,300	12,300
211021803	Employee related insurance	2,100	2,100
211023901	Public Transport	100	100
211023902	Essential User Car Allowance	16,600	17,400
211023905	Car Mileage Allowance	2,100	2,100
211024301	Internal printing	2,000	2,000
211024312	Books & publications	13,900	13,900
211024315	Microfilming	0	0
211024401	Consultants fees	188,000	138,000
211024406	Legal and Court Costs	95,000	25,000
211024412	Land registry	1,000	1,000
211024507	Postage Envelopes	6,000	6,000

211024511	Telephones call charges	500	500
211024516	Mobile phones	0	2,500
211024552	Computer Software	21,800	21,800
211024601	Subsistence	300	300
211024603	Conference fees travel & subst	500	500
211024901	Other Advertising	15,300	15,300
211024983	Unders/Overs	0	0
211027131	Legal costs reimbursed	0	0
211027136	Requests for Minor Amendments	-1,100	-1,100
211027137	Compliance with Condition	-2,200	-2,100
211027236	Charge for Photocopying	0	0
211027331	Planning Application fees	-716,600	-689,000
211027334	Pre-Application Advice	-76,400	-73,500
211027335	Housing Viability Advice Fees	0	0
211027338	Planning Performance Agreement	0	0
		<b><u>839,200</u></b>	<b><u>724,300</u></b>

<b><u>Environmental Enhancements</u></b>	<b><u>21104</u></b>	<b>25/26</b>	<b>£</b>	<b>24/25</b>	<b>£</b>
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211042201	Grounds maintained noncontract	0	0
211042204	Site improvements	4,000	3,700
211042206	Fences and walls	5,300	5,300
211042241	Community Fund	4,300	4,300
211042275	Shortwood Pond Clearance	0	0
211044979	Other Miscellaneous Expenses	0	0
211045012	External Contracts	0	0
211047006	Other Government Grants	0	0

		<u>13,600</u>		<u>13,300</u>
<b><u>Bridge Street Car Park</u></b>	<b><u>21106</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>
211064979 Other Miscellaneous Expenses				0
		<u>0</u>		<u>0</u>
<b><u>Riverside Car Park</u></b>	<b><u>21107</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>
211074979 Other Miscellaneous Expenses				0
		<u>0</u>		<u>0</u>
<b><u>Tothill Car Park/Elmsleigh IV</u></b>	<b><u>21108</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>
211084979 Other Miscellaneous Expenses				0
		<u>0</u>		<u>0</u>
<b><u>Energy Initiatives</u></b>	<b><u>21401</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>
214014401 Consultants fees				5,200
214014903 Promotions and Exhibitions				4,600
214014979 Other Miscellaneous Expenses				500
		<u>10,300</u>		<u>10,100</u>
<b><u>Environment Services Admin</u></b>	<b><u>25102</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>
251021601 Professional subscriptions				0
251021803 Employee related insurance				0
251023903 Leased Cars				0
251023905 Car Mileage Allowance				0
251024301 Internal printing				0
251024312 Books & publications				0

251024507	Postage Envelopes		0	0
251024511	Telephones call charges		0	0
251024516	Mobile phones		0	0
251024979	Other Miscellaneous Expenses		0	0
251027151	Other Reimbursements		0	0
			<u>0</u>	<u>0</u>
<b><u>Street Furniture</u></b>	<b><u>26503</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u> £</b>
265032515	Notice Boards		0	0
			<u>0</u>	<u>0</u>
<b><u>Abandoned Vehicles</u></b>	<b><u>26508</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u> £</b>
265085012	External Contracts		3,600	3,600
			<u>3,600</u>	<u>3,600</u>
<b><u>Environmental Maintenance</u></b>	<b><u>26510</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u> £</b>
265104994	Christmas Lights		0	0
			<u>0</u>	<u>0</u>
<b><u>Car Park Administration</u></b>	<b><u>26601</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u> £</b>
266011001	Salaries		276,100	271,100
266011101	National Insurance		28,400	27,800
266011111	Superannuation		47,400	46,700
266011202	First Aid Allowance		200	200
266011209	Fire Wardens Allowance		200	200
266011803	Employee related insurance		2,200	2,200



266012261	Footpath Improvements	1,000	1,000
266012301	Electricity	34,400	45,500
266012404	Business Rates	4,200	4,200
266012601	Cleaning materials	300	300
266012602	Window cleaning	500	500
266012604	Contract cleaning	4,400	4,400
266013001	Commercial Vehicle Lease	0	0
266013101	Commercial Vehicle Maintenance	2,000	2,000
266013201	Commercial Vehicle Fuel	3,400	3,000
266013301	Commercial Vehicle Tyres	500	500
266013902	Essential User Car Allowance	1,200	1,200
266013905	Car Mileage Allowance	1,000	1,000
266014001	Operational Equipment purchase	1,000	1,000
266014002	Operational Equipment Maint.	50,700	50,700
266014003	Operational equipment leasing	10,200	10,200
266014004	Operational equip mats & suppl	6,000	6,000
266014202	Uniforms	2,000	2,000
266014301	Internal printing	1,000	1,000
266014417	Security services	25,400	25,000
266014507	Postage Envelopes	4,200	4,200
266014511	Telephones call charges	1,800	1,800
266014516	Mobile phones	0	2,000
266014552	Computer Software	14,000	14,000
266014701	Subscriptions General	3,000	3,000
266014908	DVLA Enquiries	500	500
266014957	Lines & Signs	5,000	5,000

266014958	Traffic Enforcement Centre	5,000	5,000
266014973	Credit Card Charges	37,800	37,800
266014978	Insurance Excess Charge	0	0
266014979	Other Miscellaneous Expenses	0	0
266014983	Unders/Overs	0	0
266017305	Other fees - Premises	0	0
266017402	Car Parking Pay & Display	0	0
266017403	Car Parking Excess Charges	-67,000	-67,000
266017405	Car Parking Season Tickets	0	0
266017408	Park & Phone	0	0
266017410	Business Permits	0	0
266017418	On Street Dispensation Permits	0	-4,000
		<b><u>508,000</u></b>	<b><u>510,000</u></b>

<b><u>Riverside Car Park</u></b>	<b><u>26602</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>	<b>£</b>
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266022201	Grounds maintained noncontract	0	0
266022404	Business Rates	31,200	31,200
266022604	Contract cleaning	3,600	3,600
266027402	Car Parking Pay & Display	-82,100	-82,100
		<b><u>-47,300</u></b>	<b><u>-47,300</u></b>

<b><u>Elmsleigh Road Car Park</u></b>	<b><u>26603</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>	<b>£</b>
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266032404	Business Rates	19,200	19,200
266032604	Contract cleaning	1,200	1,200
266037301	Licences	0	0
266037402	Car Parking Pay & Display	-29,100	-29,100

266037410	Business Permits		-2,800	-2,800
266037501	Rents		0	0
			<u>-11,500</u>	<u>-11,500</u>

<b><u>Bridge Street Car Park</u></b>	<b><u>26604</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>	<b>£</b>
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266042404	Business Rates		38,700	38,700
266042412	Bid Levy		0	0
266042604	Contract cleaning		0	0
266047402	Car Parking Pay & Display		-15,100	-15,100
266047405	Car Parking Season Tickets		-10,900	-10,900
266047501	Rents		0	0
			<u>12,700</u>	<u>12,700</u>

<b><u>Kingston Road Car Park</u></b>	<b><u>26605</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>	<b>£</b>
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266052201	Grounds maintained noncontract		0	0
266052401	Rents		0	0
266052404	Business Rates		43,100	43,100
266052604	Contract cleaning		3,600	3,600
266057402	Car Parking Pay & Display		-232,900	-232,900
266057405	Car Parking Season Tickets		-22,200	-22,200
			<u>-208,400</u>	<u>-208,400</u>

<b><u>Tothill Street M/s Car Park</u></b>	<b><u>26606</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>	<b>£</b>
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266062201	Grounds maintained noncontract		0	0
266062404	Business Rates		53,800	53,800
266062604	Contract cleaning		0	0

266067402	Car Parking Pay & Display	0	0
266067404	Health Protection FPNotices	0	0
266067405	Car Parking Season Tickets	0	0
266067501	Rents	-105,000	0
		<u>-51,200</u>	<u>53,800</u>

<u>Elmsleigh M/S Car Park</u>	<u>26608</u>	25/26	£	24/25	£
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266082201	Grounds maintained noncontract	0	0
266082404	Business Rates	239,400	239,400
266082412	Bid Levy	2,400	2,400
266082604	Contract cleaning	29,900	29,900
266087402	Car Parking Pay & Display	-847,000	-847,000
266087405	Car Parking Season Tickets	-108,900	-108,900
266087406	Disabled CarParkSeasonTickets	-2,000	-2,000
266087501	Rents	-500	-500
266087509	Commission received	-1,500	-1,500
266087519	Car Wash Rents	-20,000	-20,000
		<u>-708,200</u>	<u>-708,200</u>

<u>Riverside Extension Car Park</u>	<u>26609</u>	25/26	£	24/25	£
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266092403	Management fees	20,400	20,000
266092404	Business Rates	22,300	22,300
266097402	Car Parking Pay & Display	0	0
266097501	Rents	-33,000	-33,000
		<u>9,700</u>	<u>9,300</u>

<u>South Street Car Park</u>	<u>26611</u>	25/26	£	24/25	£
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266112404	Business Rates			2,200		2,200
266117402	Car Parking Pay & Display			0		0
266117410	Business Permits			0		0
266117501	Rents			0		0
				<u>2,200</u>		<u>2,200</u>
<b><u>Church Street Ashford Car Park</u></b>		<b><u>26612</u></b>		<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>
266122404	Business Rates			0		0
				<u>0</u>		<u>0</u>
<b><u>Stanwell Car Park</u></b>		<b><u>26613</u></b>		<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>
266132404	Business Rates			0		0
266132604	Contract cleaning			0		0
				<u>0</u>		<u>0</u>
<b><u>Laleham Car Park</u></b>		<b><u>26614</u></b>		<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>
266142404	Business Rates			0		0
				<u>0</u>		<u>0</u>
<b><u>Sunbury Car Park</u></b>		<b><u>26615</u></b>		<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>
266152404	Business Rates			0		0
266152604	Contract cleaning			500		500
				<u>500</u>		<u>500</u>
<b><u>Other Misc Small Car Park's</u></b>		<b><u>26617</u></b>		<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>
266172404	Business Rates			5,800		5,800

266177407	Residents Parking		-3,500	-3,500
266177410	Business Permits		-2,000	-2,000
			<u>300</u>	<u>300</u>

<u>The Lammas</u>	<u>26618</u>	25/26	£	<u>24/25</u>	£
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266187402	Car Parking Pay & Display		-23,300	-23,300
			<u>-23,300</u>	<u>-23,300</u>

<u>Riverside-Laleham</u>	<u>26619</u>	25/26	£	<u>24/25</u>	£
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266192201	Grounds maintained noncontract		0	0
266192404	Business Rates		0	0
266192604	Contract cleaning		1,200	1,200
266197402	Car Parking Pay & Display		-11,700	-11,700
			<u>-10,500</u>	<u>-10,500</u>

<u>Ashford Car Park</u>	<u>26621</u>	25/26	£	<u>24/25</u>	£
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266212201	Grounds maintained noncontract		0	0
266212404	Business Rates		43,900	43,900
266212604	Contract cleaning		0	0
266217402	Car Parking Pay & Display		0	0
266217405	Car Parking Season Tickets		0	0
266217501	Rents		0	0
			<u>43,900</u>	<u>43,900</u>

<u>Dumsey Meadow C/P Laleham</u>	<u>26622</u>	25/26	£	<u>24/25</u>	£
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266222404	Business Rates		1,100	1,100
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266227402	Car Parking Pay & Display			-4,100	-4,100
				<u>-3,000</u>	<u>-3,000</u>
<u>Manor Park C/P Shepperton</u>		<u>26623</u>	25/26	£	<u>24/25</u> £
266232404	Business Rates			4,500	4,500
266237402	Car Parking Pay & Display			-2,300	-2,300
				<u>2,200</u>	<u>2,200</u>
<u>Old Bathing Stn C/P Sunbury</u>		<u>26624</u>	25/26	£	<u>24/25</u> £
266242404	Business Rates			4,200	4,200
266247402	Car Parking Pay & Display			-1,100	-1,100
				<u>3,100</u>	<u>3,100</u>
<u>Thames Street C/P Sunbury</u>		<u>26625</u>	25/26	£	<u>24/25</u> £
266252404	Business Rates			5,000	5,000
266257402	Car Parking Pay & Display			-4,900	-4,900
				<u>100</u>	<u>100</u>
<u>SVH Car Park</u>		<u>26626</u>	25/26	£	<u>24/25</u> £
266267402	Car Parking Pay & Display			-2,300	-2,300
				<u>-2,300</u>	<u>-2,300</u>
<u>Laleham Broadway Car Park</u>		<u>26627</u>	25/26	£	<u>24/25</u> £
266272404	Business Rates			4,000	4,000
266277402	Car Parking Pay & Display			-2,700	-2,700
				<u>1,300</u>	<u>1,300</u>

<b><u>Green Street Car Park</u></b>	<b><u>26628</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>	<b>£</b>
266287402 Car Parking Pay & Display			-1,100		-1,100
			<b><u>-1,100</u></b>		<b><u>-1,100</u></b>
<b><u>Walled Garden Car Park</u></b>	<b><u>26629</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>	<b>£</b>
266292404 Business Rates			3,700		3,700
266297402 Car Parking Pay & Display			-12,800		-12,800
			<b><u>-9,100</u></b>		<b><u>-9,100</u></b>
<b><u>Orchard Meadow Car Park</u></b>	<b><u>26630</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>	<b>£</b>
266302404 Business Rates			7,900		7,900
266307402 Car Parking Pay & Display			-7,000		-7,000
			<b><u>900</u></b>		<b><u>900</u></b>
<b><u>George Street</u></b>	<b><u>26631</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>	<b>£</b>
266317422 Vistors Permits			0		0
266317423 Residents Permits			0		0
			<b><u>0</u></b>		<b><u>0</u></b>
<b><u>Lammas Close</u></b>	<b><u>26632</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>	<b>£</b>
266327423 Residents Permits			0		0
			<b><u>0</u></b>		<b><u>0</u></b>
<b><u>Moormede Estate</u></b>	<b><u>26633</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>	<b>£</b>
266337422 Vistors Permits			0		0



266337423	Residents Permits		0	0
			<u>0</u>	<u>0</u>
<b><u>Prospect Place</u></b>	<b><u>26635</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b> <b>£</b>
266357422	Vistors Permits		0	0
266357423	Residents Permits		0	0
			<u>0</u>	<u>0</u>
<b><u>Church St &amp; Island Close</u></b>	<b><u>26636</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b> <b>£</b>
266367422	Vistors Permits		0	0
266367423	Residents Permits		0	0
			<u>0</u>	<u>0</u>
<b><u>Horton Road</u></b>	<b><u>26637</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b> <b>£</b>
266377423	Residents Permits		0	0
			<u>0</u>	<u>0</u>
<b><u>Silverdale Court -Leacroft</u></b>	<b><u>26638</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b> <b>£</b>
266387423	Residents Permits		0	0
			<u>0</u>	<u>0</u>
<b><u>Victoria Road/Moor Lane</u></b>	<b><u>26639</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b> <b>£</b>
266397422	Vistors Permits		0	0
266397423	Residents Permits		0	0
			<u>0</u>	<u>0</u>
<b><u>DPE</u></b>	<b><u>26698</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b> <b>£</b>

266982401	Rents	0	0
266983201	Commercial Vehicle Fuel	0	0
266984003	Operational equipment leasing	0	0
266984202	Uniforms	0	0
266984303	Specialised printing	0	0
266984406	Legal and Court Costs	0	0
266984507	Postage Envelopes	0	0
266984552	Computer Software	0	0
266984908	DVLA Enquiries	0	0
266984910	GDPR Expenses	0	0
266984957	Lines & Signs	0	0
266985042	Other LA Surrey County Council	0	0
266987151	Other Reimbursements	0	0
266987403	Car Parking Excess Charges	0	0
		<u>0</u>	<u>0</u>

<b><u>Public Conveniences</u></b>	<b><u>26702</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>	<b>£</b>
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267022301	Electricity	0	0
267022404	Business Rates	0	0
267022405	Water Charges	0	0
267024003	Operational equipment leasing	0	0
267024511	Telephones call charges	0	0
267024891	Public Toilet Facilities	0	0
267024979	Other Miscellaneous Expenses	0	0
		<u>0</u>	<u>0</u>

<b><u>Shepperton High Street PCs</u></b>	<b><u>26704</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>	<b>£</b>
267042404	Business Rates			0	0
				<u>0</u>	<u>0</u>
<b><u>Shepperton Lock Towpath PCs</u></b>	<b><u>26705</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>	<b>£</b>
267052404	Business Rates			0	0
				<u>0</u>	<u>0</u>
<b><u>Water Courses &amp; Land Drainage</u></b>	<b><u>26802</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>	<b>£</b>
268022210	Sweeps Ditch Maintenance			23,500	3,400
268024002	Operational Equipment Maint.			2,600	2,600
268024979	Other Miscellaneous Expenses			0	0
				<u>26,100</u>	<u>6,000</u>
<b><u>L. Thames Flood Relief Scheme</u></b>	<b><u>26806</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>	<b>£</b>
268064979	Other Miscellaneous Expenses			0	0
				<u>0</u>	<u>0</u>
<b><u>Neighbourhood Serv Mgt Support</u></b>	<b><u>30201</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>	<b>£</b>
302011001	Salaries			953,500	949,100
302011002	Overtime			31,400	31,400
302011101	National Insurance			104,300	101,700
302011111	Superannuation			165,500	165,000
302011202	First Aid Allowance			600	600
302011209	Fire Wardens Allowance			400	400

302011210	ILO allowance	200	200
302011212	Additional allowance	3,000	3,000
302011601	Professional subscriptions	1,200	1,200
302011606	Cash Alternative to leased car	5,700	5,600
302011803	Employee related insurance	5,500	5,400
302012205	Gritting of Car Parks	0	0
302013001	Commercial Vehicle Lease	0	0
302013101	Commercial Vehicle Maintenance	6,000	6,000
302013201	Commercial Vehicle Fuel	500	500
302013401	Commercial Vehicle Road Tax	1,000	1,000
302013902	Essential User Car Allowance	9,200	8,800
302013903	Leased Cars	0	0
302013905	Car Mileage Allowance	5,500	5,500
302014001	Operational Equipment purchase	8,400	8,400
302014023	Office Equipment Maintenance	0	0
302014105	Vending Machines - multisnacks	5,000	5,000
302014202	Uniforms	500	500
302014301	Internal printing	15,500	15,500
302014302	External printing	1,000	1,000
302014311	Office Stationery	1,000	1,000
302014312	Books & publications	1,700	1,700
302014406	Legal and Court Costs	20,000	20,000
302014412	Land registry	1,000	1,000
302014417	Security services	12,000	0
302014443	Police checks	600	600
302014507	Postage Envelopes	6,900	6,900

302014511	Telephones call charges	2,300	2,300
302014516	Mobile phones	0	5,200
302014552	Computer Software	100	100
302014905	Marketing	25,600	25,600
302014906	OutOfHoursCallService	6,000	6,000
302014978	Insurance Excess Charge	21,100	21,100
302014979	Other Miscellaneous Expenses	0	0
302015044	Surrey police-PCSO	0	0
302017151	Other Reimbursements	0	0
302017172	Bus Shelters Advert. revenue	-25,000	0
302017409	Streetscene Penalty Notices	-3,200	-3,200
		<u>1,394,000</u>	<u>1,404,100</u>

<u>Pavilion Flat, Long Lane Rec</u>	<u>31003</u>	25/26	£	24/25	£
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310032001	Responsive maintenance	0	0
310032403	Management fees	0	0
310032408	Premises Insurance	0	0
310034403	Valuers	0	0
310037501	Rents	-500	-500
		<u>-500</u>	<u>-500</u>

<u>Flat,Staines Park Pavillion</u>	<u>31004</u>	25/26	£	24/25	£
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310042001	Responsive maintenance	0	0
310042403	Management fees	0	3,500
310042408	Premises Insurance	0	0
310042411	Council tax (void property)	3,600	0

310044403	Valuers		0	0
310047501	Rents		0	-13,800
			<u>3,600</u>	<u>-10,300</u>

<b><u>Enforcement Project</u></b>	<b><u>31204</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>	<b>£</b>
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312041001	Salaries		0	0
312041002	Overtime		0	0
312041101	National Insurance		0	0
312041111	Superannuation		0	0
312044202	Uniforms		0	0
312044516	Mobile phones		0	0
312044979	Other Miscellaneous Expenses		0	0
			<u>0</u>	<u>0</u>

<b><u>Emergency Planning</u></b>	<b><u>31803</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>	<b>£</b>
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318034001	Operational Equipment purchase		0	0
318034511	Telephones call charges		100	100
318034516	Mobile phones		0	0
318034979	Other Miscellaneous Expenses		0	0
318035012	External Contracts		95,400	95,400
318037151	Other Reimbursements		0	0
			<u>95,500</u>	<u>95,500</u>

<b><u>Street Cleaning</u></b>	<b><u>45301</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>	<b>£</b>
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453011001	Salaries		461,800	449,500
453011002	Overtime		85,200	85,200

453011011	Temporary Staff	20,000	20,000
453011101	National Insurance	42,800	41,100
453011111	Superannuation	83,400	81,300
453011803	Employee related insurance	3,200	3,200
453012512	Street Nameplates	7,400	4,200
453012513	Wayside seats	1,200	1,200
453012514	Litter Bins	9,000	9,000
453013001	Commercial Vehicle Lease	0	0
453013101	Commercial Vehicle Maintenance	70,500	36,000
453013201	Commercial Vehicle Fuel	83,300	74,300
453013301	Commercial Vehicle Tyres	0	0
453013401	Commercial Vehicle Road Tax	2,000	2,000
453014004	Operational equip mats & suppl	34,600	34,600
453014983	Unders/Overs	0	0
453017319	DSO Income from Internal Clie	-46,600	-46,600
		<b><u>857,800</u></b>	<b><u>795,000</u></b>

<b><u>Flower Displays</u></b>	<b><u>45401</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>	<b>£</b>
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454012301	Electricity	0	0
454014004	Operational equip mats & suppl	0	0
454015012	External Contracts	0	0
454017124	Sponsorship -Non VATable	0	0
454017319	DSO Income from Internal Clie	0	0
		<b><u>0</u></b>	<b><u>0</u></b>

<b><u>Nursery</u></b>	<b><u>45402</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>	<b>£</b>
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454022301	Electricity	0	0
		<u>0</u>	<u>0</u>

<b><u>Grounds Maintenance</u></b>	<b><u>45403</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>	<b>£</b>
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454031001	Salaries	992,900	947,800
454031002	Overtime	10,000	10,000
454031011	Temporary Staff	15,000	15,000
454031012	Agency Staff	12,500	12,500
454031101	National Insurance	92,800	88,100
454031111	Superannuation	172,100	164,500
454031704	Operational Training	20,000	20,000
454031803	Employee related insurance	4,500	4,500
454032201	Grounds maintained noncontract	50,000	50,000
454032202	Contract maintenance	0	0
454032208	Playground Improvements	48,000	50,000
454032215	Trees	5,000	5,000
454032218	Playground Inspections	0	30,000
454032219	Playground Maintenance	30,000	30,000
454032231	Weed Spraying	39,000	39,000
454032301	Electricity	5,800	7,600
454032405	Water Charges	500	500
454033101	Commercial Vehicle Maintenance	30,000	30,000
454033102	Vehicle Tracking	3,300	3,300
454033201	Commercial Vehicle Fuel	61,900	55,200
454033902	Essential User Car Allowance	2,400	2,400
454033905	Car Mileage Allowance	1,000	1,000



454034001	Operational Equipment purchase	37,200	37,200
454034002	Operational Equipment Maint.	50,000	50,000
454034003	Operational equipment leasing	40,000	40,000
454034004	Operational equip mats & suppl	150,000	150,000
454034201	Protective clothing	20,000	20,000
454034301	Internal printing	1,000	1,000
454034417	Security services	48,000	48,000
454034511	Telephones call charges	6,000	6,000
454034978	Insurance Excess Charge	5,000	5,000
454034979	Other Miscellaneous Expenses	2,000	2,000
454035012	External Contracts	30,000	30,000
454037124	Sponsorship -Non VATable	-52,500	-52,500
454037151	Other Reimbursements	0	0
454037304	Collection fees	-15,000	-15,000
		<u>1,918,400</u>	<u>1,888,100</u>

<u>Highway Verges</u>	<u>45404</u>	25/26	£	24/25	£
454041001	Salaries	0	0	0	0
454041002	Overtime	0	0	0	0
454041011	Temporary Staff	0	0	0	0
454041012	Agency Staff	0	0	0	0
454041803	Employee related insurance	0	0	0	0
454042231	Weed Spraying	0	0	0	0
454043101	Commercial Vehicle Maintenance	0	0	0	0
454043201	Commercial Vehicle Fuel	0	0	0	0
454044001	Operational Equipment purchase	0	0	0	0

454045012	External Contracts		0	0
454047151	Other Reimbursements		0	0
454047304	Collection fees		0	0
			<u>0</u>	<u>0</u>

<b><u>Moorings &amp; Lifebelts</u></b>	<b><u>45405</u></b>	<b>25/26</b>	<b>£</b>	<b><u>24/25</u></b>	<b>£</b>
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454054001	Operational Equipment purchase		0	0
			<u>0</u>	<u>0</u>

<b><u>Grand Total:</u></b>		<b><u>6,755,600.00</u></b>		<b><u>6,902,700.00</u></b>
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# Environment and Sustainability Committee

14 January 2025



<b>Title</b>	<i>Environment &amp; Sustainability - Draft Detailed capital budget for 2025/26</i>
<b>Purpose of the report</b>	To make a decision
<b>Report Author</b>	<i>Mahmud Rogers Joint Financial Services Manager</i>
<b>Ward(s) Affected</b>	All Wards
<b>Exempt</b>	No
<b>Exemption Reason</b>	<i>n/a</i>
<b>Corporate Priority</b>	Environment Resilience Service Delivery
<b>Recommendations</b>	Committee is asked to: 1. Review, the draft detailed capital budget for 2025/26 for Environment & Sustainability Committee with any agreed any amendments. 2. Recommend to Corporate Policy and Resources Committee to approve the proposed budget.
<b>Reason for Recommendation</b>	Councils have a statutory duty to balance their budgets. It is important that we take a medium-term approach in ensuring that we can take action sufficiently early to ensure the Council's capital Budget remains financially sustainable.

## 1. Summary of the report

What is the situation	Why we want to do something
<ul style="list-style-type: none"> <li>A robust capital budget planning process helps organisations to manage their resources with economy, efficiency and effectiveness</li> </ul>	<ul style="list-style-type: none"> <li>To have a robust and sustainable 2025/26 capital budget that meets the needs of the service and provides a resilient financial position to the Council as a whole.</li> <li>The 2025/26 Budget planning process commenced in May 2024 and must be completed and approved by Council in February 2025.</li> </ul>
This is what we want to do about it	These are the next steps
<ul style="list-style-type: none"> <li>Committee reviews and agrees</li> </ul>	<ul style="list-style-type: none"> <li>Agree a draft capital Budget for the Committee to put forward to Corporate Policy and</li> </ul>

provisionally the draft detailed capital budget	Resources Committee to consolidate into the overall Council Budget for 2025-26
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- 1.1 This report seeks to present the draft detailed capital budget for Environment & Sustainability.
- 2. Key issues**
- 2.1 The attached appendix gives full detail of the draft detailed capital budget proposed.
- 3. Options analysis and proposal**
- 3.1 The Committee has the opportunity to comment on any items
- 4. Financial management comments**
- 4.1 Proposed additions have been included in the draft detailed budget as per the previous committee.
- 5. Risk management comments**
- 5.1 When considering savings proposals, we need to consider the risk of any adverse impact on service delivery capacity.
- 6. Procurement comments**
- 6.1 n/a
- 7. Legal comments**
- 7.1 Councils have a statutory duty under the Local Government Finance Act 1992 to set a balanced budget each year.
- 8. Other considerations**
- 8.1 n/a
- 9. Equality and Diversity**
- 9.1 When savings involve reductions to service appropriate Equality Impact Assessments need to be undertaken
- 10. Sustainability/Climate Change Implications**
- 10.1 n/a
- 11. Timetable for implementation**
- 11.1 Overall Council Budget to be agreed in February for recommendation to Council 27<sup>th</sup> February for approval
- 12. Contact**
- 12.1 Mahmud Rogers, Joint Financial Services Manager  
[m.rogers@spelthorne.gov.uk](mailto:m.rogers@spelthorne.gov.uk)

**Background papers: There are none.**

**Appendices:**

Appendix 1 – Detailed Capital Budget - E&S 3-1-25

	Budget 2025/26	Budget 2026/27	Budget 2027/28	Budget 2028/29	Total for 4 Years
	£000s	£000s	£000s	£000s	£000s
<b>Appendix C Spelthorne Capital Programme 2024-25 to 2027-28</b>					
<b>Environment &amp; Sustainability</b>					
Wheelie Bins	55	0	0	0	<b>55</b>
Garden Waste Bins (Growth)	60	60	60	60	<b>240</b>
River Thames Scheme	0	0	1,300	0	<b>1,300</b>
Electric Van for Jet(Growth)	180	0	0	0	<b>180</b>
New Market Stalls (Slippage)	0	60	0	0	<b>60</b>
Replace 4 remaining Spelride buses for Electric (Slippage)	0	500	0	0	<b>500</b>
Electric Power Supply enhancement (Slippage)	0	450	0	0	<b>450</b>
Tractor for parks grass cutting	0	0	0	100	<b>100</b>
Replacement machinery for parks maintenance (8 ride on mowers) (Growth)	248	0	0	0	<b>248</b>
Replacement Luton Van (electric) (Growth)	0	0	75	0	<b>75</b>
Replacement service vehicles for parks (6 25/26 3 28/29) (Growth)	0	0	0	360	<b>360</b>
Increase PowerSupply &Fast Chargers (Growth)	0	500	0	0	<b>500</b>
Repalcement Vans for Car Park officer use (Growth)	0	0	70	0	<b>70</b>
Replacement Play Area Equipment (Growth)	0	150	0	0	<b>150</b>
Replacement of Electric Van for Ground Maintenance(3 Vans) (Growth)	105	0	0	0	<b>105</b>
Replacement of Recovery and Service Vehicle (Growth)	38	0	0	0	<b>38</b>
4 Sweeper Vehicle HVO/Diesel (Growth)	0	80	80	80	<b>240</b>
HVO/Diesel tanks Depot & Nursery (Growth)	90	0	0	0	<b>90</b>
<b>Committee Total</b>	<b>776</b>	<b>1,800</b>	<b>1,585</b>	<b>600</b>	<b>4,761</b>

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# Environment and Sustainability Committee



14 January 2025

<b>Title</b>	Heathrow Easterlies Alteration Planning Application Consultation from London Borough of Hillingdon.
<b>Purpose of the report</b>	To make comments to report to Planning Committee on 5 February 2025
<b>Report Author</b>	Kelly Walker Principal Planning Officer and Matthew Clapham Senior Planning Officer
<b>Ward(s) Affected</b>	All Wards
<b>Exempt</b>	No
<b>Exemption Reason</b>	N/A
<b>Corporate Priority</b>	Environment
<b>Recommendations</b>	<p><b>Committee is asked to:</b></p> <p>Make comments to the Planning Committee advising that the E&amp;S Committee agrees with the officer's attached draft report, to raise <b>objection</b> on unacceptable noise impact on Spelthorne properties in Stanwell Moor.</p>
<b>Reason for Recommendation</b>	The consultation by the London Borough of Hillingdon is due to be considered by the Planning Committee on 5 February 2025. Comments from the E & S Committee on the attached draft officer's report are required.

## 1. Summary of the report

What is the situation	Why we want to do something
A consultation has been received by the Local Planning Authority from the London Borough of Hillingdon about an application for enabling works to serve the northern runway, to allow the implementation of full runway alteration during easterly operations at Heathrow Airport. This will be considered by the Planning Committee.	Provide a response to the London Borough of Hillingdon (who will determine the application) on the consultation relating to the Heathrow Easterly Alternation proposal.
This is what we want to do about it	These are the next steps

<p>To make comments to the Planning Committee advising that ,the E&amp;S Committee agrees with the officer’s attached draft report, to raise <b>objection</b> on unacceptable noise impact on Spelthorne properties in Stanwell Moor.</p>	<p>Report to Planning Committee on 5 February 2025 who have capacity to act as the Non-Statutory Consultee.</p>
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1.1 The attached draft Planning Committee report (Appendix A) sets out the Officer’s recommendation on this matter.

**2. Key issues**

2.1 The main issues relating to this proposal are noise and air quality.

**3. Options analysis and proposal**

3.1 The attached committee report sets out the options and analysis. The options are to raise an objection or not raise an objection. It is being recommended that objection is made on the adverse impact of noise on the properties in Stanwell Moor.

**4. Financial management comments**

4.1 None

**5. Risk management comments**

5.1 None.

**6. Procurement comments**

6.1 N/A

**7. Legal comments**

7.1 The Local Planning Authority are a Non-Statutory Consultee under Schedule 4(b)(c), Article 19 and Article 24 Development Management Procedure Order, Paragraph 4(2) Schedule 1

**8. Other considerations**

8.1 No other considerations required.

**9. Equality and Diversity**

9.1 . Human Rights Act 1998:

- (a) the LPA should pay due regard to the Human Rights Act 1998. In particular, the requirement not to act in a way which is incompatible with any relevant Convention rights which include the right to a fair trial, the right to respect for private and family life, the prohibition of discrimination and protection of property.

9.2 Public Sector Equality Duty (Equality Act 2010)

- (a) The Council should:
  - i) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act.
  - ii) advance equality of opportunity
  - iii) foster good relations



9.3 The addition of these considerations ensures the provision of more robust reasoning and justification for all enforcement action, which in turn strengthens our arguments on appeal or prosecution and will lead to more successful legal outcomes for the Council.

**10. Sustainability/Climate Change Implications**

10.1 No additional flights are proposed, comments on air quality are contained in the attached committee report.

**11. Timetable for implementation**

11.1 To report to Planning Committee on 5 February 2025.

**12. Contact**

12.1 Kelly Walker, Principal Planning Officer (k.walker@Spelthorne.gov.uk) and Matthew Clapham, Senior Planning Officer (m.clapham@Spelthorne.gov.uk).

**Background papers:** Planning application submission to the London Borough of Hillingdon.

**Appendices:**

Appendix A - Draft Planning Committee report

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# Planning Committee

## 05 February 2025



For the purposes of the E&S Committee, this is a draft Planning Committee report

<b>Application No.</b>	24/01370/MIS
<b>Site Address</b>	Northern Runway, Heathrow Airport, Hounslow
<b>Applicant</b>	Heathrow Airport Limited.
<b>Proposal</b>	Adjoining Authority Consultation - Consultation by the London Borough of Hillingdon for enabling works to allow implementation of full runway alternation during easterly operations at Heathrow Airport including the creation of a new 'hold area' at the western end of the northern runway, the construction of new access and exit taxiways, the construction of an acoustic noise barrier to the south of Longford Village and temporary construction compounds (Hillingdon ref: 41573/APP/2024/2838)
<b>Case Officer</b>	Kelly Walker/Matthew Clapham
<b>Ward</b>	Outside the borough boundary but adjoining Stanwell North
<b>Called-in</b>	N/A.

<b>Application Dates</b>	Valid: 20.11.2024	Expiry: N/A	Target: N/A
<b>Executive Summary</b>	<p>This Council has been consulted by the London Borough of Hillingdon (LBH) about an application for enabling works to serve the northern runway, to allow the implementation of full runway alteration during easterly operations at Heathrow Airport. As an adjoining authority consultee, this Local Planning Authority will provide comments on the proposal, the application falls within the LBH who will be responsible for determining the application.</p> <p>Although the physical works are relatively small scale, they will allow the practical implementation of the ending of the 'Cranford Agreement', and consideration of the associated environmental impacts. The 'Cranford Agreement' dates back to 1952, and it prohibits, under normal Heathrow Airport operations, easterly aeroplane take-offs (i.e. towards central London) on the northern runway. On 15 January 2009 the then UK Government announced that it was ending the 'Cranford Agreement' (as part of the consultations on a proposed Third Runway). In September 2010 the Government reaffirmed the decision to end the 'Cranford Agreement'.</p> <p>Planning permission for the same scheme was allowed at appeal in</p>		

	<p>February 2017, however this was not implemented and has since expired, hence the requirement to re-submit.</p> <p>The current application will enable full runway alternation when the wind blows from the east, as well as the west.</p> <p>An objection has been received from the Council's noise officer, as the proposed works to enable full alteration on Easterly operations will clearly increase the number of flights landing directly over Stanwell Moor resulting in significant adverse impacts on the residents of Stanwell Moor.</p>
<b>Recommended Decision</b>	This Council raises objection on noise grounds.

## MAIN REPORT

### 1. Relevant Planning History

#### 1.1 The site has the following relevant planning history:

13/01001/MIS	<p>Consultation from London Borough of Hillingdon for enabling works to allow implementation of full runway alternation during easterly operations at Heathrow Airport including the creation of a new "hold area" at the western end of the northern runway, the construction of new access and exit taxiways, and the construction of a 5 metre high acoustic noise barrier to the south of Longford Village.</p>	<p>Objection by Spelthorne BC on noise grounds 26/09/2013</p> <p>Refused planning permission by London Borough of Hillingdon</p> <p>Allowed at appeal 02/02/2017</p>
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1.2 Planning application ref 13/01001/MIS referred to above was submitted for the same application as the current proposal and permission was allowed at appeal by the Secretary of State (SoS) on 2 February 2017, subject to conditions. This permission has now expired, without being implemented and therefore a new application has now been submitted.

1.3 At that time Spelthorne Borough Council (SBC) were consulted on the application by the London Borough of Hillingdon and raised an objection, due to the adverse noise impact the easterly alternations would have on the residents of Stanwell Moor. It was noted in the Council's response that if Hillingdon was minded to approve the application, a condition should be imposed to extend the mitigation measures proposed by the applicant to residents in the higher noise contours, to all residences within the 57dB LAeq 16hr contour that were likely to experience a significant adverse increase in noise levels of 3 or more dB LAeq 16hr. As noted above, following the refusal by Hillingdon, (ref 41473/APP/2013/1288) permission was allowed at appeal ref APP/R5510/A/14/2225774 in 2017 and a less restrictive noise condition, along with others were imposed on the consent.

- 1.4 It is important to note that the previous appeal decision is a material planning consideration and carries significant weight for decision making purposes. The applicant notes in their Planning Statement that ‘...*It is clearly material that all of the principles raised by this application have already been examined through an independent inquiry and the proposals supported by the Secretaries of State.*

## **2. Background**

- 2.1 The ‘Cranford Agreement’ was established in 1952. The agreement prevented aircraft from taking off from the northern runway in an easterly direction over Cranford, except in exceptional circumstances. The purpose of the Agreement was to ensure the Cranford residents, who are located close to the end of the northern runway, would not suffer from unacceptable noise pollution associated with aircraft taking off.
- 2.2 In 2007, the Government consulted on the proposal to end the ‘Cranford Agreement’ in a Document called “Adding Capacity at Heathrow Airport”. Subsequently, the Government made a decision to end the Agreement in 2009, and this decision was reaffirmed by the Government in a Ministerial Statement in 2010.
- 2.3 The applicant states that aircraft technology has moved on since the ‘Cranford Agreement’ was drawn up in the 1950’s. During take-off, modern aircraft climb higher more quickly and the noise they make is less disruptive to the residents of Cranford than it would have been 70 years ago.
- 2.4 Whilst the ‘Cranford Agreement’ has now ended, it is not possible for Heathrow to use the northern runway (and runway alternation) efficiently for “easterly operations” (taking-off in an easterly direction), as it is necessary for some works to be carried out to include new and altered taxiways and other associated development.

## **3. Description of Current Proposal**

- 3.1 This application is a neighbouring Authority consultation by the London Borough of Hillingdon for enabling works to allow implementation of full runway alternation during easterly operations at Heathrow Airport including the creation of a new 'hold area' at the western end of the northern runway, the construction of new access and exit taxiways, the construction of an acoustic noise barrier to the south of Longford Village and temporary construction compounds.
- 3.2 Heathrow Airport lies to the north of Spelthorne and this Council has been consulted as an adjoining Authority. The London Borough of Hillingdon is the determining authority, and SBC has been consulted along with a number of other consultees. The applicant has set out the proposed development in their submitted Planning Statement, which explains that the Easterly Alternation Infrastructure project is split into two main elements:

- **Northern Runway**

Proposed taxiway infrastructure located in the north-west corner of the existing airfield. The main purpose of this infrastructure is to provide additional capacity to allow departing aircraft to access the existing Northern Runway.

This consists of the following elements:

- Three parallel taxiways, parallel to the runway centreline. The two most northern parallel taxiways will primarily be used as part of the runway hold area. The third, most southern parallel taxiway will primarily be used to provide access and egress from the existing aircraft stands on the north side of the T5a terminal.
- A taxiway link connecting the three parallel taxiways.
- Two new Runway Access Taxiways (RATs), which will provide a taxiway route for aircraft departing from Runway 09L.

**. • Noise Barrier**

Proposed noise barrier located north-west of the existing airfield. The main purpose of the proposed noise barrier is to provide mitigation against ground noise from the airport to residents in Longford Village.

- 3.3 The Applicant is aiming to introduce easterly runway alternation by 2028 as set out in Heathrow’s Sustainability Strategy. The applicant comments that easterly alternation would bring predictable periods of respite from aircraft noise to thousands of residents. The introduction of easterly alternation would mean that affected communities would share environmental effects and the benefit of respite fairly and equally, as they do today when the Airport is on westerly operations.
- 3.4 As with the previous application, the consequence of the above enabling works will be a change in the pattern of aircraft movements and associated noise around the airport. The change will impact on Spelthorne Borough and in particular, Stanwell Moor. The applicant states that the subsequent redistribution of noise around Heathrow Airport will result in lower noise effects in some locations and higher noise effects in others, but it will enable noise emanating from aircraft operations to be more fairly distributed around the airport than it is at present.
- 3.5 Implementing the full alternation on easterlies will not result in any changes to the operating hours of Heathrow Airport, nor the aircraft movement cap.

**4. Consultations**

Consultation	Response
Environmental Health (noise)	Raises objection on noise grounds.
Environmental Health (Air quality)	No objections, recommend conditions

## 5. Public Consultation

- 5.1 The applicant has advised that prior to the submission of the planning application to Hillingdon, their project team completed a period of community engagement in September 2024, visiting neighbouring communities that will experience a change from Easterly Alternation, including an event at Stanwell Moor Village Hall, which was attended by 36 persons.
- 5.2 Following the submission of the current planning application to the London Borough of Hillingdon. Hillingdon has carried out public consultation, including consulting Spelthorne Borough Council. Therefore, this council is a consultee and is not responsible for determining the application which falls to the London Borough of Hillingdon.

## 6. Planning Issues

- Noise
- Air Quality

## 7. Planning Considerations

- 7.1 The proposed physical works, in themselves which are set out in para. 3.2 above, are relatively minor and are not considered to have any adverse impact on Spelthorne Borough. Furthermore, given the limited scale of these physical works, it is not considered that the noise and disturbance associated with the construction phase would have any adverse impact on this Borough.
- 7.2 However, the proposed enabling works will result in an increase in aircraft flying over Stanwell Moor during easterly operations, which will lead to an overall increase in noise affecting properties in that part of the Borough. At present, aircraft can only take off during easterly operations from the southern runway, which results in the vast majority of aircraft landing on the northern runway. Consequently, very few aeroplanes fly over Stanwell Moor and land on the Southern Runway. The proposed enabling works will allow aircraft to take-off during easterly operations on the northern runway over Cranford. This in turn, will allow the southern runway to be used mainly for landing purposes during these times. Although the use of the runways will alternate during the day to give residents some respite, the noise impact from the increase of flights landing over Stanwell Moor will be greater than at present.
- 7.3 The applicant is proposing some mitigation and compensation measures for residents most affected by the change in the flight patterns. They are proposing that “...households newly exposed to the 69dB LAeq 16hr contour or more will be offered home relocation assistance”; and that “...households newly within the 63dB LAeq 16hr contour and experiencing a noise increase of 3dB or more will be eligible for residential acoustic insulation with 100% of the cost of insulation met by HAL” [Heathrow Airport Limited]. However, it is not clear from the applicant’s noise assessment if the residents of Stanwell Moor (and Stanwell) will benefit from these measures (they do not specify if the residents of Stanwell Moor and Stanwell would experience an increase in noise levels of 3 or more dB LAeq 16hr).

- 7.4 With regard to westerly operations, the level of flights taking off over Stanwell Moor and the alternation of the runways during the day will remain the same. It is noted that the proposals are shown to result in a slight improvement for the residents of Stanwell (not Stanwell Moor) as the number of aircraft taking off on the southern runway during easterly operations will reduce.
- 7.5 The applicant also comments that '*...beneficial decreases in aircraft 'ground' noise exposure have also been identified in Stanwell and Stanwell Moor due to the reduced activity at the western end of the southern runway.*'

### Noise

- 7.6 The Council's Environmental Health Officer (EHO) has been consulted and has raised objection on the adverse impact of noise on the properties in Stanwell Moor.
- 7.7 As noted above, previously in 2013, SBC was consulted on a very similar scheme and raised an objection, due to the adverse noise impact the easterly alternations would have on the residents of Stanwell Moor. However, if the LBH was minded to approve the application, a condition was recommended to be imposed to mitigate noise impacts. Following Hillingdon's refusal of planning permission, an appeal was allowed subject to conditions, including relating to noise. Given this decision is a material planning consideration and the proposal is very similar to the one previously allowed, this needs to be given substantial weight. In the appeal decision. The Secretary of State (SoS) stated, '*...With regard to the Inspectors' conclusions on the impact on noise on living conditions the Secretaries of State agree with him that the noise mitigation measures proposed by your company should be supplemented by provision of the 'Cranford-specific' insulation scheme to which the Inspector refers and which he proposes should be imposed as a condition in granted planning permission... They agree with the Inspector that such measures would be proportionate, particular to the development, adequate and appropriate and in compliance with the development plan, the Framework and the NPSE,*' (Noise Policy Statement for England).
- 7.8 However, given the passage of time and the substantial proposals submitted, the Council's noise officer remains concerned with the adverse impact the proposal will have on the properties in Stanwell Moor within Spelthorne Borough. The Noise Officer has made the following comments:

*'Due to its proximity to the Southern runway, most of Stanwell Moor falls within the 64-69 dB, 16h noise contour, derived owing to noise from planes taking off during Westerly operations. This noise level can be quite significant, impacting the daily lives of residents. During Westerly operations, residents of Stanwell Moor are exposed to constant stream of aircraft noise for half the day, either between 07.00-15.00, or 15.00-23.00 period.*

*Currently, during Easterly operations residents of Stanwell Moor get a respite from constant noise and only experience occasional landings, averaging 36 arrivals a day. If full Easterly alternation is implemented, these 36 arrivals a day would increase to approximately 328 planes landing over Stanwell Moor during an 8-hour daytime period, significantly increasing the noise and*



*frequency of overflights and significantly affecting the residents who live in Stanwell Moor.*

*The impact of the residents during night time operations is less clear. Currently, Heathrow is allowed 5,800 landings or take-offs a year between 23:30 and 06:00. The majority of these are assigned to landings between 04:30 and 06:00, and Heathrow is allowed to use either runway for landings, resulting in residents of Stanwell Moor already getting disturbed sleep. The Environmental Statement submitted with the planning application states that to the west of the airport additional "sleep awakenings" are forecasted to "slightly increase" (A sleep awakening is defined as number of N60 events where aircraft noise occurs and when the noise can awake a person from sleep.). The statement also specifically mentions Stanwell Moor as one of the impacted locations, suggesting it is expected that residents will see increased night time overflights. The Environmental Statement does not articulate the exact number of additional sleep awakenings expected to occur, nor the reasoning behind them occurring.*

*The noise mitigation on offer will not provide any mitigation from noise outdoors and as such the additional noise will impact residents' gardens, local parks and play areas.*

*The supporting documentation accompanying the planning application failed to demonstrate a clear understanding of the precise increase in noise levels that Stanwell Moor will experience. This lack of clarity raises concerns about the potential impact on the community, as accurate borough specific noise data would have been preferable.*

*Due to the proposed works enabling full alteration on Easterly operations, this clearly will increase the number of flights landing directly over Stanwell Moor. Consequently, in relation to impact on noise, Environmental Health recommends that Spelthorne Borough Council object to the proposal due to the significant adverse impact Easterly alternations will have on the residents of Stanwell Moor'.*

7.9 Therefore, an objection on noise grounds should be raised.

#### Air quality

7.10 The air quality assessment undertaken for the Proposed Development concludes that no significant air quality effects are predicted and the air quality effects of implementing easterly alternation are negligible. It states further that: -

*'The quantity of air pollutants emitted from aircraft may change slightly because of the Proposed Development, but the principal impacts will be associated with the change in the spatial distribution of emissions across the airfield. The Proposed Development does not involve an increase in aircraft movements or passenger throughput at the airport, but it will lead to a change in aircraft movement patterns on the ground and in the air, during easterly operations only, which occur for approximately 30% of the time. The main*

*effect in air quality terms would be an increase in the number of aircraft departing on the northern runway and arriving on the southern runway (09R) during easterly operations and an equivalent decrease in the number of aircraft departing on the southern runway and landing on the northern runway during easterly operations.'*

- 7.11 The Council's EHO on air quality has been consulted and raises no objection to the proposal although some conditions have been recommended. The conditions include the submission of an Environmental Construction Management Plan and Construction Logistics Plans to help mitigate the impacts on air quality. These comments have been forwarded directly to the Case Officer at Hillingdon. It is also important to note that during the appeal in 2017, the SoS raised no objection on air quality grounds, and imposed conditions to ensure mitigation measures are implemented, '*... The Secretaries of State agree with the inspectors conclusion that mitigation of the air quality effects of the proposed development is necessary and justified and that the proposed mitigation would be reasonable, proportionate and sufficient to adequately mitigate the adverse effects of the development so that there would be no conflict with the development plan in this regard.*'
- 7.12 There is no objection on air quality grounds subject to the imposition of a condition to ensure mitigation measures are implemented. (as with the previous scheme allowed at appeal).

### Conclusion

- 7.13 There is a concern that the proposals will have an unacceptable noise impact on Spelthorne's properties within Stanwell Moor and objection is raised on this basis.

## **8 Recommendation**

- 8.1 That the London Borough of Hillingdon be informed that this Council raises "**objection**" to the proposal, on the ground that the proposal will have an adverse noise impact on the residential properties within Stanwell Moor which are located within this borough.
- 8.2 The London Borough of Hillingdon is also advised that if the LPA is minded to grant approval for this proposal, the conditions relating to noise and air quality that were previously imposed on the appeal scheme ref APP/R5510/A/14/2225774 should be imposed with this scheme.

# Environment and Sustainability Committee

14 January 2025



<b>Title</b>	Conservation Area Appraisals
<b>Purpose of the report</b>	To advise the Environment and Sustainability Committee of the results of the public consultation and make recommendations on each of the seven Spelthorne Conservation Areas.
<b>Report Author</b>	Esme Spinks & Russ Mouny
<b>Report Owners</b>	Esme Spinks – Planning Development Manager Russ Mouny – Team Leader (Planning Development Management)
<b>Ward(s) Affected</b>	Halliford and Sunbury West Laleham and Shepperton Green Riverside and Laleham Shepperton Town (Lower Halliford) Stanwell North Sunbury East
<b>Exempt</b>	No
<b>Exemption Reason</b>	N/A
<b>Corporate Priority</b>	Community Resilience Environment Services
<b>Recommendations</b>	<p><b>Committee is asked to:</b></p> <ol style="list-style-type: none"> <li>1. Note the comments received on each Conservation Area Appraisal; and</li> <li>2. Agree the Laleham Conservation Area Appraisal and boundary revisions;</li> <li>3. Agree the Lower Halliford Conservation Area Appraisal and boundary revisions;</li> <li>4. Agree the Lower Sunbury Conservation Area Appraisal with additional text at S5.0 Summary of Issues and boundary revisions with alterations at Swan Island;</li> <li>5. Agree the Manygate Lane Conservation Area Appraisal;</li> <li>6. Agree the Shepperton Conservation Area Appraisal and boundary revisions;</li> <li>7. Agree the Stanwell Village Conservation Area Appraisal and boundary revisions;</li> </ol>

	8. Agree the Upper Halliford Conservation Area Appraisal with text amendments at S4.0 Summary of Issues, and boundary revisions with retention of 34 Upper Halliford Road.
<b>Reason for Recommendation</b>	The current conservation area appraisals for Spelthorne (excluding Staines) date from the 1990s, with one from 2002. The appraisals, including the conservation area boundaries have been reviewed, amended and updated and public consultation has been undertaken and the results assessed.

## 1. Summary of the report

What is the situation	Why we want to do something
<ul style="list-style-type: none"> <li>The Borough's Conservation Area Appraisals are more than 20 years out of date. Purcell UK, on behalf of the LPA, has undertaken reviews and recommended revisions.</li> </ul>	<p>The LPA has a <u>duty</u> to determine which parts of its borough are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.</p>
This is what we want to do about it	These are the next steps
<ul style="list-style-type: none"> <li>Adopt the Conservation Areas Appraisals and boundary revisions.</li> </ul>	<ul style="list-style-type: none"> <li>Update the Council's website with the Conservation Areas Appraisals.</li> </ul>

- 1.1 This report seeks approval for the seven Conservation Area Appraisals considered by the Environment and Sustainability Committee in June and issued for public consultation.
- 1.2 Following the reappraisal of the Staines Conservation Area in 2022, officers indicated that the intention was for all the remaining conservation areas in the borough to be reappraised. Of the seven conservation areas in question, six were appraised in the 1990s and the seventh in 2002. There have been a number of built development changes in these areas since these times and it is important that their historic value is kept relevant.
- 1.3 The seven conservation areas have been appraised by Purcell UK (architects, masterplanners and heritage consultants) following a procurement process and are attached as appendices to this report.
- 1.4 It is recommended that following the public consultation the boundary revisions are agreed and the Conservation Area Appraisals are approved.

## 2. Key issues

- 2.1 This review of the Borough's Conservation Areas and the production of the Conservation Area Appraisals is part of a wider aim by Spelthorne Borough Council to preserve or enhance the special character and appearance of the Conservation Area as required by the Planning (Listed Buildings and Conservation Areas) Act 1990. In each case, the review focuses on the heritage asset and will enable sustainable decisions to be taken about the conservation area's future management.
- 2.2 The original conservation area preservation and enhancement proposal documents were produced to address s69 of the Planning (Listed Building and Conservation Areas) Act 1990 and are currently as follows:

Conservation Area	Date
Laleham Conservation Area Preservation and Enhancement	August 1991
Lower Halliford Conservation Area Preservation and Enhancement	February 1994
Lower Sunbury Conservation Area Preservation and Enhancement	November 1992
Manygate Lane Conservation Area Preservation and Enhancement	October 2002
Shepperton Conservation Area Preservation and Enhancement	February 1994
Stanwell Conservation Area Preservation and Enhancement	January 1992
Upper Halliford Conservation Area Preservation and Enhancement	July 1994

- 2.3 The new Appraisal documents provide a brief outline of the history and existing character of the conservation areas. They also set out various preservation and enhancement proposals together with a discussion of the means of Implementation.
- 2.4 However, the preservation and enhancement of the conservation areas needs to be a collaborative process and all those involved need a better understanding of what defines the special character and appearance of the areas.
- 2.5 Revisions to the existing conservation area boundaries, through inclusions and exclusions are proposed around all of the Conservation Areas, with the exception of the Manygate Lane Conservation Area which remains unaltered. These revisions serve to focus on the special character and appearance of each.
- 2.6 The public consultation exercise gave residents six weeks to review the Appraisals and make comments to the Local Planning Authority. The following responses were received (with officer response added where appropriate):
- 2.7 Laleham Conservation Area 24/01072/CAA
- No comments received.

2.8 Lower Halliford Conservation Area 24/01073/CAA

- No comments received.

2.9 Lower Sunbury Conservation Area 24/01074/CAA

- Concern at the scope of the public consultation exercise.

Officer response: There is no statutory requirement for the Local Planning Authority to consult on conservation area designation, however custom and practice is that public consultation is undertaken. The LPA consulted 537 properties that would be directly affected by the conservation area appraisal and allowed for a 6-week consultation period.

- There is no reference to the wear and tear on buildings caused by increased traffic. Thames Street in particular, is subject to this damaging activity. This issue is probably the most important one for the area and would like to see a reference to it added to Section 5.0, Summary of Issues.

➤ Officer response: The concern regarding traffic impact through the conservation area has been highlighted by numerous respondents. Whilst traffic is the responsibility of the County Council, this should be identified to encourage future consideration by the County Highways. It is recommended that S5.0 Summary of Issues of the Conservation Area Appraisal be revised - *Traffic impact: The high volume of traffic, including buses and HGVs, together with the existing traffic calming measures creates vibrations and disturbance to adjoining properties, particularly on Thames Street. Discussions with the County Highway Authority to improve the current situation would enhance the special interest of the Conservation Area.*

- Concern regarding the boundary change that removes Old Rope Walk, which is a historical path that has defined and constrained the boundaries of more recent developments.

➤ Officer response: Old Rope Walk runs between French Street, Saxonbury Avenue and Elizabeth Gardens and is designated as public footpath FP14, FP15 and FP16 (route code UH112/14/10 UH112/15/10 & UH112/16/10). The removal of Old Rope Walk and the more recent development within which it is located would have no impact on its historical status or represent any increased risk from development.

- The proposed boundary extension to the east, which would include Darby House and Sunbury Court, also brings in Swan's Rest Island, which is technically part of Elmbridge.

➤ Officer response: The inclusion of Swans Rest Island is a drafting error and should be removed from the revised Lower Sunbury Conservation Area boundary.

- The revised northern boundary along Thames Street is convoluted in order to exclude more recent developments, while at the same time still including equally modern developments on the south side, such as Oxford Row. Individual exclusions on one side but not the other is inconsistent, particularly when they are still within historical plot areas.
- Officer response: The revised boundary is not considered to be complex or difficult to follow, running along existing boundaries. The revised boundary along Thames Street is explained within the Appraisal at pg29. The area and properties removed from the Conservation Area do not address the character identified in either the Thames Street (Central) or Riverside Character Areas and would therefore dilute the character and appearance for planning purposes.
- The exclusion of the eastern side of the Avenue Parade because there are no buildings of significance is unnecessary resulting in a Conservation area on one side, but not the other. Including this would ensure greater control of the shops and flats above should they be developed in the future.
- Officer response: Conservation Areas are designated in order to protect areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The removal of the eastern side of Avenue Parade would be entirely appropriate to address this legislative requirement.
- Objection to the modern properties being excluded along Thames St, River Mount and Lower Hampton Road. Whilst the properties are not of 'architectural merit' they shouldn't be excluded since they contribute to the character of Lower Sunbury and their inclusion will ensure enhancement in the future and reduce uncontrolled permitted development.
- Officer response: Conservation Areas are designated in order to protect areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Those excluded on Thames Street (Berkley Mews) and River Mount do not reflect the character identified in the Thames Street (Central), The Riverside or French Street Character Areas. The boundary revisions have not excluded any properties Lower Hampton Road. Conservation Area designation is a planning tool that requires collaborative working, it cannot ensure enhancement and is not intended to reduce 'uncontrolled permitted development' within the general housing stock.
- Reducing the boundary of the Conservation Area would mean that any trees outside the new boundary would not be protected. This would be detrimental to the character of the area and TPO's should be considered.
- Officer response: Within a Conservation Area there is a requirement to notify the LPA of any proposed tree work. This allows the LPA the opportunity to consider whether a Tree Preservation Order would be

appropriate. The designation of a Conservation Area is not an appropriate mechanism to protect trees.

- The Appraisal is a very comprehensive and informative document and the changes that are proposed together with the ongoing control and management proposals are generally supported.

➤ Officer response: Comments noted.

#### 2.10 Manygate Lane Conservation Area 24/01075/CAA

- The Conservation Area has many unauthorised and some approved alterations, that are irretrievably changing the character and appearance, including inappropriate fencing.

➤ Officer response: The purpose of the Conservation Area Appraisal is to inform and encourage residents to appreciate the character and appearance of their Conservation Area. The Modernist, starkly simple design, use of modern materials, shared open spaces and extensive landscaping is under appreciated and inconsistent with the Borough's other Conservation Areas, which show more traditional organic growth.

- Roof insulation has impacted the standardised height and roof line, which has maintenance impact on adjoining properties.

➤ Officer response: Modern materials can be employed within Conservation Areas, but consideration of the impact on the character and appearance of the property and the wider area is necessary.

- Unsuitable replacement cladding.

➤ Officer response: Section 4.0: Management Plan specifically refers to repairs and replacement considerations, which it is anticipated will assist residents.

- The Council could mandate and support existing owners to keep original design, when carrying out improvements to insulate and replace, with recommended suppliers as there is a lack of information.

➤ Officer response: The LPA offers advice to homeowners within the Conservation Area and will consider additional information that could be identified on the Council's website as a separate project, subject to appropriate officer resources being available.

#### 2.11 Shepperton Conservation Area 24/01076/CAA

- No comments received.

#### 2.12 Stanwell Conservation Area 24/01077/CAA

- No comments received.

#### 2.13 Upper Halliford Conservation Area 24/01078/CAA



- The reference to the Goat Inn and The Old House (10 Upper Halliford Road) Section 4.0 : Summary of Issues is very specific and at a particular point in time. It appears unlikely that the Appraisal is intended as a "name and shame" exercise to provoke a reaction from the owners.

The Appraisal should inform, highlight and encourage all stakeholders. The specific reference to individual properties should be deleted from the document. It is recommended that S4.0 Summary of Issues of the Conservation Area Appraisal be revised - *Building condition: Whilst most buildings in the Conservation Area are well maintained, there are a small number of instances where condition is having a negative effect on the appearance of the Conservation Area from flaking paintwork, staining from water run-off and extensive vegetation growth.*

and

*Inappropriate boundary treatments: There are instances where historic brick boundary treatments have been replaced or supplemented with timber fencing. Likewise, some modern boundary treatments use materials other than brick (a particularly acute example being the modern fencing to the south side of the village green). Brick boundary walls are a key feature of the Conservation Area, with other types detracting from its special interest. There are opportunities to enhance the Conservation Area through the introduction of appropriate brick boundary treatments where these don't currently exist.*

- At Appendix A: Heritage Assets, 14 Upper Halliford Road (Rose Cottage) should be revised, as it was once part of the farmstead and property (previously) know as Old Farm Cottage/Sunbury cottage and 10 Upper Halliford Road (The Old House) should be revised as the core of the building is much older, could even be 18th Century
- Officer response: The Heritage Asset list at Appendix A is intended to identify specific assets within the Conservation Area rather than be a heritage assessment of the individual properties. However, the comment is noted.
- A query over whether no. 34 Upper Halliford Road should have been excluded from the Conservation Area (area A). Although now surrounded by more contemporary buildings, it has existed in the village for many years and is visible on both Ordnance survey and the black and white photo on page 13.
- Officer response: Area A is identified as modern developments either side of the historic village green which do not contribute to the special interest of the Conservation Area. No.34 is a traditional building identified on the OS maps and should be retained within the Conservation Area boundary

### 3. Options analysis and proposal

- 3.1 **Option 1** – Not to progress the Conservation Area Appraisals. This option is not recommended.
- 3.2 **Option 2** - To agree a further six-week public consultation exercise using a wider scope for all seven Conservation Areas. This option is not recommended.
- 3.3 **Option 3** – To agree a further six-week public consultation exercise using a wider scope for the Lower Sunbury Conservation Area and agree the other Conservation Area Appraisals and boundary revisions. This option is not recommended.
- 3.4 **Option 4** – To note the comments received on each Conservation Area Appraisal; and  
Agree the Laleham Conservation Area Appraisal and boundary revisions;  
Agree the Lower Halliford Conservation Area Appraisal and boundary revisions;  
Agree the Lower Sunbury Conservation Area Appraisal with additional text at S5.0 Summary of Issues and boundary revisions with alterations at Swan Island;  
Agree the Manygate Lane Conservation Area Appraisal;  
Agree the Shepperton Conservation Area Appraisal and boundary revisions;  
Agree the Stanwell Village Conservation Area Appraisal and boundary revisions;  
Agree the Upper Halliford Conservation Area Appraisal with text amendments at S4.0 Summary of Issues, and boundary revisions with retention of 34 Upper Halliford Road; and  
Replace the existing Conservation documents on the Council’s website.

**This option is recommended.**

- 3.5 Section 69 1(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a Conservation Area is an *‘area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’*. It goes on to state that the duty of Local Planning Authorities is *‘from time to time to review the past exercise of functions under this section (Section 69(2)) and to determine whether any parts or any further parts of their area should be designated as Conservation Areas’*.
- 3.6 At Section 72 of the Act, it states that, *‘with respect to any buildings or land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area’*. In order to carry out this duty, the character of the Conservation Area needs to be clearly defined and understood.

3.7 The Appraisals produced by Purcell UK comply with government guidance on the management of the historic environment through the National Planning Policy Framework (NPPF) as amended in December 2023. The appropriate conservation of heritage assets is one of the 'Core Planning Principles' that underpin the planning system.

#### 4. **Financial management comments**

4.1 A growth bid to undertake the conservation area appraisals was agreed by Council in February 2023 and has been budgeted for.

4.2 There would be additional costs and officer time and delays associated with a further consultation process and report writing, for which additional budget would be required.

#### 5. **Risk management comments**

5.1 The purpose of Conservation Area Appraisals and boundary reviews is to support and justify the Borough's heritage assets and the wider planning system. The risks associated with not having up to date heritage information are high in terms of justifying the LPA's decision-making process. In addition, the LPA has a duty to both designate and review conservations areas and heritage is an irreplaceable asset.

#### 6. **Procurement comments**

6.1 The engagement of Purcell UK went through the Council's procurement process.

#### 7. **Legal comments**

The review of the conservation area is a legal requirement prescribed by the Planning (Listed Building and Conservation Areas) Act 1990. The Local Planning Authority has fulfilled its statutory duty by undertaking the conservation area appraisals.

The Appraisals will be a material consideration in decisions affecting the Conservation Areas and as such it is significant that this is up to date and correctly reflects the special interest of the conservation area that merits its designation.

#### 8. **Other considerations**

8.1 The Conservation Area Appraisals will assist the local community in understanding the heritage value of their particular area and the appropriate maintenance to retain and enhance that value.

8.2 Conservation Areas are not intended to prevent development, but to ensure that the integrity and character of the area is not eroded or compromised.

8.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. This is an additional level of requirement separate from and above Design Codes.

## 9. **Equality and Diversity**

9.1 Human Rights Act 1998:

(a) the LPA should pay due regard to the Human Rights Act 1998. In particular, the requirement not to act in a way which is incompatible with any relevant Convention rights which include the right to a fair trial, the right to respect for private and family life, the prohibition of discrimination and protection of property.

9.2 Public Sector Equality Duty (Equality Act 2010)

(a) The Council should:

- i) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act.
- ii) advance equality of opportunity
- iii) foster good relations

9.3 The addition of these considerations ensures the provision of more robust reasoning and justification for all enforcement action, which in turn strengthens our arguments on appeal or prosecution and will lead to more successful legal outcomes for the Council.

## 10. **Sustainability/Climate Change Implications**

10.1 The preservation and enhancement of the Borough's Conservation Areas represents a sustainable process, which ultimately contributes positively to climate change objectives.

## 11. **Timetable for implementation**

11.1 The timetable for implementation for Option 4 would be:

- 1) To finalise and upload the Laleham Conservation Area Appraisal and boundary revisions approximately 1 week;
- 2) To finalise and upload the Lower Halliford Conservation Area Appraisal and boundary revisions approximately 1 week;
- 3) To finalise and upload the Lower Sunbury Conservation Area Appraisal with additional text at S5.0 Summary of Issues and boundary revisions with alterations at Swan Island approximately 4 weeks;
- 4) To finalise and upload the Manygate Lane Conservation Area Appraisal approximately 1 week;
- 5) To finalise and upload the Shepperton Conservation Area Appraisal and boundary revisions approximately 1 week;
- 6) To finalise and upload the Stanwell Village Conservation Area Appraisal and boundary revisions approximately 1 week;
- 7) To finalise and upload the Upper Halliford Conservation Area Appraisal with text amendments at S4.0 Summary of Issues, and

boundary revisions with retention of 34 Upper Halliford Road  
approximately 4 weeks.

12. **Contact**

- 12.1 For any queries regarding the Local Planning Enforcement Policy, please contact:

Russ Mouny Team Leader (Planning Development Management) on [r.mouny@spelthorne.gov.uk](mailto:r.mouny@spelthorne.gov.uk), or Esme Spinks Planning Development Manager on [E.Spinks@spelthorne.gov.uk](mailto:E.Spinks@spelthorne.gov.uk).

13. **Background papers:**

The 18 June 2024 Environment and Sustainability report - Conservation Area Appraisals (item 8 pg 39-262) - can be found here: [\(Public Pack\)Agenda Document for Environment and Sustainability Committee, 18/06/2024 19:00](#)

The existing Conservation Area Preservation and Enhancement documents can be found here: <https://www.spelthorne.gov.uk/article/17714/Trees-Conservation-Areas-and-Listed-Buildings-information>

14. **Appendices:**

- A - Laleham Conservation Area Appraisal
- B - Lower Halliford Conservation Area Appraisal
- C - Lower Sunbury Conservation Area Appraisal
- D - Manygate Lane Conservation Area Appraisal
- E - Shepperton Conservation Area Appraisal
- F - Stanwell Conservation Area Appraisal
- G - Upper Halliford Conservation Area Appraisal

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LALEHAM  
CONSERVATION AREA APPRAISAL  
MAY 2024



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# LALEHAM: CONSERVATION AREA APPRAISAL

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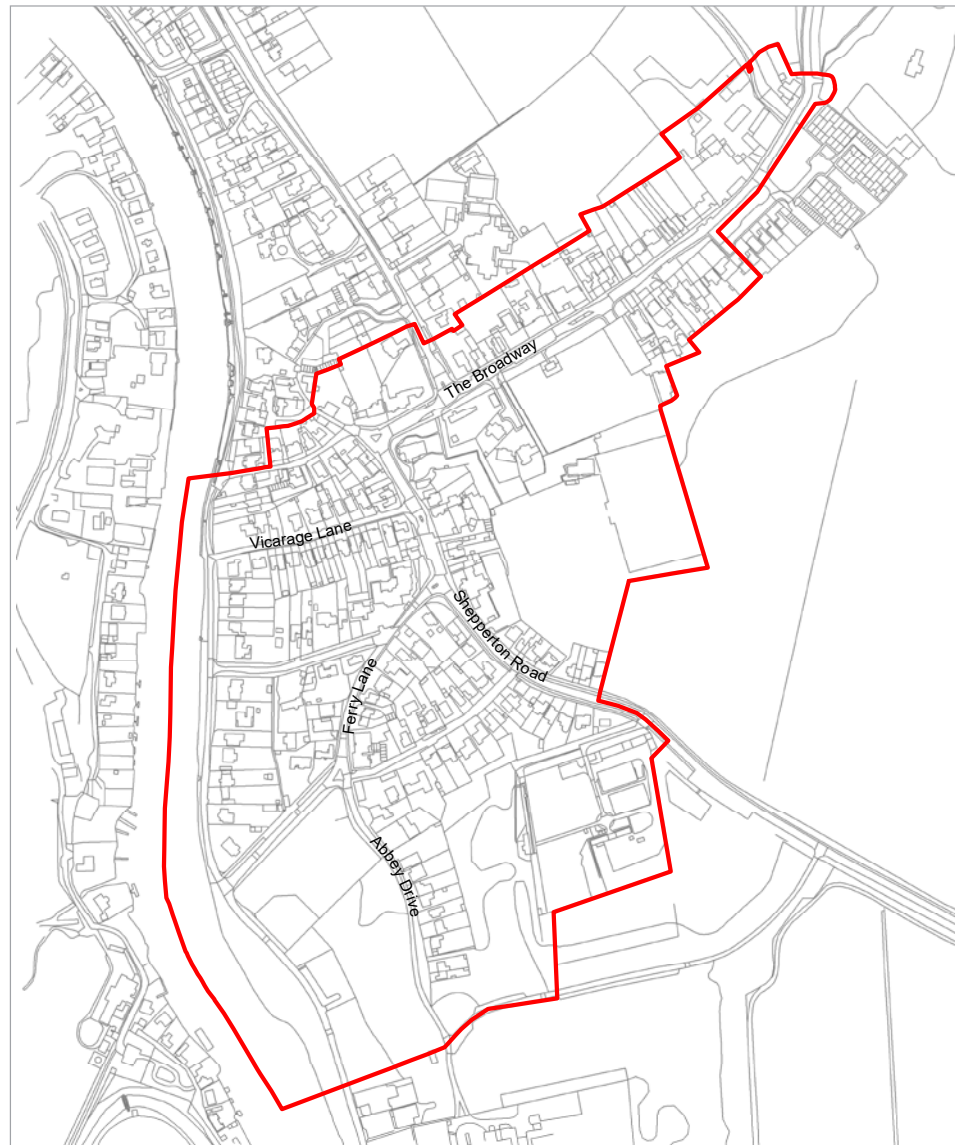
## 1.1 Introduction

The Laleham Conservation Area was originally designated in December 1971 and was previously reviewed in 1991. This Conservation Area Appraisal has been prepared in March 2024 and is intended as Supplementary Planning Guidance. It follows advice given by Historic England as set out in 'Advice Note 1: Conservation Area Appraisal, Designation and Management' published 8 February 2019.

This Conservation Area Appraisal seeks to analyse the special architectural and historic interest of the Laleham Conservation Area. It also identifies opportunities for beneficial change and the need for additional protection. The Appraisal also reviews the boundary and provides justification for a series of recommended alterations.

The review of the Laleham Conservation Area and the production of the Conservation Area Appraisal are part of a wider aim by Spelthorne Borough Council to preserve or enhance the special character and appearance of the Conservation Area. It will also enable sustainable decisions to be taken about its future management.

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— 2024 Conservation Area Boundary

*This plan is not to scale*



## 1.2 Planning Policy Context

Section 69 1(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a Conservation Area is an 'area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. It goes on to state that the duty of Local Planning Authorities is 'from time to time to review the past exercise of functions under this section (Section 69(2)) and to determine whether any parts or any further parts of their area should be designated as Conservation Areas'.

Section 72 of the 1990 Act further states that, 'with respect to any buildings or land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area' (in the exercise of the Local Planning Authority's planning function). In order to carry out this duty the character of the Conservation Area needs to be clearly defined and understood (i.e. a character appraisal).

This appraisal complies with government guidance on the management of the historic environment through the National Planning Policy Framework (NPPF) as amended in December 2023. The appropriate conservation of heritage assets is one of the 'Core Planning Principles' that underpins the planning system.

Further details of the conservation of heritage assets are set out in the NPPF at Chapter 16, Conserving and enhancing the Historic Environment. Para 195 states that '[Heritage assets] are an irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.

Para 198 states that 'Local Planning Authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area...' The Laleham Conservation Area Appraisal follows the latest guidance provided by Historic England as set out in 'Advice Note 1: Conservation Area Appraisal, Designation and Management (second edition)' published 8 February 2019.

Local planning policy is currently managed under the 2009 Development Plan, which will soon be superseded by the policies set out in the Emerging Local Plan 2022-2037.

## 1.3 Summary of Key Elements

The key themes and features which define the character of the Laleham Conservation Area are:

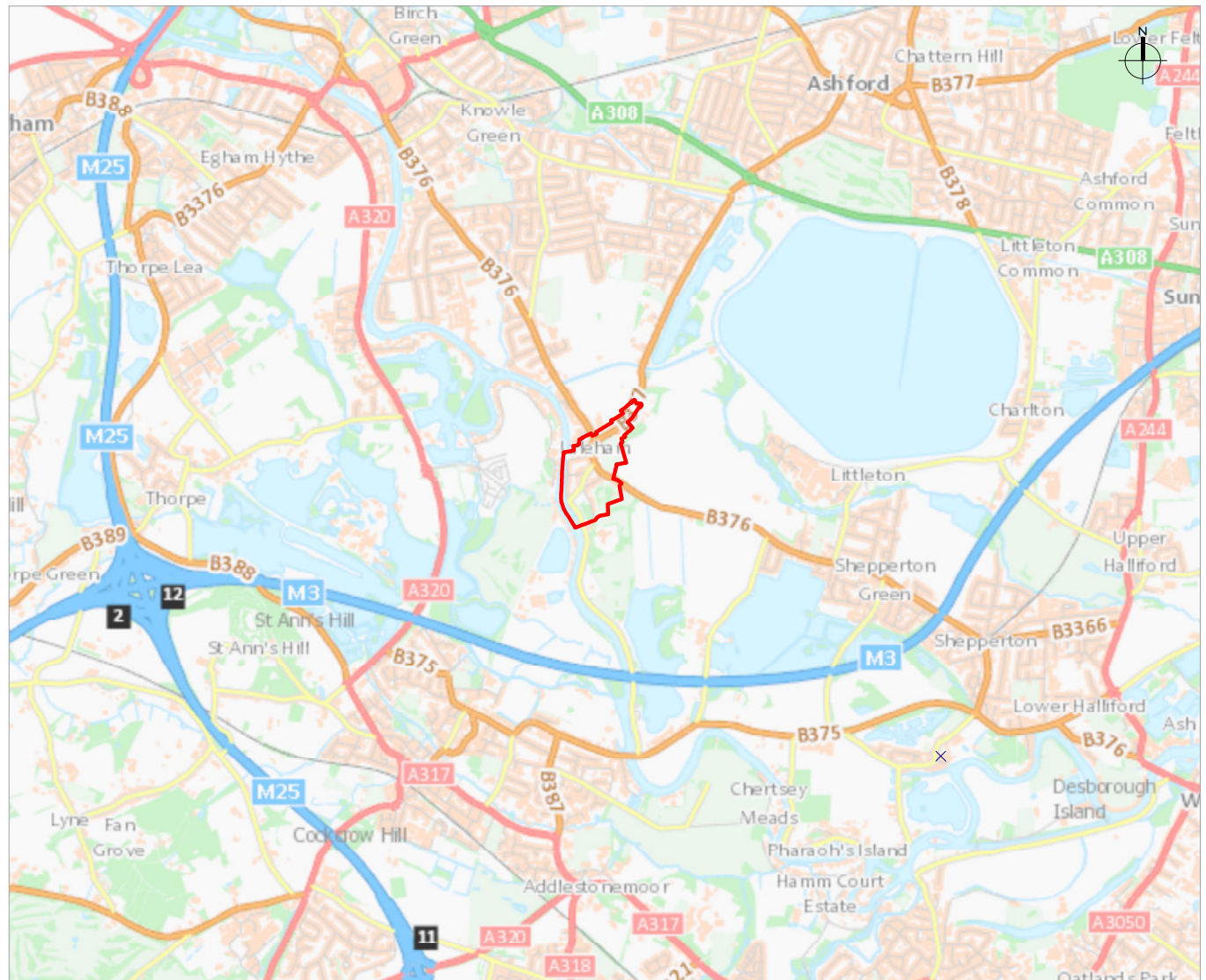
- The origins of the village as a rural riverside settlement.
- The distinctive configuration of lanes connecting the main road with the river, resulting in a series of residential enclaves.
- The prominence of the Arts & Crafts style and varying degrees of influence this has on multi-period buildings.
- The varied scale of building ranging from modest cottages to larger detached villas.
- A variety of distinct character areas.
- Mature planting which emphasises the boulevard-like character of several streetscapes.
- Recreational green spaces and adjoining rural landscape.



## 2.1 Location and Setting

The Laleham Conservation Area is located in the village of Laleham, approximately 2.5 miles south-east of Staines-upon-Thames at the far north end of Surrey, and sitting on the east bank of the River Thames. Access is primarily via the B377, which runs through the centre of the Conservation Area from Ashford to Shepperton, and the B376 to Staines.

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**LOCATION PLAN**  
 — 2024 Conservation Area Boundary  
*This plan is not to scale*

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## 2.2 Origins and Historic Development

### 2.2.1 Timeline

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#### Early History

There is a long history of activity around Laleham, as evidenced by archaeological findings including scattered Neolithic and Bronze Age features south-east of the village and evidence of late Iron Age/Roman occupation to the north-west. A settlement at Laleham is first recorded in 10th-century sources.

#### Medieval Period

Laleham was recorded in the 1086 Domesday Book, at which time it was held by Westminster Abbey. All Saint's Church was built in the 12th century. Historical records suggest that the Laleham was always supported by the surrounding land and its proximity to the water; the 14th-century village supported a windmill, grain mill, and watermill.

#### 16th and 17th Centuries

After the Dissolution in the 1530s, ownership of Laleham was transferred from Westminster Abbey to the Crown. The Broadway appears on a 1623 map, shown as a wide thoroughfare accessing several farms, cottages, inns and a brickfield and gravel pit.<sup>01</sup> The core of Church Farmhouse on the Broadway dates from the 17th century.

#### 18th Century

Some of earliest structures in Laleham date from this period and include Dial House, the Three Horseshoes, Muncaster House and The Coverts.

#### 19th Century

In 1803 much of the land in and around Laleham became the seat of the Earl of Lucan. The Lucan family built Laleham House to the south of the village and also gifted land for the building of the National School on the Broadway. Famed literary critic Matthew Arnold was born in Laleham in 1822 and spent his early years in the village.

#### 20th and 21st Centuries

The trajectory of development over the 20th and 21st centuries has followed that of the 19th century, with piecemeal residential infill and modest expansion.

<sup>01</sup> Research indicates that this map is the estate map of Laleham made by Henry Spiller, 1623.





### 2.2.2 Map Progression

John Cary's 1801 map illustrates the same configuration of the roads as is evident today. The road to the north connected Laleham with Staines, whilst the route to the south, along the bank of the Thames, continued to Chertsey. The north-eastern road led to Ashford and the south-eastern to Shepperton. South of the village, on the later site of Laleham House, trackways are shown crossing over 'Laleham Field'. The map indicates that development was at this point concentrated around the convergence of the principal roads.



Laleham as recorded in John Cary's 1801 map.

## SECTION 2.0: ASSESSING SPECIAL INTEREST



In the 1844 tithe map for Laleham, the village is shown as a small rural settlement with dwellings lining the north side of the Broadway and clustering at the top of Shepperton Road. The presence of farms, orchards, homesteads and allotments within and around the settlement is indicative of an agricultural economy. The map shows that Vicarage Lane, Blacksmith Lane and Ferry Lane, which connected the village to the eastern bank of the Thames, were established by this point. Buildings shown on the tithe map which are extant in Laleham today include the Three Horseshoes on Shepperton Road, Muncaster House off Ferry Lane, and Manor Farmhouse at the top of Broadway.



Laleham as recorded in the 1844 tithe map.

## SECTION 2.0: ASSESSING SPECIAL INTEREST



The 1869 Ordnance Survey shows the affiliated landscaping of Laleham Park (to the south of the Conservation Area) in detail, including a kitchen garden to the north of the house, the walls of which survive around the nursery. The 1869 map illustrates another substantial estate known as 'Osmanthorpe', also set within landscaped grounds, on the eastern bank of the Thames.

Other developments since the 1840s include some modest residential development on Vicarage Lane, the establishment of the National School on Broadway and the expansion of Laleham Farm which appeared earlier on the title map as a cluster of small outbuildings.

Blacksmith's Lane

Vicarage Lane

Laleham Park kitchen garden



Laleham as recorded in the 1869 Ordnance Survey.



## SECTION 2.0: ASSESSING SPECIAL INTEREST



Laleham in the 1897 Ordnance Survey appears much the same as it did in 1869. The estates around Laleham House (formerly Park) and Osmanthorpe continued to be elaborated, both gaining an additional lodge.



New lodge - Osmanthorpe

Laleham as recorded in the 1897 Ordnance Survey.



## SECTION 2.0: ASSESSING SPECIAL INTEREST



The 1914 Ordnance Survey indicates a faster rate of development than previously seen in Laleham. New detached and semi-detached houses were erected on the site of the former Osmanthorpe estate. A new or enlarged street (Condor Road) is shown cutting through the former gardens, providing another route between the riverside and the centre of the village. New terraced housing lined the southern side of Vicarage Lane. Just across the river, new boathouses and dwellings had started to extend along the west bank. A small village hall, since extended to the south-east, is shown opposite the school. To the south, the village remained largely unchanged.

A new street, Condor Road, connecting the village with the riverside

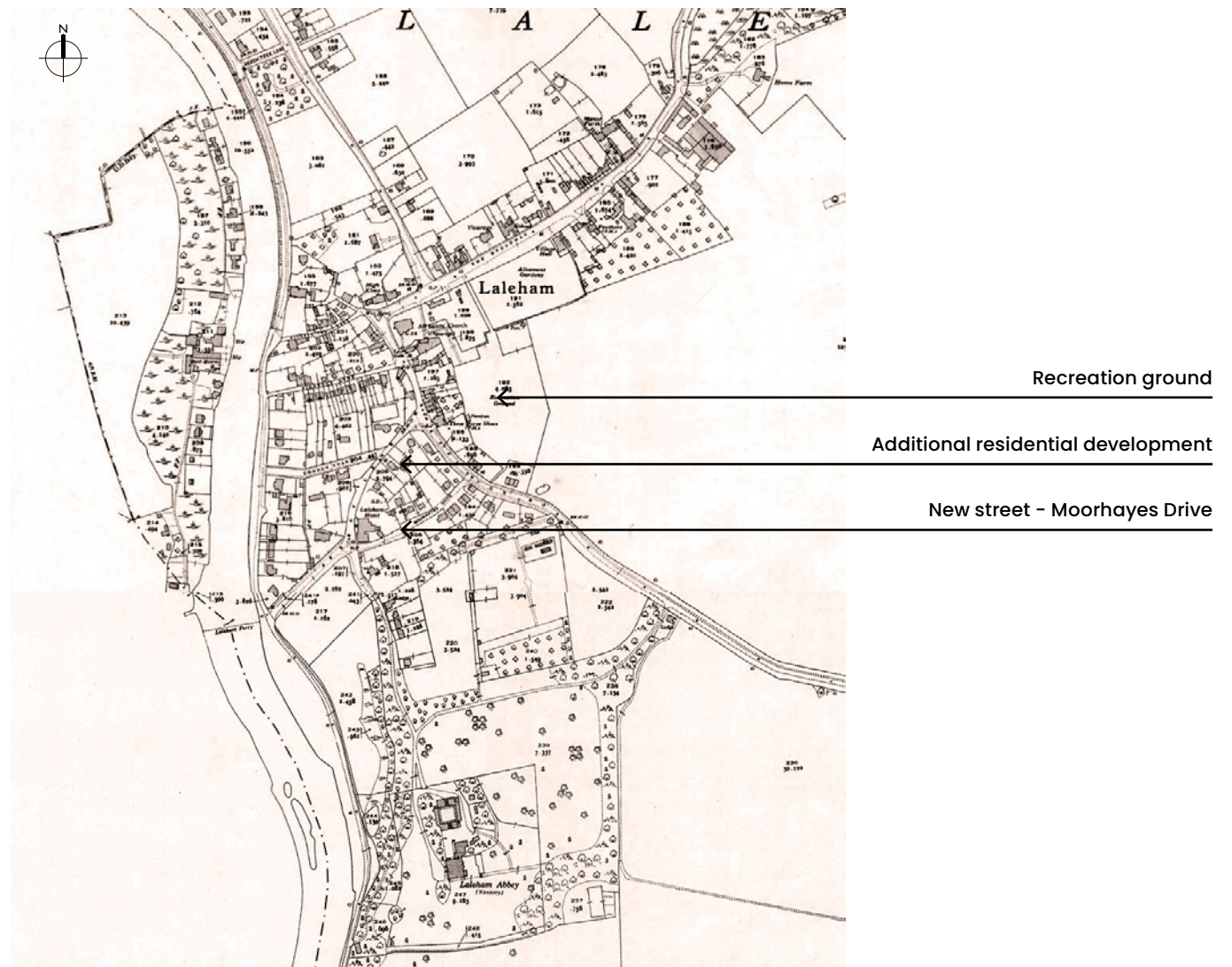


Laleham as recorded in the 1914 Ordnance Survey.

## SECTION 2.0: ASSESSING SPECIAL INTEREST



By the 1937 the village had gained a new recreation ground and an additional street – Moorhayes Drive – connecting Shepperton Road and Abbey Drive. Some additional residential development had taken place just north of this new street.



Laleham as recorded in the 1937 Ordnance Survey.



## SECTION 2.0: ASSESSING SPECIAL INTEREST



The 1960 Ordnance Survey shows no substantial changes with regard to built structures, road configuration or the surrounding landscape since the previous map. The general trajectory of development, which had seen small-scale residential infill throughout the village continued.

Changes over the course of the later-20th and early-21st centuries included the demolition and development of the former Laleham Farm (just outside the Conservation Area boundary – now Grange Place) and the development of the former Laleham Park orchard, now a commercial plant nursery.



Laleham as recorded in the 1960 Ordnance Survey.



## 2.3 Archaeological Potential

The archaeological landscape of Surrey is documented and protected under the remit of Surrey County Council, who recognise two levels of heritage asset designation in addition to statutory protection (scheduled monuments):

County Sites of Archaeological Importance (CSAI) – sites where there is a proven archaeological presence and where that archaeology is known to be of a standard and quality to require a definite presumption in favour of preservation in-situ.

Areas of High Archaeological Potential (AHAP) – defined zones which have been examined by the County Archaeologist and determined to likely contain good evidence for the existence of archaeological remains. The determination is largely based upon information in the County Historic Environment Record, as well as information on previous finds, past investigations, historic maps, aerial photograph, and thematic surveys.

The northern portion of the Laleham Conservation Area almost entirely encompasses the AHAP recognising its medieval core. This area is recognised for its very high significance. There are no scheduled monuments in the Conservation Area.

## 2.4 Built Form and Architecture

Laleham's built form is generally configured along the principal thoroughfares of the Broadway and Shepperton Road, where the Conservation Area's limited public and commercial buildings are concentrated, with a series of lanes cutting through to the river to create residential enclaves. The narrow width of these access routes and sense of enclosure is further emphasised by the brick boundary walls which surround a large proportion of properties.

The sharp bend in the road and positioning of the war memorial opposite the church clearly marks the centre of the village. Civic amenities are most commonly positioned at the north end of the Conservation Area, along the Broadway. This includes the village hall, allotments and school. Commercial buildings are limited in number and concentrated on Shepperton Road.



Three Horse Shoes on Shepperton Road



The narrow thoroughfare on Blacksmith's Lane, with a characteristic tall brick wall on one side



The war memorial in front of the church on the main thoroughfare through Laleham



## SECTION 2.0: ASSESSING SPECIAL INTEREST



In terms of its architectural character, an Arts & Crafts influence is particularly commonplace across the Conservation Area. This is characterised by:

- Varied roof forms comprising combinations of steeply pitched gables, hipped and half-hipped sections, and tall chimneystacks
- Clay roof tiles, including decorative banding and ridge tiles
- Hung clay tiles
- Half rendered exteriors
- Use of red/brown brick, often with decorative pattern work
- Dormer windows
- Decorative bargeboards
- Entrance porches



Decorative brickwork



Varied roofline



Hung clay tiles



Decorative bargeboards





Other buildings are generally in various 'polite' styles, showcasing simple classical proportions and detailing.

Built massing and scale varies across the Conservation Area and ranges from more modestly-sized cottages to larger detached villas with correspondingly larger gardens. In areas towards the river additional boathouses are more common, with evidence that these have often been converted into shed or garage use. Their original use as boathouses is evident in the orientation of their entrances to give easy access to the river, as well as a traditional weatherboarded construction.



Former boathouses fronting onto Thames Side

## 2.5 Trees and Open Spaces

The built environment of the Conservation Area is augmented by substantial mature trees and planting, particularly in its western portion where there is a high concentration of domestic gardens and a green strip which runs parallel with the river and Thames Side. There is additionally a thick belt of planting along the edge of the allotments on the Broadway, which provides a clue within the streetscape of the green space behind.

Laleham's rural origins are still appreciable to the east of the Conservation Area, where the boundary backs onto open fields. There is also evidence of historic farmsteads towards the north end of the Broadway, including a weatherboarded barn range that directly abuts the highway.



Weatherboarded barn range on the Broadway

Recreational and allotment grounds were apportioned off the east side of the Broadway in the early 20th century (adjacent to 1907 village hall) and are illustrative of the growing population and upswing in civic amenity at that time. A public car park has since taken over a small section of the allotment and, although a modern space, offers the benefit of helping to alleviate on-street parking.

The most prominent green space within the Conservation Area is the northernmost portion of Laleham Park, including an enclosed green space at the junction of Ferry lane and Abbey Drive. This is a largely natural landscape with remnants of formal historic use in relation to the nearby Laleham House – including the walled nursery. It has since become an important amenity space which balances the comparative intensity of development within the centre of the village.

Pedestrian pavements supplement the main vehicular routes through the Conservation Area. The narrower access lanes into and around the riverside enclaves are shared spaces, which emphasises a sense of privacy and informality.



The green space between Ferry Lane and Abbey Drive



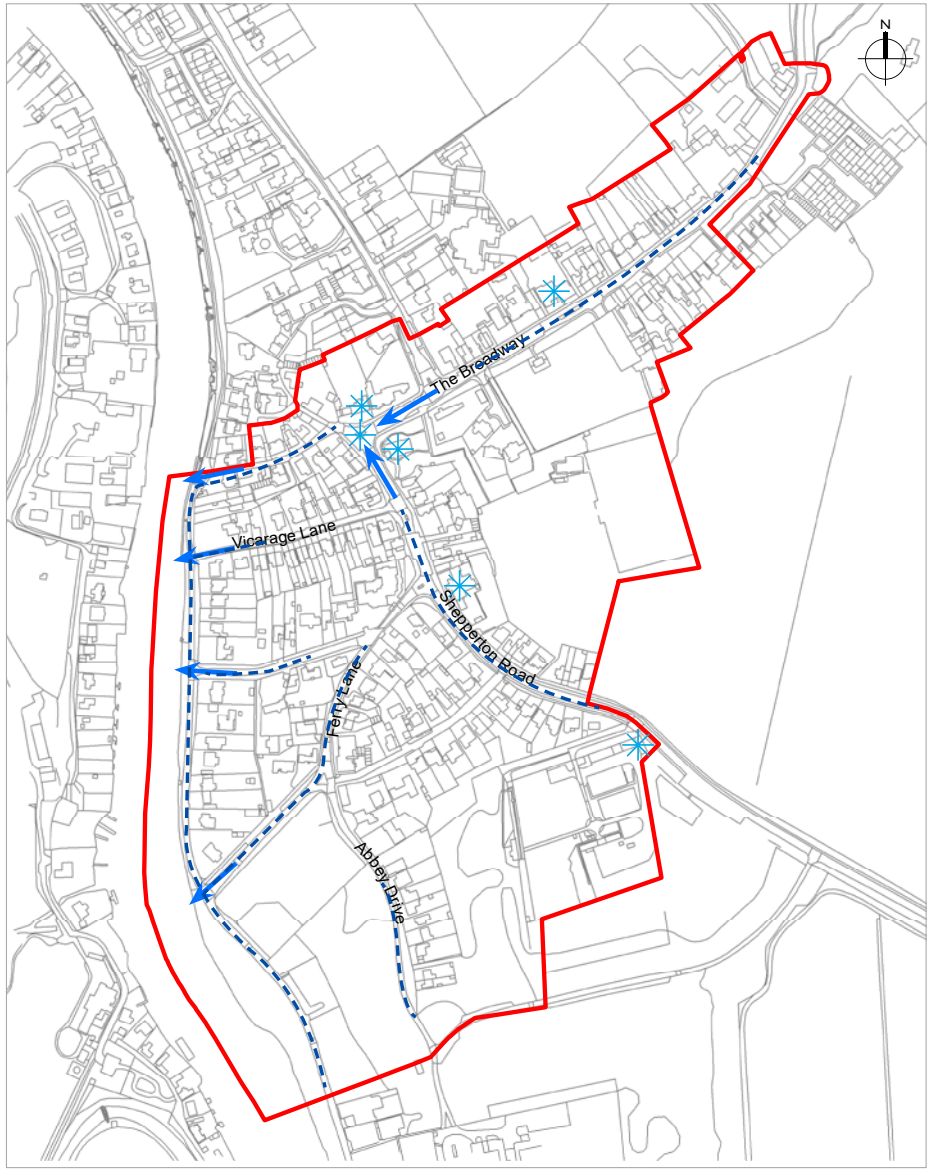
## 2.6 Views

The church, war memorial, High Elms and Yew Corner form a particularly eye-catching group of landmarks at the corner where the Broadway turns into Shepperton Road. Views are otherwise generally funnelled along the narrow streetscapes and ultimately across the river, as well as along the broader principal thoroughfares where the domestic character is punctuated with civic and commercial features.

**VIEWS PLAN**

- 2024 Conservation Area Boundary
- ✱ Landmark
- - - Streetscape Views
- ➔ Key Views

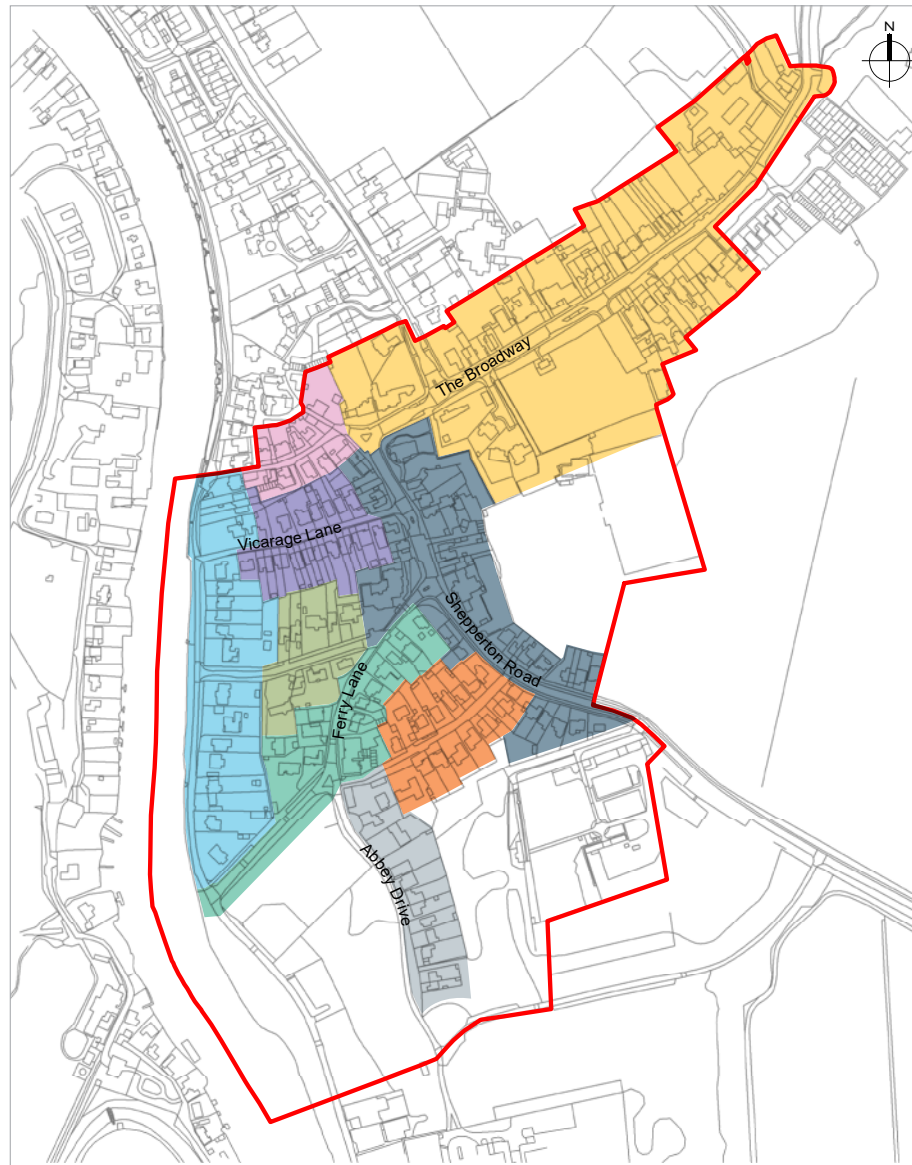
*This plan is not to scale*





The evolution of the different spaces within the Conservation Area throughout the course of the 18th, 19th and 20th centuries has resulted in distinctive streetscape groupings across two categories: purely residential, and residential combined with civic amenity and commercial activity.

Additionally, there are open green spaces on the south side of Abbey Drive, the walled garden and surrounding area off Shepperton Road, and field south of the allotments on the Broadway – all of which form a group of green spaces which supplement the built character areas and allude to the historic rural setting of the village.



**CHARACTER AREAS PLAN**

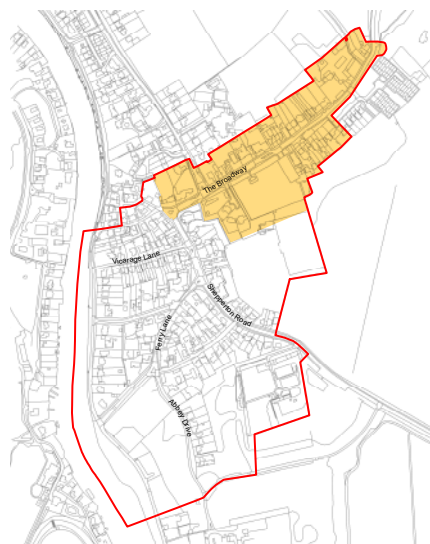
- Character Area 1: The Broadway
- Character Area 2: Blacksmith's Lane
- Character Area 3: Thames Side
- Character Area 4: Vicarage Lane
- Character Area 5: Condor Road
- Character Area 6: Ferry Lane
- Character Area 7: Moorhayes Drive
- Character Area 8: Shepperton Road
- Character Area 9: Abbey Drive and Laleham Park

*This plan is not to scale*





## 3.1 Character Area 1 – The Broadway



The Broadway is a character area with residential combined with civic amenity and some commercial activity. It is a characteristically wide and linear thoroughfare flanked by development on either side, leading into Laleham from the north. The pedestrian pavements on either side of the Broadway indicate that the road was historically wider – hence its name. Most properties have some form of front garden or driveway which further indicates an originally generous thoroughfare. With few exceptions, development generally does not directly abut the highway.

The rural traditions of the wider area are still most keenly felt at the north end of the Broadway with the yard and some of the historic buildings of the former Manor Farm still evident here, and a generally more open character compared to the compact development further south. Towards its southern end, the Broadway becomes increasingly civic in nature with the school, allotments and village hall indicating a transition into the village centre.

The buildings at the north end of the Broadway are typically polite in style – these being relatively simple in terms of their massing (i.e. regular blocks), with symmetrical proportions, little ornamentation and often (but not exclusively) faced with a lighter brown brick. Contrasting this, prominent buildings such as the School Cottages and main school building demonstrate more of an Arts & Crafts influence with rich red or dark brown brickwork, lively roofscapes and more varied forms.

The east side of the Broadway has a particularly dense belt of mature trees and greenery along the boundary of the allotments. This is supplemented along the wider road with intermittent trees and additional planting. A traditional village name post that previously stood near the village hall is no longer in situ and lies damaged within the verge.

The civic amenities located along the Broadway increases pressures for car parking. Although the road is sufficiently wide for on-street park and designated laybys are also available, this still has a cumulative impact on the aesthetic value of the streetscape. A combination of traditional cast iron bollards and plain modern bollards punctuate the pavement to prevent vehicles mounted the kerb or parking over pavements, which offers some mitigation.



The top end of the Broadway, which feels notably more rural than the centre of the Conservation Area



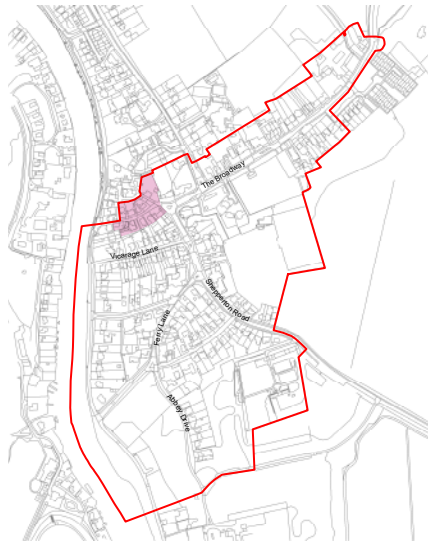
Simple 'polite' cottages



The wide boulevard of the Broadway



## 3.2 Character Area 2 – Blacksmith's Lane



The lane terminates with an informal turning area/car park next to the river, with Thames Side continuing on either side as a footpath. This is indicative of a long history of access to the river and the thoroughfare evolving naturally, rather than the more formally designed layout that defines the relationship of the Conservation Area's built development with the river further south.

The lane has a tarmac finish to the end, with a less formal track to access the modern development to the north. There are several traditional lantern streetlights, the diminutive height and style of which is in keeping with the scale and character of the streetscape.

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Blacksmith's Lane is a residential enclave accessed off the corner of Shepperton Road and the Broadway, and is a characteristically narrow through-route to the river with buildings and boundary walls directly abutting the single lane to create an enclosed streetscape.

The historic houses are typically small, detached cottages located on the north side of the lane and with varying degrees of Arts & Crafts influence. They form a particularly attractive group.

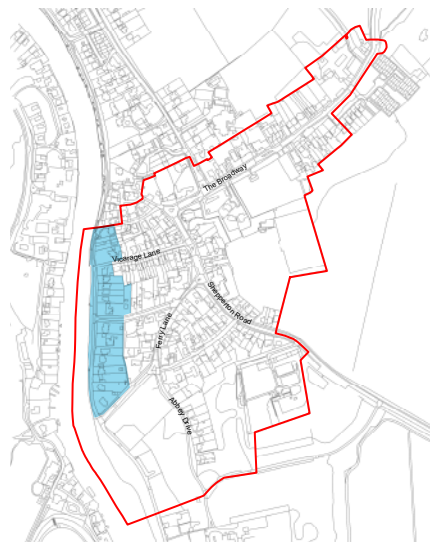


The entrance to Blacksmith's Lane, where the informality of the highway and boundary walls emphasise its access-only character. Also note the traditional street lantern.





## 3.3 Character Area 3 – Thames Side



Red House at the end of Blacksmith's Lane signposts to a development shift in the 19th and early 20th centuries towards higher-status residential dwellings which directly fronted the banks of the River Thames. This continues for most of the length of the west side of the Conservation Area.

The houses vary substantially in terms of architectural style but balconies, attic dormer windows and large windows are common features which are all intended to take advantage of the attractive river views. Most are two storeys in height, although there are some three storey buildings.

The stretch of Thames Side between the western ends of Blacksmith's Lane and Vicarage Lane comprises a simple footpath running alongside a prominent 19th-century brick wall, which indicates that the plots behind predate the proactive design choice of formalising the river frontage.

Beyond Vicarage Lane, there is vehicle access to the properties, the principal elevations of which front onto Thames Side and are set behind a low boundary wall and a generous front drive/garden. The formality of this access route is further emphasised by the quality of the tarmac road surface.

Many of the houses also retain a simple boathouse – typically a pitched roof structure with weatherboarding and traditionally a pair of side-hung doors, although many have been refitted with modern garage doors. The configuration of these structures directly facing the river or with a clear run towards the river is a clear indicator of their original use, despite direct access into the river no longer being possible due to the low safety rail that runs the length of Thames Side. A slipway is still present at the end of Ferry Lane, which is another indicator of the community's historic relationship with the river.



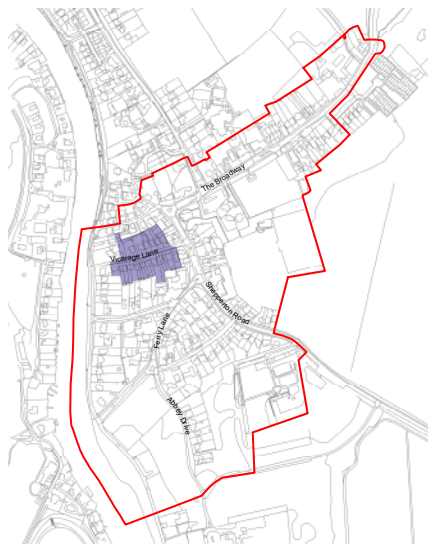
An example of balcony and dormer windows facing onto the river on Thames Side



The listed brick wall along the northern portion of the Thames Side path



## 3.4 Character Area 4 – Vicarage Lane



The streetscape today comprises a broad variety of largely 20th-century houses designed in styles which are typical of the period and less contextual in terms of location. Towards the west end of the lane is a group of gable-fronted, half-rendered houses which demonstrate a simplified Arts & Crafts influence, which echoes the broader character of the Conservation Area.



Later developments on Vicarage Lane, taking influence from the Arts & Crafts style



Older properties at the river end of Vicarage Lane, built in a simple style

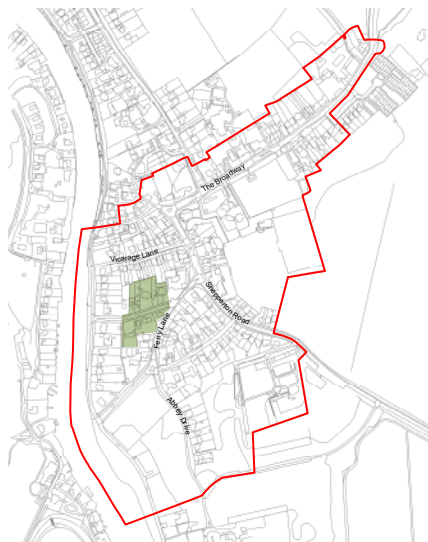
Vicarage Lane, another residential area, became an established through route connecting Shepperton Road with Thames Side in the first half of the 19th century, supplementing the older route running parallel along Blacksmith's Lane. The lane narrows at its west end, where the houses sit closer to the highway boundary and have more prominent brick boundary walls – indicating earlier development. This is also evidenced in the more traditional and simple polite style of architecture; for example, the symmetry and balanced proportions of Riverside and Little Riverswell.





# SECTION 3.0: CHARACTER AREAS

## 3.5 Character Area 5 – Condor Road



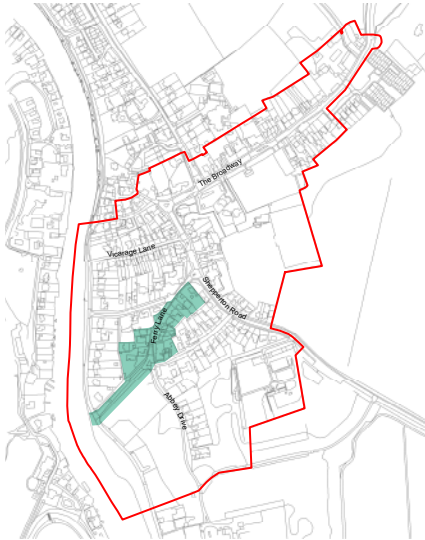
Condor Road with winter tree cover

Although wholly residential in nature, the character of Condor Road is atypical compared to the rest of the Conservation Area, particularly in comparison with other routes leading down to Thames Side. The road surface is a hoggin-like material (i.e. compacted earth and aggregate), rather than tarmac, and the streetscape has a boulevard character created by the avenues of trees on either side. The houses are set back behind these trees and supplementary hedging, and therefore reduced in terms of visibility. There is a higher concentration of modern development but still in keeping with the scale and configuration of development elsewhere in the Conservation Area.

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## 3.6 Character Area 6 – Ferry Lane

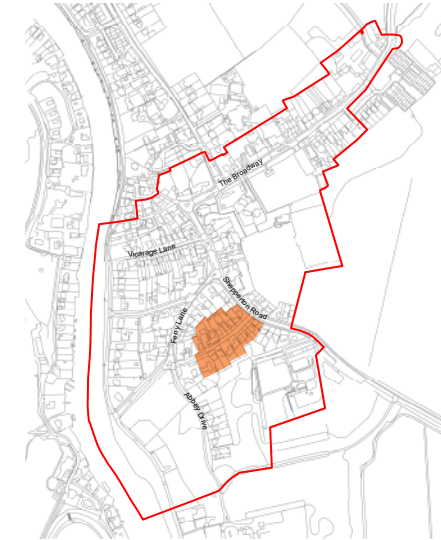


The buildings are generally modern but of a comparable size and orientation to the Conservation Area’s historic properties. Two older buildings opposite the junction with Moorhayes Drive display a characteristic Arts & Crafts influence and form a particularly notable group behind brick garden walls at the corner of the road.



Junction of Ferry Lane and Abbey Drive, where an Arts & Crafts style house peaks out from behind a characteristic tall brick wall

## 3.7 Character Area 7 – Moorhayes Drive



Moorhayes Drive is a modern residential street. It has some of the characteristics of a cut-through route connecting Shepperton Road with the river, but nothing of notable architectural or historic interest.

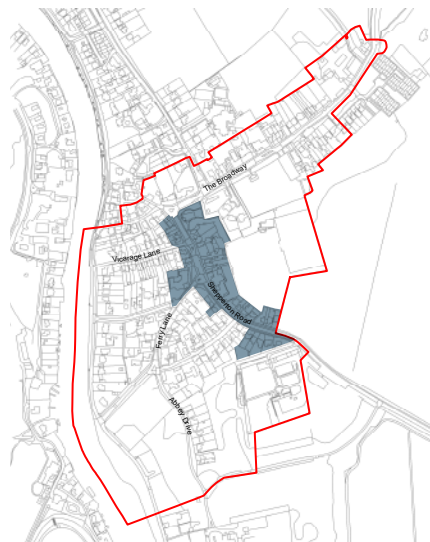
Ferry Lane extends from Shepperton Road towards the river via a longer route than the more northerly cut-through lanes. It is generally residential in character, although the signage and car parking associated with the care home at the top of the lane are more commercial in nature.

Tall brick boundary walls separating the properties from the highway are characteristic of Ferry Lane, continuing a common feature evident across Laleham. The tarmac-surfaced thoroughfare is semi-formal with a separate pedestrian pavement on one side, two-way traffic and traffic control measures. Further south, the west side of Ferry Lane in particular has a series of green verges, which become more generous moving towards the river.





## 3.8 Character Area 8 – Shepperton Road



No.21 and 23 Shepperton Road maintain traditional shopfronts and form a group with the neighbouring Three Horseshoes pub. Traditional iron bollards in front of these buildings are indicative of an area of increased footfall and activity, and the transition into the village centre. This is further emphasised by the traditional village name sign and post box which stand a little further along on the opposite side of the road.

Moving towards the church, the layout of the residential buildings becomes more compacted and they are noticeably plainer in terms of their architectural styles. High Elms, the war memorial and church at the far north end of Shepperton Road form a group of landmarks that provide an end stop to views northwards, before the sharp bend in the road transitions onto The Broadway.



Later 19th-century development and commercial properties on Shepperton Road, which break with the Arts & Crafts influence



A traditional village sign and some modern landscaping to form a rest area in the centre of the village



Arts & Crafts influenced development at the southern end of Shepperton Road, introducing the style which characterises the whole Conservation Area on approach from the south

Shepperton Road comprises the southerly approach into Laleham and combines residential properties with commercial activity further towards the village centre.

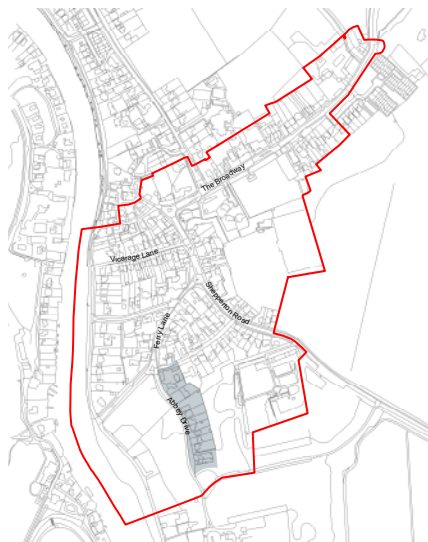
There is a rich architectural variety on Shepperton Road, including two distinctive pairs of residential houses with prominent street-facing gables and an Arts & Crafts influence. The urban grain is more spacious than the riverside lanes, with an increased sense of openness and fewer tall brick boundary walls.

Intermittently positioned mature trees and supplementary boundary planting offer some greenery to the streetscape, as well as two landscaped verges either side of the junction with Ferry Lane. Benches in this location also provide public amenity.



## SECTION 3.0: CHARACTER AREAS

### 3.9 Character Area 9 – Abbey Drive and Laleham Park



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Abbey Drive is the most sparsely developed road in the Conservation Area, with residential properties concentrated on its north side. Although a small group, there is a particularly broad range of architectural styles present including the classical tradition, a unique thatched building and the Arts & Crafts influences which is prevalent throughout the Conservation Area. This includes a pair with particularly steep front gables.

The thoroughfare has an informal character with no kerbstones and directly abutting the boundary of the open park landscape adjacent to the river. The mature planting on the south side of Abbey Drive particularly emphasises a sense of privacy and verdant streetscape. This is mirrored on the east side with generous front gardens supplemented with mature shrubbery and specimen trees. Where they have been added, the front boundary walls are low in height, in contrast to much of the Conservation Area, and includes simple timber picket fencing as well as brick walling.



Thatched Cottage – a unique building type within the Conservation Area (Photo © Stefan Czapski (cc-by-sa/2.0))





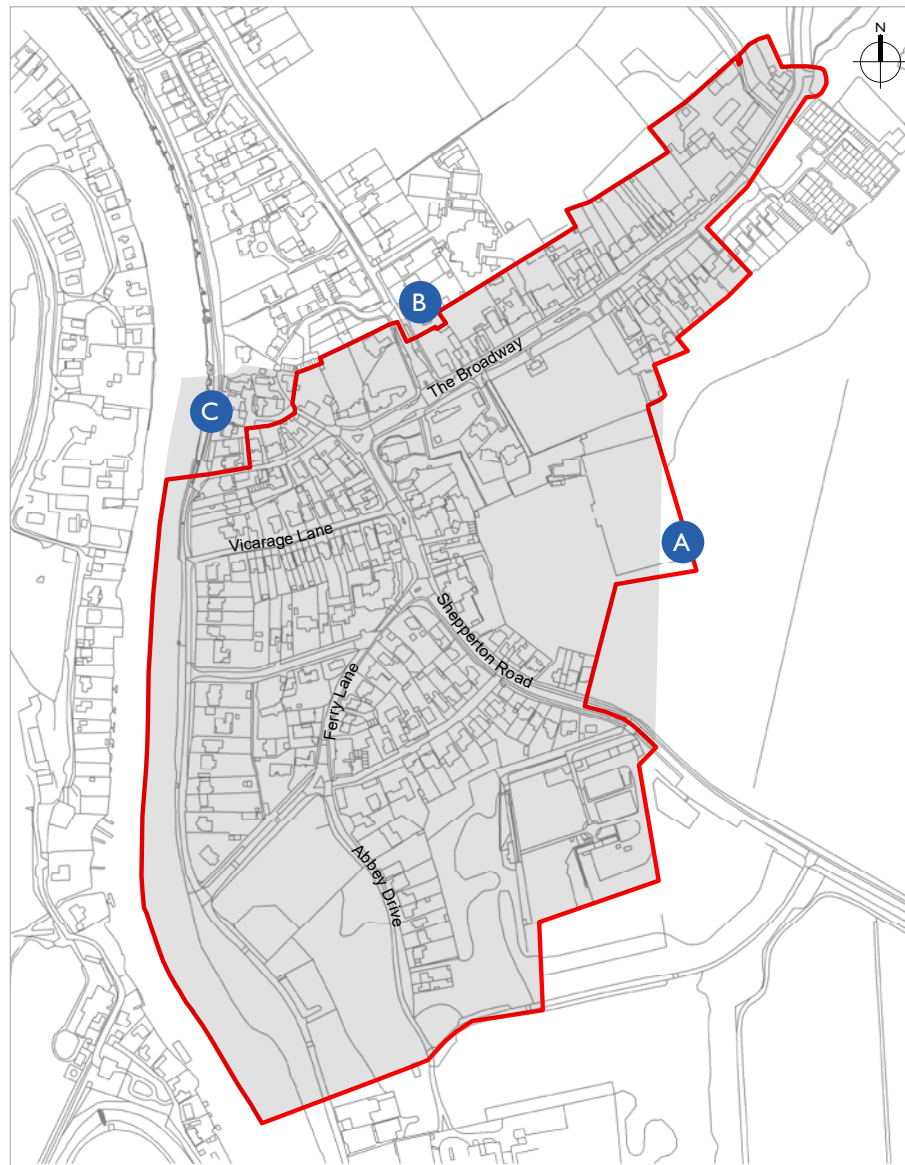
## 4.1 Inclusions

A The previous boundary does not coherently follow any establish plot boundaries. A series of rationalisations on the east side of the Conservation Area will rectify this.

## 4.2 Exclusions

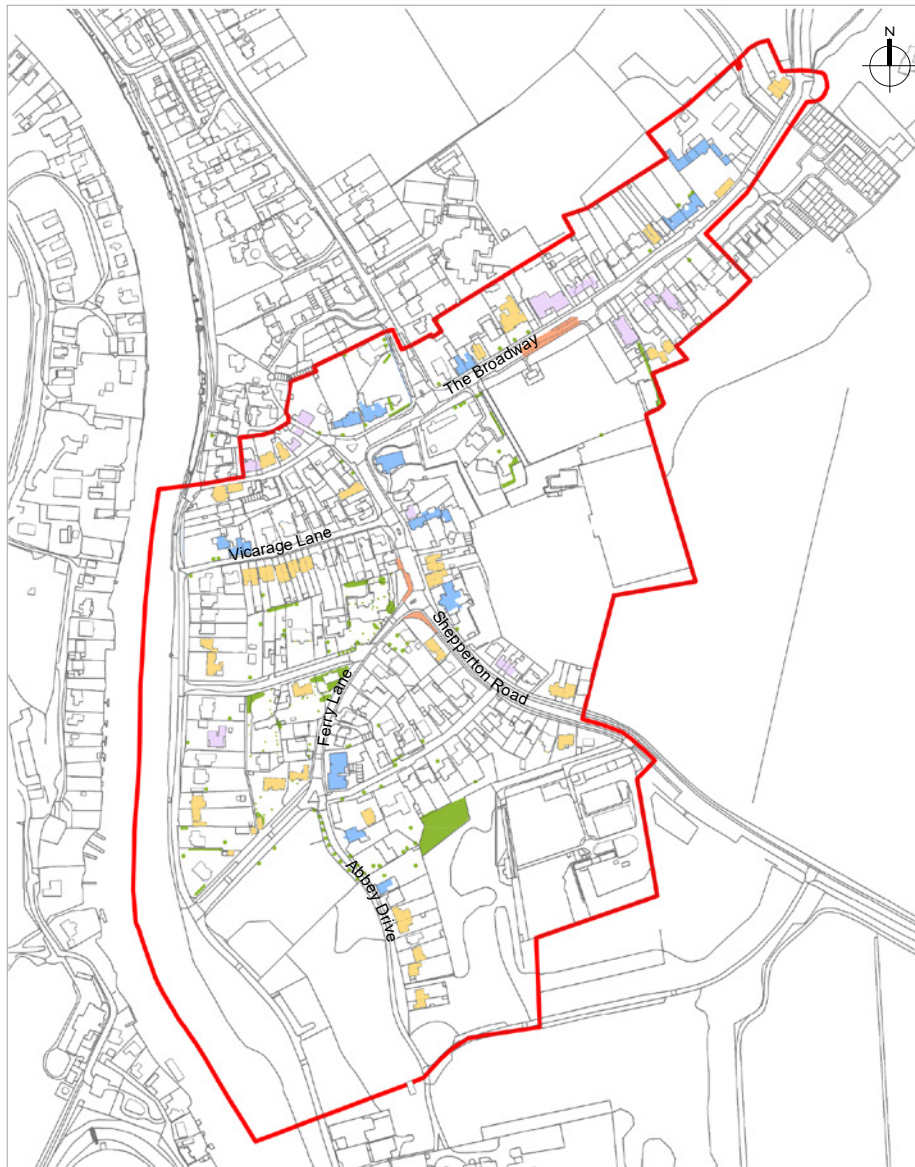
B No.2a Staines Road is a modern building which does not exhibit any of the characteristics features of the Conservation Area.

C The buildings within the enclave to the north of Blacksmith's Lane are modern and do not exhibit any of the characteristic features of the Conservation Area.





- Painted finish of external timber joinery:** The Arts & Crafts influence and age of many of the buildings throughout the Conservation Area mean that there is a relatively high proportion of external timber joinery features. There are many instances throughout the Conservation Area where these features, including bargeboards, fence posts and garage doors, require sanding down and re-painting. This is an important regular activity to help ensure the long-term good condition of the timber, as well as to maximise their aesthetic impact.
- Informal road surfaces:** Where present within the Conservation Area, simple, untreated road surfaces (hoggin or similar) are either already severely affected by pot holes or have the potential for pot holes to occur. Where this is the case, there is increased risk of surface water ponding, splashback and other knock-on damage to the historic structures and features. This particularly affects the end of Blacksmith's Lane, Condor Road and Moorhayes Drive.
- Vulnerable green verges:** Where there are no formal kerbstones, protective measures including low guard rails and bollards are in place across the Conservation Area. However, there are some areas where the green verge is still susceptible to vehicle damage. This is particularly evident at the junction of Ferry Lane and Abbey Drive.
- Replacement of garage doors:** Although not currently a major issue, there are instances where modern garage doors (roller or upwards-swinging) have been installed at traditional properties, including on some boathouses where these have been retained and seen their use evolve. The traditional style that aligns with the Arts & Crafts influence throughout the Conservation Area are side-hung timber double doors.
- Replacement of traditional windows with uPVC units:** Modern units are typically positioned flush with a building's external elevation and consequently reduce the characteristic depth of historic façades created by older windows set back within the reveal. uPVC units typically also have thick frames and false glazing bars which are intended to copy traditional styles but are in reality misproportioned. With traditionally constructed buildings, there is also potential for uPVC windows to worsen issues concerning damp and moisture build up internally.
- Inappropriate mortar repairs:** This issue particularly affects the brick boundary walls in the residential enclave character areas but has the potential to affect any brick structure. Mortar which has been applied thickly and sits proud of the brick face ('ribbon pointing') causes issues in the longer term with the bricks' ability to expel moisture. Pointing repairs using a cement-based mortar also causes this problem. Both approaches to re-pointing have potential to cause spalling and deterioration of the brickwork.
- Efflorescence and algal/vegetation growth:** This issue also affects the characteristic brick boundary walls throughout the Conservation Area but poses a particular risk to any wall which is overhung or bordered by planting. Efflorescence is indicative of moisture being expelled, leaving a mineral build up on the surface which is to be expected within certain parameters but excessive cycles of wetting/drying can ultimately accelerate the deterioration of mortar and brickwork. Where moisture cannot evaporate and dry quickly enough, algal growth will establish cause unsightly green staining. Vegetation rooting within mortar joints or into the foundations of a wall can also cause structural instability if left unmanaged.
- Telecommunication poles and wires:** Prominent poles and high-level wires are positioned at intervals throughout the Conservation Area, including along the boulevard-like Broadway. These conflict with the aesthetic quality of the streetscapes and visually compete with the traditional-style streetlamps.
- Satellite dishes:** As the Conservation Area primarily contains residential properties, there is a large number of externally-mounted satellite dishes – frequently on primary or highly visible elevations. These are modern features which individually detract from the architectural quality of their host building and cumulatively impact the wider streetscape.
- Modern commercial signage:** Oversized shopfront facias and supplementary signage (such as brightly branded A-boards) are detracting features within the streetscapes but are generally limited in number and only present on Shepperton Road.



HERITAGE ASSETS AND MANAGEMENT OPPORTUNITIES

- 2024 Conservation Area Boundary
- Listed Building
- Locally Listed Building
- Positive Contributor
- Tree Preservation Order
- Opportunity for Enhancement

*This plan is not to scale*

**6.1 Conservation Area Designation – Control Measures**

In order to protect and enhance the Conservation Area, any changes that take place must conserve its character and special interest. Statutory control measures are intended to prevent development that may have an individually or cumulatively negative effect. Control measures within include:

- Planning permission will usually be required to totally or substantially demolish buildings or structure (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent to which permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted. For example, replacement windows, different elevational finishes or the installation of satellite dishes.
- Trees with a diameter of 75mm or greater, measured as 1.5m above the soil level are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a tree preservation order (TPO) is necessary.
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.



## 6.2 Conservation Aims and Best Practice

There is no generally accepted detailed definition of ‘best practice’ in conservation: it is a term used to describe the management of change (including repair) so that the integrity and character of a historic site is not eroded or compromised. It is not the intention of conservation best practice to prevent change from happening: alterations can still be carried out but should be subject to additional scrutiny to ensure that the special interest of the Conservation Area is protected.

It is the purpose of this Appraisal to provide guidance that will help achieve these aims. Overall, any change in the Laleham Conservation Area should seek to:

- Preserve its historical features;
- Enhance, where possible, its special interest;
- Positively contribute to its established character; and
- Be high quality.

## 6.3 Positive Contributors and Opportunities for Enhancement

A positive contributor is a building, structure or feature which beneficially adds to the overall character of its local area. This is true of most buildings within a conservation area. The extent to which a building will positively contribute will largely depend on the integrity of its historic form and is not restricted to its principal elevation. For example, roofscapes and side/rear elevations call all make a positive contribution. Modern buildings can also make a positive contribution where they have been sensitively designed to suit their setting. A list of positive contributors in the Laleham Conservation Area is included in Appendix A; these are also identified on the heritage assets plan on the previous page.

Criteria for identifying positive contributors include:

- Group value;
- Associations with notable architects or other historical figures;
- Position and presence within the streetscape;
- Use of characteristic materials, architectural motifs or detailing;
- Physical or historical relationship with neighbouring buildings; and
- Historical use.

Beyond general conservation best practices, there are limited opportunities for additional enhancement within the Conservation Area. There is scope to renew the planting and public realm provisions on either side of the junction of Ferry Lane with Shepperton Road. There is also an opportunity to reinstate the traditional name sign which has fallen into disrepair on the Broadway, together with works to rationalise the pavement and crossing opposite the primary school.

## 6.4 Repairs and Replacement

### 6.4.1 ‘Like-For-Like’

A term that is frequently used in conservation is ‘like-for-like’ replacement or repair. This is frequently – and mistakenly – taken to mean that a modern alternative that generally echoes the style of the element removed is acceptable. However, this is not accurate or acceptable. Like-for-like should always be interpreted as an alternative that matches the historic element removed in terms of its material, dimensions, method of construction, finish, means of installation and any other feature specific to the original element, such that the modern replacement is hardly discernible from the original (accepting that its condition will be greatly improved where the original has failed beyond repair).

For example, modern uPVC windows in imitation of Victorian-style sash windows but with false glazing bars and a top-hung casement opening mechanism do not constitute a like-for-like replacement for traditional timber-framed Victorian sliding sash windows, although they may appear stylistically similar.

### 6.4.2 Repairs and Replacement

Repairs and replacement are inevitable with any building or site, regardless of age; however, within a conservation area, it is especially important that this is carried out sensitively to protect the historic fabric of its buildings and respect the character of the wider area. Key points to remember when looking to carry out repair work or install replacement features are:

- A method of repair that was suitable for one building may not be suitable for another. Repair and replacement should always be considered on a case-by-case basis.
- Repairs using appropriate materials and techniques are always preferable over wholesale replacement.
- Where a historic feature has degraded beyond repair, replacement should be carried out on a like-for-like basis.
- Where seeking to improve failing modern features, a traditionally-designed alternative using appropriate materials is preferable. For example, the replacement of uPVC gutters and downpipes with lead, cast iron or coated aluminium alternatives that better reflect the traditional character of the Conservation Area.
- Cement-based mortars and/or ribbon pointing are harmful to historic brickwork and masonry. Repairs to any pointing should be carried out in a lime mortar after any cementitious mortar has been raked out. This will ensure the longevity of the historic built fabric.





## SECTION 6.0: MANAGEMENT PLAN

- Due consideration should be given to the sustainability of the repair or replacement, i.e. what is its lifespan? What maintenance will be required to prolong this?
- Reversibility is an important consideration as better alternative may become available in the future.
- Historic external detailing should be retained or, where damaged beyond repair, replaced on a like-for-like basis. This includes (but is not limited to): the texture and colour of render; size and colour of bricks used, and the bond in which they are laid; stone dressings; and chimneystacks.
- The reinstatement of historic features that have been lost is favourable. For example, re-exposing brickwork that had been rendered or painted over.

The repair and replacement of windows can have a notable effect on the character and special interest of the conservation area, both positively and negatively. The aim should always be to retain historic windows wherever they survive, carrying out refurbishment work where needed to make sure they remain usable. Timber frames are preferable over uPVC for a number of reasons, mainly their comparative slimness and breathable quality which has a positive knock-on effect on the overall condition of the historic building.

### 6.5 Maintenance

Maintenance differs from repair in that it is a pre-planned, regular activity intended to reduce instances where remedial or unforeseen work is needed. The higher the levels of maintenance, the less need to carry out repairs. Regular maintenance activity should include annual gutter clearing, seasonal vegetation control and repainting external joinery with an oil-based paint. This is not an exhaustive list and each historic building will have its own specific needs. Larger historic buildings and those which are listed may benefit from occasional condition surveys (usually around every five years) to highlight their individual maintenance and repair needs.

The maintenance requirement of a building will depend on its age, materials and susceptibility to wear. Historic England, the Society for the Protection of Ancient Buildings (SPAB) and other heritage bodies publish specialist guidance on the suitable maintenance and repair methods for different historic buildings.

### 6.6 Trees

Trees are afforded extra protection within the Conservation Area and there are a number of tree preservation orders already in place. Any tree surgery work should be carried out only once the relevant permission has been sought. The management of the planted elements within the conservation area is beneficial to its overall appearance and potentially also to the condition of the buildings where root damage or overhanging branches may pose a threat.

### 6.7 Public Realm

Public realm features, including bins, bollards, seating and planters, etc. often become outdated in their appearance. This can be due to heavy wear, antisocial behaviour or as a result of poor design and short-lived trends. Successful public realm schemes are contextual, using high-quality materials that echo the character of the wider area. Any additions or amendments to the public realm will also need to take account of highways and other relevant regulations.

### 6.8 Modern and New Development

It is not the intention of conservation area designation to prevent new development or entirely exclude existing modern development where this is woven into a surrounding historic space. Instead, it puts in place a process whereby any proposals are more thoroughly studied to ensure that the special interest of the conservation area is protected and opportunities to improve its character are identified.

New development can range from entire new buildings to the introduction of new features, however small, on existing buildings. New development within the setting of the conservation area should also be carefully managed as it has the potential to detract from its character and special interest. The potential for substantial new development inside the Conservation Area boundary is generally limited to the replacement or alteration of those buildings, generally from the mid-late 20th century, which do not positively contribute to its character. Any proposals will need to be considered on a case-by-case basis and take account of:

- The significance of any existing building affected;
- The impact on the setting of neighbouring listed buildings and/or positive contributors;
- How local features and materials can be incorporated into the new design;
- Whether or not any historical plot boundaries survive or could be recoverable;
- The impact of the overall scale, massing and design on the wider streetscape;
- The loss of any important rear/side elevations or views of these;
- Characteristic boundary treatments and planting;
- The potential for below-ground or built archaeology; and
- Any other heritage or conservation constraints identified.



The addition of new features on existing buildings can be detrimental to the individual buildings as well as the overall character of their wider setting if unmanaged. Specifically:

- Television aerials and satellite dishes should not be fixed to principal or highly visible elevations, or chimneystacks.
- Features such as external lighting and security cameras should be as discreet as possible.
- Solar panels should be restricted to rear or secondary elevations, especially where a building forms one of a group.
- Internal alterations can have an external impact; for example, staircases cutting across windows or the removal of chimneybreasts necessitating the removal of the associated chimneystack.



Spelthorne Borough Council, *Laleham Conservation Area Preservation and Enhancement Proposals*, 1991.

'Spelthorne Hundred: Laleham', in *A History of the County of Middlesex: Volume 2, General; Ashford, East Bedfont With Hatton, Feltham, Hampton With Hampton Wick, Hanworth, Laleham, Littleton*, ed. William Page (London, 1911), pp. 396–401. British History Online <http://www.british-history.ac.uk/vch/middx/vol2/pp396-401>

Spelthorne Borough Council, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016), <https://www.spelthorne.gov.uk/article/17644/Listed-and-locally-listed-buildings-information>

Surrey County Council Archaeology, <https://www.surreycc.gov.uk/culture-and-leisure/archaeology>

National Heritage List for England, <https://historicengland.org.uk/listing/the-list/>

Historic England, <https://historicengland.org.uk/>

Society for the Protection of Ancient Buildings, <https://www.spab.org.uk/advice>



Address	Heritage Status	Additional Assessment
Granary to SE of barn at Manor Farm, The Broadway	Grade II listed building	List entry number 1187023
Outbuilding to NE of barn at Manor Farm, The Broadway	Grade II listed building	List entry number 1187022
Outbuilding adjacent to Manor Farmhouse and barn, The Broadway	Grade II listed building	List entry number 1204639
Manor Farmhouse, The Broadway	Grade II listed building	List entry number 1298925
Cambridge and The Red Cottage, The Broadway	Grade II listed building	List entry number 1204602
The Turks Head PH & Wysteria Cottage, The Broadway	Grade II listed building	List entry number 1187021
The Corner House, Staines Road/ The Broadway	Grade II listed building	List entry number 1205073
Church Farmhouse, The Broadway	Grade II listed building	List entry number 1187019
The Limes, The Broadway	Locally listed building	LL/148, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
The Feathers PH, The Broadway	Locally listed building	LL/147, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)

Address	Heritage Status	Additional Assessment
1 & 2 Home Farm Cottages, The Broadway	Locally listed building	LL/146, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Laleham Village Hall, The Broadway	Locally listed building	LL/145, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
School Cottages, The Broadway	Locally listed building	LL/143, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Laleham CofE Primary School (main building), The Broadway	Locally listed building	LL/142, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
27 & 29 Broadway	Positive contributor	A pair of traditional cottages from the early 20th century with traditional sash windows.
Weatherboarded barn, The Broadway	Positive contribute (potentially curtilage listed)	A traditional agricultural building in scale and form, illustrating the farm history of the area.
1 & 2 Roses Cottages, The Broadway	Positive contributor	A pair of symmetrical 19th-century cottages with original proportions.
Headley & Headly Mews, The Broadway	Positive contributor	Villa-stye houses with Arts and Crafts influences: roof form, half rendering and brickwork.





Address	Heritage Status	Additional Assessment
Glebe House, The Broadway	Positive contributor	Arts & Crafts influence: decorative brickwork and tiling.
1 & 2 Church Villas, The Broadway	Positive contributor	Symmetrical pair of cottages with decorative bargeboards.
Planetree, Blacksmith's Lane	Locally listed building	LL/008, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Forge Cottage, Blacksmith's Lane	Locally listed building	LL/007, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Rivers End & Little Rivers End, Blacksmith's Lane	Locally listed building	LL/010, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Perry's Cottage, Blacksmith's Lane	Positive contributor	A symmetrical cottage with good brickwork, modest scale and hipped roof.
Laleham Cottage, Blacksmith's Lane	Positive contributor	An Arts and Crafts cottage with distinctive decorative hung tiles.
Ferry Way, Blacksmith's Lane	Positive contributor	A simple, polite cottage with traditional windows.
West boundary wall of Little Ravenswell and City Post, Thames Side	Grade II listed building	List entry number 1187065

Address	Heritage Status	Additional Assessment
Little Ravenswell, Vicarage Lane	Grade II listed building	List entry number 1280880
Red House, Blacksmith's Lane / Inglenook, Vicarage Lane / 213 Thames Side / Osmanstead, Condor Road / 217 Thames Side / 218 Thames Side / 219 Thames Side / 220 Thames Side	Positive contributor	Thames Side group of river-facing houses
Riverholme, 215 Thames Side	Locally listed building	LL/126, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
The Barn, 216 Thames Side	Locally listed building	LL/127, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Ferry View, 221 Thames Side (plus rear boathouse)	Locally listed building (/ positive contributor)	LL/128, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Tara, 222 Thames Side (plus rear boathouse)	Locally listed building (/ positive contributor)	LL/129, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Little Riverswell, Vicarage Lane	Grade II listed building	List entry number 1280880
Old Farm & Riverside, Vicarage Lane	Grade II listed building	List entry number 1187066



Address	Heritage Status	Additional Assessment
The Maltings, Vicarage Lane	Positive contributor	Arts & Crafts style house
The Whin / The Den / Bundoran Cottage / Appletree Cottage / Linthwaite / Honeysuckle Cottage / Cameo Cottage / Riverdale Cottage / The Cottage / Mulberry Cottage / Gable Cottage, Vicarage Lane	Positive contributors	Arts & Crafts-inspired group of 19th/early 20th-century houses
River Lodge, Vicarage Lane	Positive contributor	Arts & Crafts style house
Abbeycroft, Condor Road	Positive contributor	Arts & Crafts-inspired house
Lavender Lodge, Condor Road	Positive contributor	Arts & Crafts style house
2 Ferry Lane	Positive contributor	Arts & Crafts-inspired house
Burway House, Ferry Lane	Positive contributor	Arts & Crafts style house
Yew Tree Cottage, Ferry Lane	Positive contributor	Arts & Crafts style house
Muncaster House, 1-8 Ferry Lane	Grade II listed building	List entry number 1187038
24 Shepperton Road	Positive contributor	Arts & Crafts-inspired house

Address	Heritage Status	Additional Assessment
22 & 22a Shepperton Road	Positive contributor	Pair of Arts & Crafts style houses
45-49 (odd) Shepperton Road	Positive contributor	Group of Arts & Crafts-inspired houses
35-39 (odd) Shepperton Road	Locally listed building	LL/111, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
16 Shepperton Road	Positive contributor	Arts & Crafts-inspired house
Three Horseshoes public house, Shepperton Road	Grade II listed building	List entry number 1187064
21 & 23 Shepperton Road	Positive contributor	Traditional shopfronts
17 & 19 Shepperton Road	Positive contributor	Symmetrical pair of late 19th/early 20th-century houses
Dial House, Dial Cottage & Dial House Gardens, Shepperton Road	Grade II listed building	List entry number 1298906
3 Shepperton Road	Locally listed building	LL/110, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
6 Shepperton Road	Positive contributor	Simple 19th-century cottage with Arts & Crafts influence



Address	Heritage Status	Additional Assessment
War memorial, Shepperton Road	Locally listed building	LL/109, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
All Saints' Church, Shepperton Road	Grade I listed building	List entry number 1298923
High Elms, The Broadway	Grade II listed building	List entry number 1298924
Yew Corner, The Broadway	Grade II listed building	List entry number 1204592
The Coverts, Abbey Drive	Grade II listed building	List entry number 1298919
The Thatched Cottage, Abbey Drive	Grade II listed building	List entry number 1187013
Thames Mead & High Gables, Abbey Drive	Positive contributor	A pair of Arts & Crafts style houses with matching and highly prominent front gables
The White Cottage, Abbey Drive	Positive contributor	Arts & Crafts-inspired house
5 Abbey Drive	Positive contributor	Arts & Crafts-inspired house
1 & 3 Abbey Drive	Positive contributor	Pair of Arts & Crafts-inspired houses

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LOWER HALLIFORD  
CONSERVATION AREA APPRAISAL  
MAY 2024

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# LOWER HALLIFORD: CONSERVATION AREA APPRAISAL

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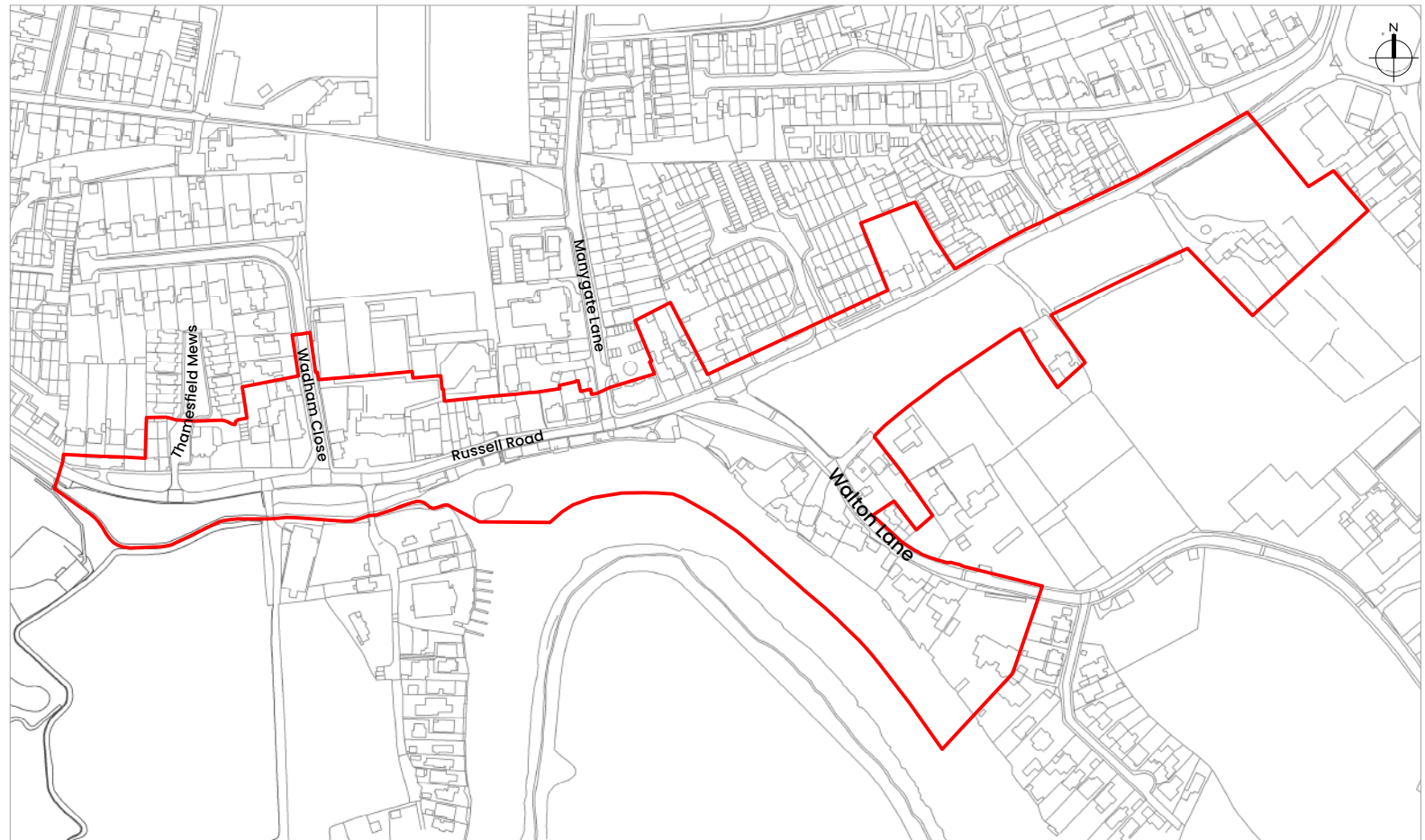


## 1.1 Introduction

The Lower Halliford Conservation Area as originally designated in December 1973. This Conservation Area Appraisal has been prepared in March 2024 and is intended as Supplementary Planning Guidance. It follows advice given by Historic England as set out in 'Advice Note 1: Conservation Area Appraisal, Designation and Management' published 8 February 2019.

This Conservation Area Appraisal seeks to analyse the special architectural and historic interest of the Lower Halliford Conservation Area. It also identifies opportunities for beneficial change and the need for additional protection. The Appraisal also reviews the boundary and provides justification for a series of recommended alterations.

The review of the Lower Halliford Conservation Area and the production of the Conservation Area Appraisal are part of a wider aim by Spelthorne Borough Council to preserve or enhance the special character and appearance of the Conservation Area. It will also enable sustainable decisions to be taken about its future management.



— 2024 Conservation Area Boundary  
*This plan is not to scale*



# SECTION 1.0: INTRODUCTION

## 1.2 Planning Policy Context

Section 69 1(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a Conservation Area is an 'area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. It goes on to state that the duty of Local Planning Authorities is 'from time to time to review the past exercise of functions under this section (Section 69(2)) and to determine whether any parts or any further parts of their area should be designated as Conservation Areas'.

Section 72 of the 1990 Act further states that, 'with respect to any buildings or land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area' (in the exercise of the Local Planning Authority's planning function). In order to carry out this duty the character of the Conservation Area needs to be clearly defined and understood (i.e. a character appraisal).

This appraisal complies with government guidance on the management of the historic environment through the National Planning Policy Framework (NPPF) as amended in December 2023. The appropriate conservation of heritage assets is one of the 'Core Planning Principles' that underpins the planning system.

Further details of the conservation of heritage assets are set out in the NPPF at Chapter 16, Conserving and enhancing the Historic Environment. Para 195 states that '[Heritage assets] are an irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.

Para 198 states that 'Local Planning Authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area...' The Lower Halliford Conservation Area Appraisal follows the latest guidance provided by Historic England as set out in 'Advice Note 1: Conservation Area Appraisal, Designation and Management (second edition)' published 8 February 2019.

Local planning policy is currently managed under the 2009 Development Plan, which will soon be superseded by the policies set out in the Emerging Local Plan 2022-2037.

## 1.3 Summary of Key Elements

The key themes and features which define the character of the Lower Halliford Conservation Area are:

- Its origins as a rural medieval settlement with a long history of occupation.
- Its unusual historic configuration, with both nucleated development around the village green and ribbon development along Russell Road.
- Domestic scale and massing, with the majority of historic properties set back behind garden plots and boundary treatments.
- The survival of many historic brick walls, some reaching substantial heights.
- The prevalence of substantial 18th and 19th-century Neo-Classical dwellings, which illustrate the historic evolution of Lower Halliford and the architectural fashions of the Georgian and early Victorian eras.

- The survival of some smaller dwellings of historically humble status around the village green, including the vernacular structure known as Dunally Cottage/ Poet's Cottage, which reference the rural agricultural character of the settlement prior to the building of the substantial riverside villas.
- The survival of the historic village green, the nucleus of the oldest part of the settlement.
- Mature planting within and adjacent to the Conservation Area, including the trees around the village green and the dense woodland between Lower Halliford and Shepperton.
- The relationship between Lower Halliford and the Thames, which historically supported the local economy, influenced the historic road configuration and encouraged the growth of a riverside resort in the 18th and 19th centuries.



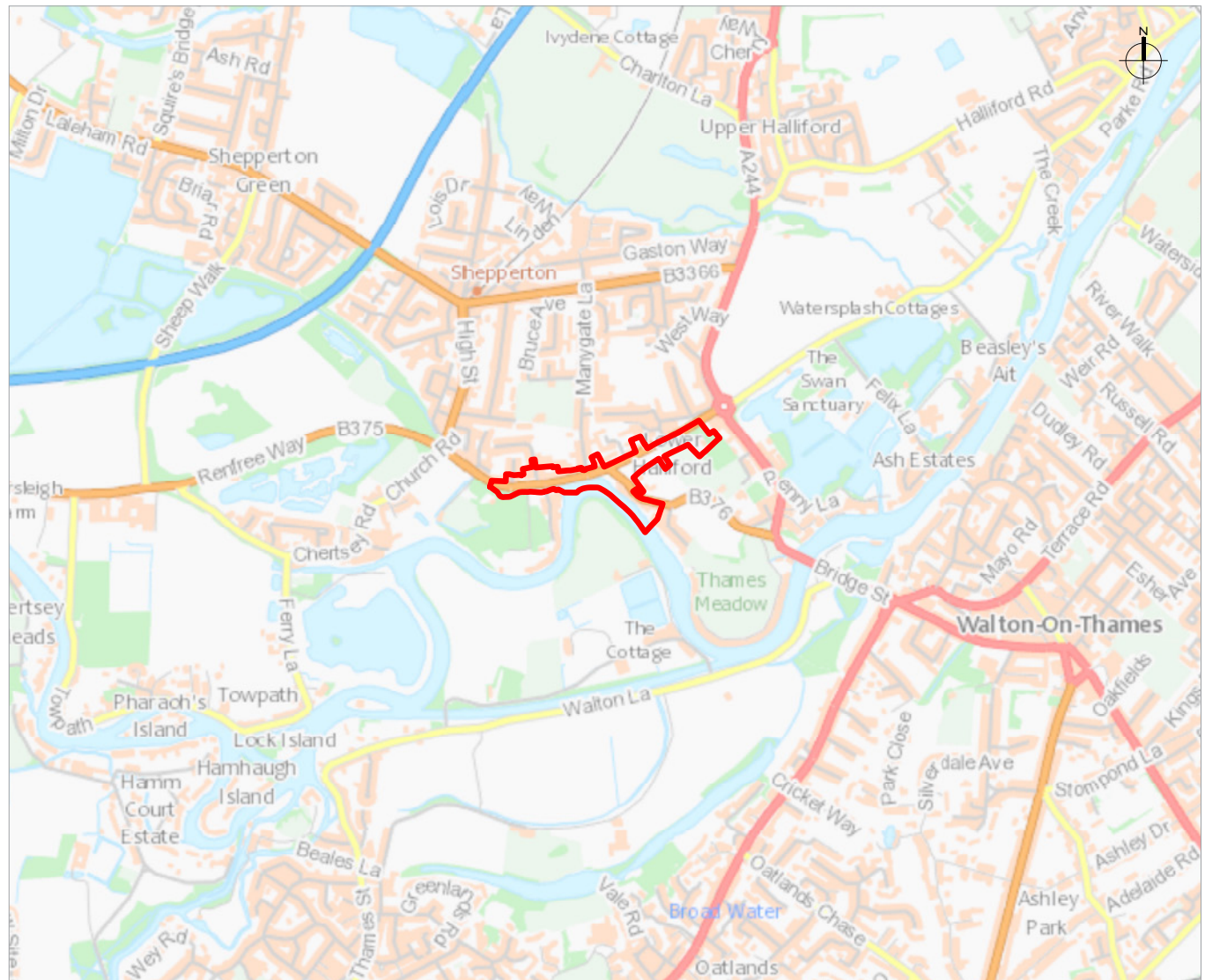


## 2.1 Location and Setting

The Lower Halliford Conservation Area is located on the northern bank of a bend in the River Thames, roughly half a mile east of Shepperton (historic core) and half a mile south-east of the M3 motorway. The Conservation Area is bounded to the north-west by the 19th and 20th century development around Shepperton railway station. To the south-east, across the river, lie the residential suburbs of Walton-On-Thames.

The Conservation Area comprises a narrow strip of 18th and 19th-century development on the north side of Russell Road, which connects Lower Halliford with the historic core of Shepperton to the west. It also encompasses some areas of development around the village green and along Walton Lane, which hugs the north bank of the River Thames as it wends to the south-east.

Principal access routes are via Marshall's Roundabout to the east, which directs traffic in and out of Lower Halliford in every direction, Shepperton High Street from the north-west and Renfree Way/B375 from the west.



**LOCATION PLAN**

— 2024 Conservation Area Boundary

*This plan is not to scale*

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## 2.2 Origins and Historic Development

### 2.2.1 Timeline

#### Early History

The first documented reference to Lower Halliford is from 962 AD. The probable site of a Saxon burial ground was discovered off Walton Lane in the 1960s.<sup>01</sup>

#### Lower Halliford in the Middle Ages.

At the time of the Domesday Survey in 1086, Lower Halliford belonged to the manor of Staines. By the early 12th century Halliford Manor had become its own entity, and in 1290 several manorial buildings were recorded. It is likely that the medieval manor house stood on the site of the 18th-century Old Manor House, east of the village green. For most of the medieval period, Lower Halliford is likely to have been connected to neighbouring Shepperton via a riverside road which was eroded and consequently diverted inland to form the current Russell Road in the 15th or 16th century.

#### 16th and 17th Centuries

Although most of the buildings within the Conservation Area date from the 18th and 19th centuries, some older fabric survives. Elmbank Cottage, off Walton Lane, incorporates parts of a 16th-century forge, for example. Following the laying-out of Russell Road in the 15th or 16th century, structures were built along its northern edge. The Red Lion Public House is one of the oldest complexes on this road, incorporating fabric from the 17th century.

#### 18th Century

Although Lower Halliford's economy was predominantly rural, proximity to the Thames also drove industries such as tanning and ropemaking; with a ropery established to the north-west of the village by 1767. The later 18th century also saw the building of fashionable riverside villas on the north side of Russell Road, including Thamesfield and Riverbend House (both Grade II listed).

#### Early-19th Century

The construction of substantial dwellings around the historic core of Lower Halliford and along Russell Road continued into the early-19th century. Additions included Elmbank House and Peacock House off Walton Lane and the Manor House to the east of the village green, which was erected in 1820.

#### Later-19th and 20th Centuries

Following a flurry of activity in the early 19th century, today's Conservation Area remained largely unchanged. The 20th century saw some residential infill, the building of several structures east of Walton Lane and a large extension to Halliford School. Otherwise, most development has taken place beyond the boundaries of the Conservation Area.

<sup>01</sup> SMR Ref. 0558



### 2.2.2 Illustrated Historical Development

John Cary's map of 1801 shows Lower Halliford as 'Lower Hawford' and indicates that the majority of the development in the settlement was concentrated along the north side of Russell Road, as it is today. Records suggest that Russell Road, which connects Lower Halliford with Shepperton to the west, is a later thoroughfare diverted inland in the 15th or 16th centuries on account of erosion to the previous land route. From the 13th century, Lower Halliford relied on its proximity to the River Thames to carry barley, wheat, peas and root crops to markets in London.



Lower Halliford as depicted in Cary's map of 1801.



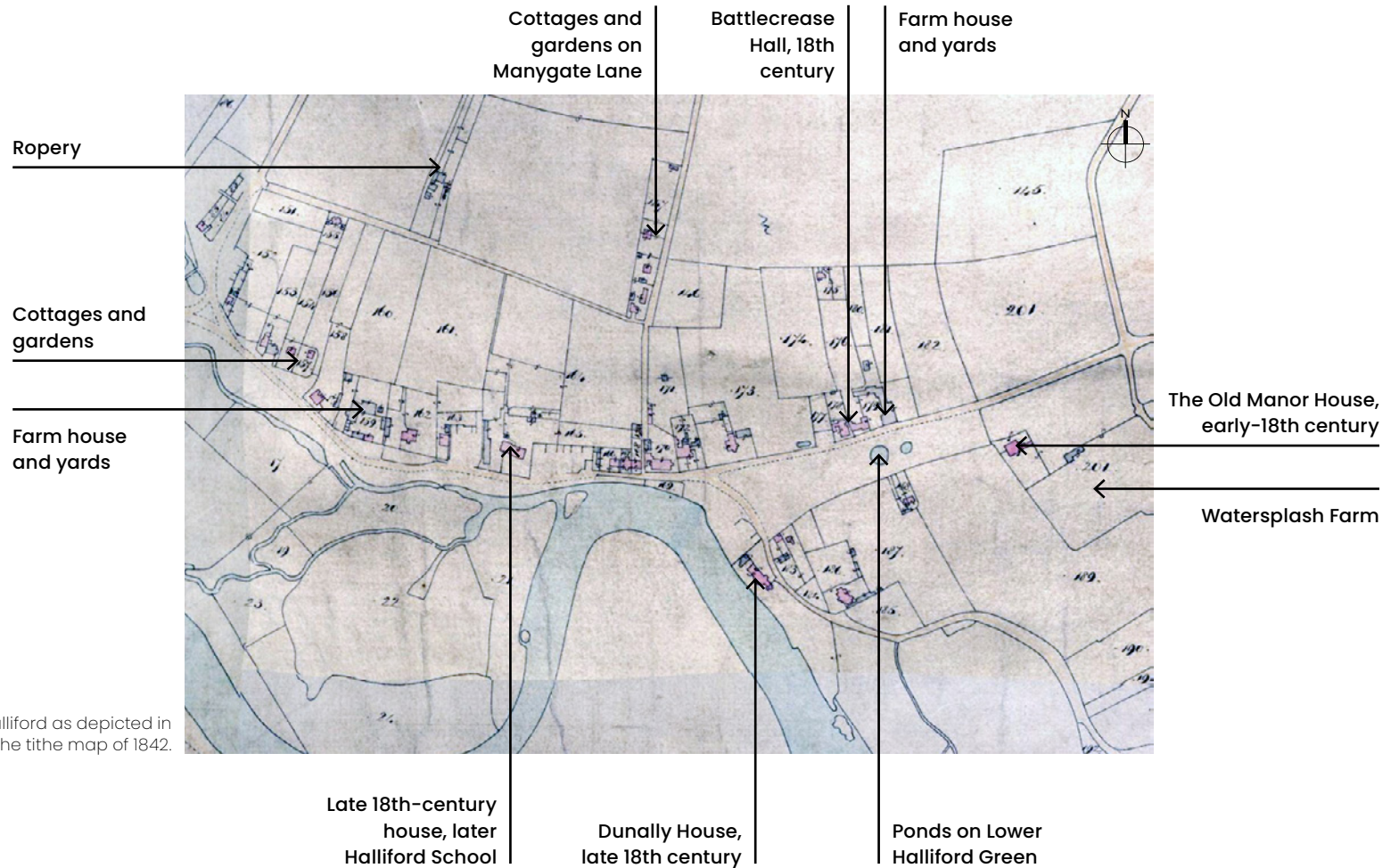
## SECTION 2.0: ASSESSING SPECIAL INTEREST



In the tithe map of 1842, Lower Halliford is shown to comprise a mixture of substantial dwellings such as Dunally House, Battlecrease Hall and the Old Manor House, with smaller cottages to the far west and to the north on Manygate Lane. The long, narrow green south of Russell Road, which was common land, had two 'dewponds', which historic photographs show were used for watering livestock.

The prevalence of gardens, meadows, allotments and two farmyards on the tithe map demonstrates the importance of agriculture to the mid-19th century village. To the far north was a ropery, likely influenced by the barge traffic along the Thames. The first known reference to the ropery is from 1767, and it was still functioning in the 1860s.

Lower Halliford as depicted in the tithe map of 1842.



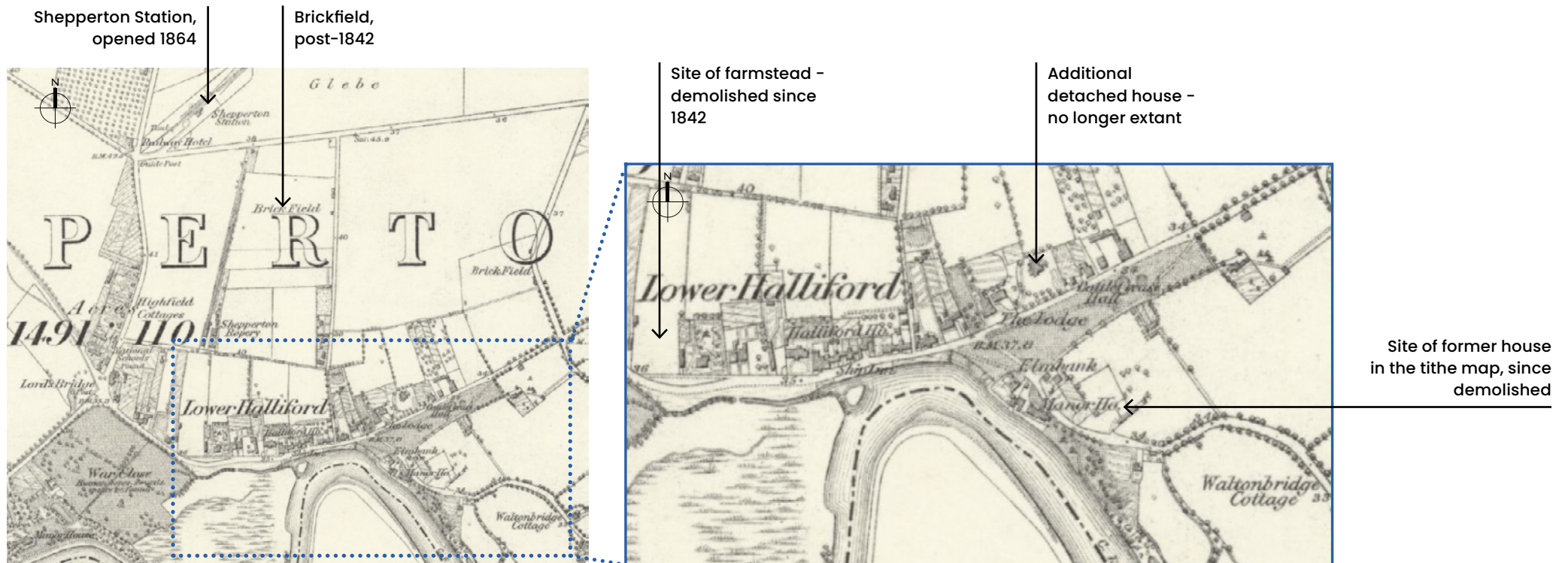
## SECTION 2.0: ASSESSING SPECIAL INTEREST



The 1874 Ordnance Survey illustrates some changes within and adjacent to the boundary of the current Conservation Area, including the erection of a substantial detached dwelling on former open land off Russell Road (no longer extant). There had been some demolition since the title map of 1842 – a large property east of what is today known as Dundally House was no longer extant in 1872 and a farmstead to the east, off Russell Road, had also been demolished.

To the north of the village, the opening of the new railway and brickfield kick-started the process of urbanisation and population growth which characterised future development in the setting of the Conservation Area.

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Lower Halliford as shown in the Ordnance Survey of 1874.



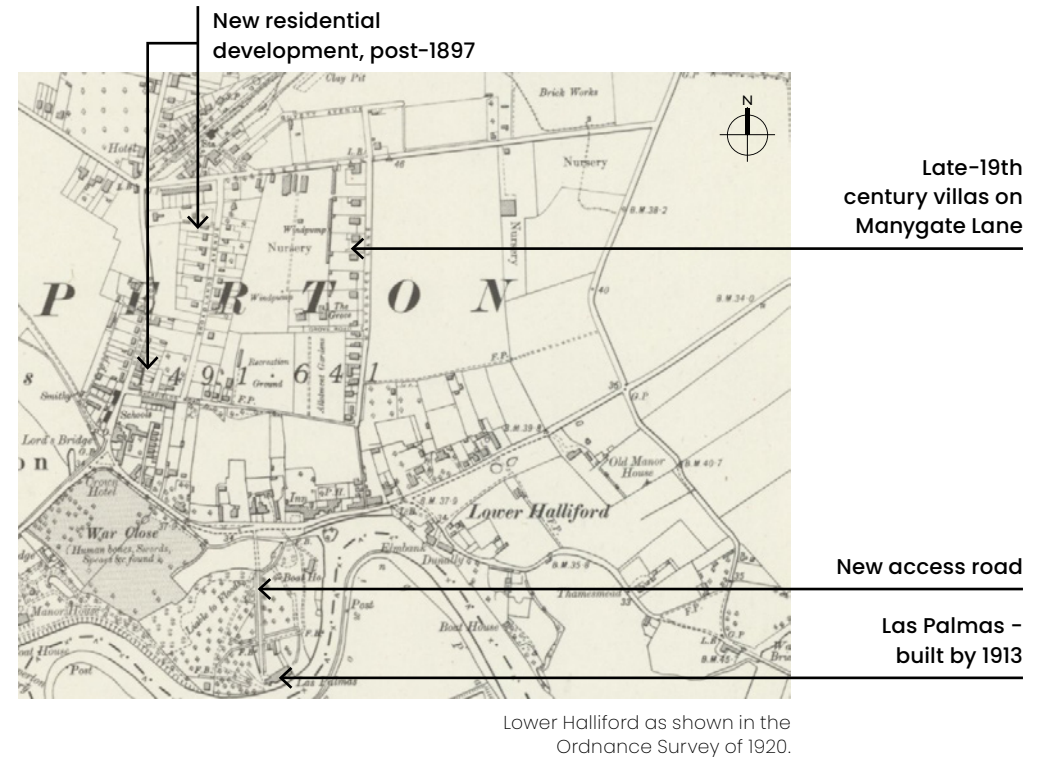
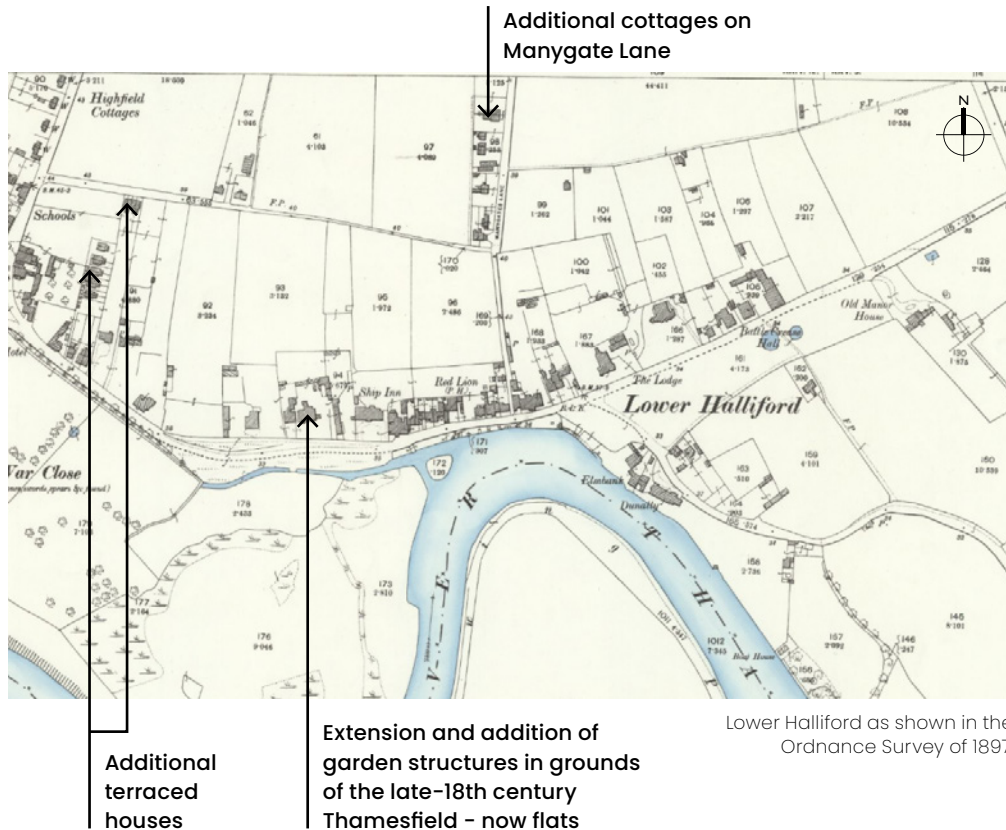
# SECTION 2.0: ASSESSING SPECIAL INTEREST



Whilst there was very limited change within the boundary of the Conservation Area itself between 1872 and 1897, the trajectory of increasing residential development to the north of Russell Road had continued. The substantial mid-19th century building known today as Thamesfield had been expanded to achieve its current proportions and additional garden structures had been added to the north.

Changes to the setting of the current Conservation Area had occurred by the 1913 Ordnance Survey, which shows a large dwelling known as 'Las Palmas', on former meadow land south of Russell Road beyond the western boundary of the Conservation Area. This development was set in landscaped grounds with a substantial new access road leading from the north. The 1920 Ordnance Survey demonstrates the continuing trajectory of development north of Russell Road, on land formerly occupied by the ropery and brickfields.

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## SECTION 2.0: ASSESSING SPECIAL INTEREST

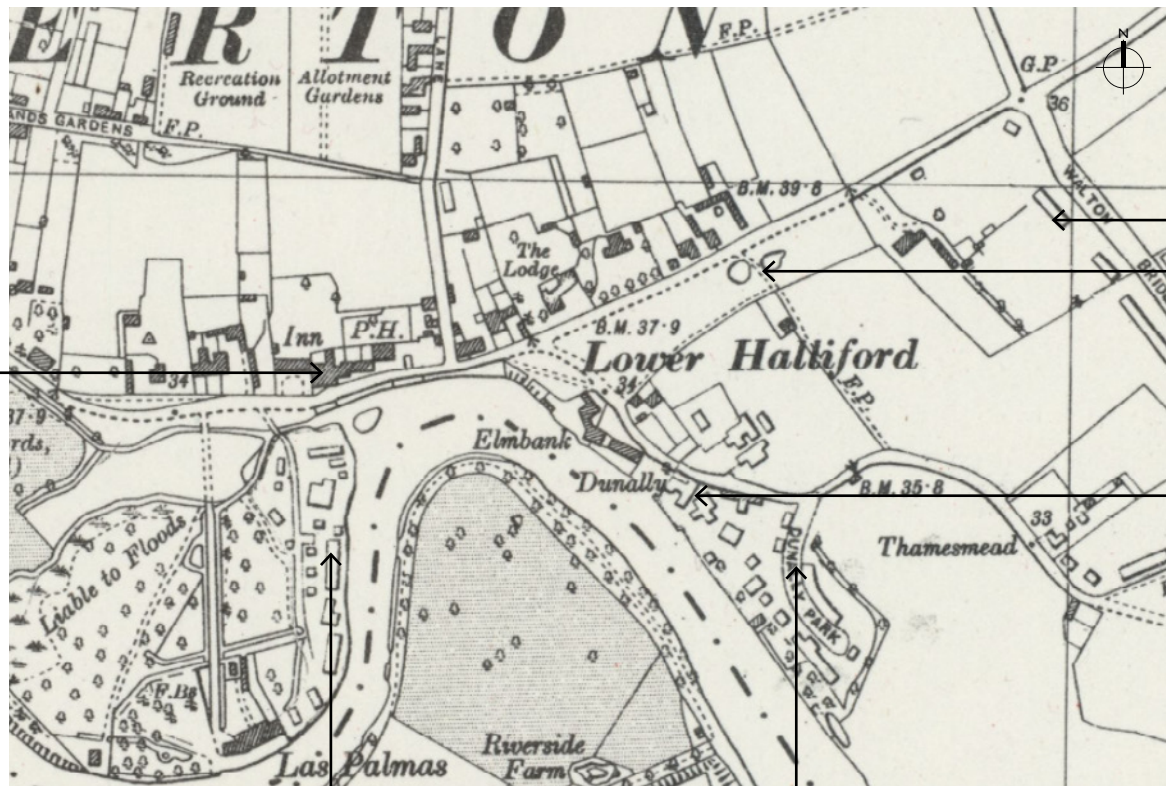


Comparison of the Ordnance Surveys of 1920 and 1944 shows little change within the boundary of the Conservation Area, excepting some new development off Walton Lane (which has been since been substantially reconfigured). The wider setting of Lower Halliford had experienced further residential development since 1920; at Sandhill Meadow to the south, along Walton Bridge Road to the east and along Walton Lane to the south-east.

Ordnance Survey maps revised in the late 1950s and 1960s show a similar trend, with development continuing primarily to the north and east of Lower Halliford whilst the historic core of the settlement around Walton Lane and the north side of Russell Road remained largely unchanged. The two ponds on the green were infilled in the later-20th century. The Ship Inn, which had stood just east of Halliford School, was demolished circa 2015 and replaced with flats.

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The Ship Inn, demolished c.2015



Additional terraces on Walton Bridge Road

Historic ponds on the green, later infilled

New development at Walton Lane Farm

Lower Halliford as shown in the Ordnance Survey of 1944.

New structures at Sandhill Meadow

New cul-de-sac and residential development at Dunally Park





## 2.3 Archaeological Potential

The archaeological landscape of Surrey is documented and protected under the remit of Surrey County Council, who recognise two levels of heritage asset designation in addition to statutory protection (scheduled monuments):

County Sites of Archaeological Importance (CSAI) – sites where there is a proven archaeological presence and where that archaeology is known to be of a standard and quality to require a definite presumption in favour of preservation in-situ.

Areas of High Archaeological Potential (AHAP) – defined zones which have been examined by the County Archaeologist and determined to likely contain good evidence for the existence of archaeological remains.

The determination is largely based upon information in the County Historic Environment Record (HER), as well as information on previous finds, past investigations, historic maps, aerial photograph, and thematic surveys.

There are no AHAPs, CSAIs or scheduled monuments in the Lower Halliford Conservation Area.

## 2.4 Built Form and Architecture

Lower Halliford Conservation Area has an unusual configuration, with some nucleated development around Lower Halliford green and substantial ribbon development which stretches along the north side of Russell Road westwards towards Shepperton. This may be related to the erosion of a former riverside route which likely connected Lower Halliford and Shepperton during the Middle Ages. Records suggest that Russell Road is a later highway diverted inland during the 15th or 16th century. This would have encouraged later development to take place to the north-east of the historic core of Lower Halliford and resulted in the sense of separation between the two areas today.

Russell Road has an open, linear grain, with most of the historic structures on the north side of the road dating from the 18th century. These substantial dwellings are two or three storeys high and are set well back from the public highway behind deep garden plots and brick walls. The west side of Walton Lane has a very similar character, with large 18th and 19th-century residences also separated spatially and structurally from the highway. In contrast, the smaller historic dwellings oriented towards the green (Dunally Cottage, Poets Cottage, Elmbank Cottage and Vine Cottage) have subtle boundary treatments resulting in a more intimate relationship with the historic nucleus of the settlement and this important open space.



From left to right: Clonskeagh, Willow House and Willow Bank: early 18th, early 19th and late 19th-century Neo-Classical residences on the north side of Russell Road, set back behind a high brick wall.



Thamesfield House, a substantial 18th-century residence in the west of the Conservation Area on Russell Road. Dense planting and a high brick wall partially obscure the property from the public walkway. The narrow stretch of green open space north of the road creates an additional sense of separation between the house and the road.



Elmbank Cottage, an 18th-century house incorporating parts of a 16th-century forge in the oldest part of the Conservation Area, which fronts onto Lower Halliford green. The low boundary walls create a sense of connection between the house and the green, which was the nucleus of the medieval settlement.



## SECTION 2.0: ASSESSING SPECIAL INTEREST



The character of the Conservation Area is dominated by the presence of grand 18th-century residences, many of which overlook the Thames. These are typical Georgian style with highly symmetrical facades and regularly arranged sash windows. They exhibit a broad range of Neo-Classical features including projecting cornices, porticos, pediments, columns, pilasters, keystones, and parapet roofs. Together they demonstrate the expansion of Lower Halliford during the 18th century and illustrate contemporary architectural fashion.

Vernacular structures, meaning those built from local materials with little or no regard for architectural fashions, are in the minority within the Conservation Area. Where they survive, these buildings give a sense of how the village changed over time, from a small rural settlement supported by agriculture to an 18th-century riverside resort for the wealthy elite.

In scale and appearance, the Conservation Area is overwhelmingly domestic, with most evidence of historic agricultural activity having been lost over the 19th and 20th centuries. The Red Lion is a surviving example of historic commercial activity.

The roofscape is varied, constituting mostly pitched and parapet roofs with notable outliers being the large Dutch gable to 1-4 Dial House (early 19th-century), the half-pitched and half-mansard roof to Dunally Cottage (c.1720) and the dramatically varied pitches to the modern building known as Riverview on Russell Road.



Halliford School, originally built as a house in the late 18th-century. The building is typically Georgian in its use of restrained Neo-Classical decoration, with symmetrically arranged sash windows under flat arches, a plain eaves cornice, a simple pediment, and a parapet.



Decorative clay tiles to the roof of the Grade II listed Thamesfield Cottage on Russell Road.



This building constitutes two cottages, the oldest phase to the left having been first built as a barn in 1720. Its irregular roofline, timber weatherboarding and windows of mixed styles and proportions identify it as a vernacular structure. The partial survival of the barn, incorporated into a later dwelling house, evidences the agricultural economy which sustained Lower Halliford for most of its history.

## SECTION 2.0: ASSESSING SPECIAL INTEREST



Red, yellow and brown brick is used consistently throughout the Conservation Area, most notably in the substantial boundary walls on Russell Road and Walton Lane. Several of the grand 18th-century houses have exposed brick facades, although most are finished with stucco, and some are painted. Traditional vernacular finishes to the Red Lion (hung tiles) and Dunally Cottage/Poet's Cottage (timber weatherboarding) add visual interest. Roof coverings are a mixture of clay tiles and slate.

The predominant boundary treatment in the Conservation Area is exposed brick. In some instances, brick walls are finished with pale paint or render, and some are topped with traditional cast-iron railings. Some of the historically higher-status properties, particularly on Walton Lane, utilise gate posts and finials to announce their principal entrance.

Where modern wooden fencing is used (to the Red Lion and the Mulberry Trees Estate opposite the green), this detracts from the character of the Conservation Area. Similarly, the use of utilitarian modern fencing/bollards at Riverview on Russell Road, along the south side of Russell Road and around the green is inconsistent with the historic character of the Conservation Area and is visually detrimental to the public realm.

In accordance with the Georgian character of Lower Halliford, most of the historic buildings have (or had) sash windows. Many historic sashes survive, although in a few instances they have been replaced with uPVC units. These replacements are conspicuous by their disproportionately thick frames and false glazing bars.

Some historic top and side-hung casements survive to buildings of vernacular character around the green and to some ranges within the Red Lion complex. Doors to historic buildings visible from the public highway generally have a traditional appearance.

Although there are some surviving examples of historic cast-iron gutters and downpipes, these have been widely replaced or supplemented with uPVC rainwater goods. In several instances, modern downpipes are inappropriately placed, cutting across highly visible elevations and detracting from their aesthetic interest.



Exposed yellow brick to the principal elevation of Battlecrease Hall, to the east of the Conservation Area.



The white stucco finish to Dunally House on Walton Lane is characteristic of the Conservation Area, as is the substantial brick wall which bounds the property to the east.



Hung clay tiles to a street-fronting elevation at the Red Lion, Russell Road.





## 2.5 Trees and Open Spaces

Central to Lower Halliford's special interest is its generous village green. The green is a broad, linear strip extending much of the length of the Conservation Area on the south side of Russell Road. The green is a simple open space, grassed and, today although not historically, bound by various bollards and knee-high fencing. The south side retains a historic brick boundary wall and a line of trees, forming a slight sense of enclosure to what is otherwise a very open area. The green is bisected by the gravelled driveway to Merlewood House and Walton Lane, serving to visually break up the sizable open space.

The character of the village green is picked up again at the western end of the Conservation Area with a narrow strip of green space also on the south side of Russell Road. It is likely that historically this area would have been contiguous with the green but the area between is now private gardens for the properties on the north side of the road. This open space is similarly grassed with a low, permeable boundary. On the north side of Russell Road, at the western end, is a further retained strip of common land, bisected with driveways and planted with small trees. All these common open spaces serve to demonstrate the historic rural character of the village and today provide a generous sense of openness.

Whilst the village green is not treed, there are many mature trees elsewhere in the Conservation Area. Along Russell Road there are several groupings of trees which are subject to Tree Preservation Orders as well as other smaller trees and shrubs which serve to soften the relatively hard appearance of Russell Road. The trees which bound the south-east end of the village green are also important as are those screening Merlewood House and the Old Manor House. The grounds of the latter are densely treed and provide a pleasant backdrop to views east across the green. Likewise, trees beyond the boundary of the Conservation Area are an important part of its setting, specifically those on the south bank of the River Thames and the dense woodland separating Lower Halliford from Shepperton village.



Lower Halliford village green with Russell Road to the right and Peacock House on Walton Lane in the distance.



Strip of open land at the western end of the Conservation Area and the mature woodland forming the immediate setting of the Conservation Area to the right.



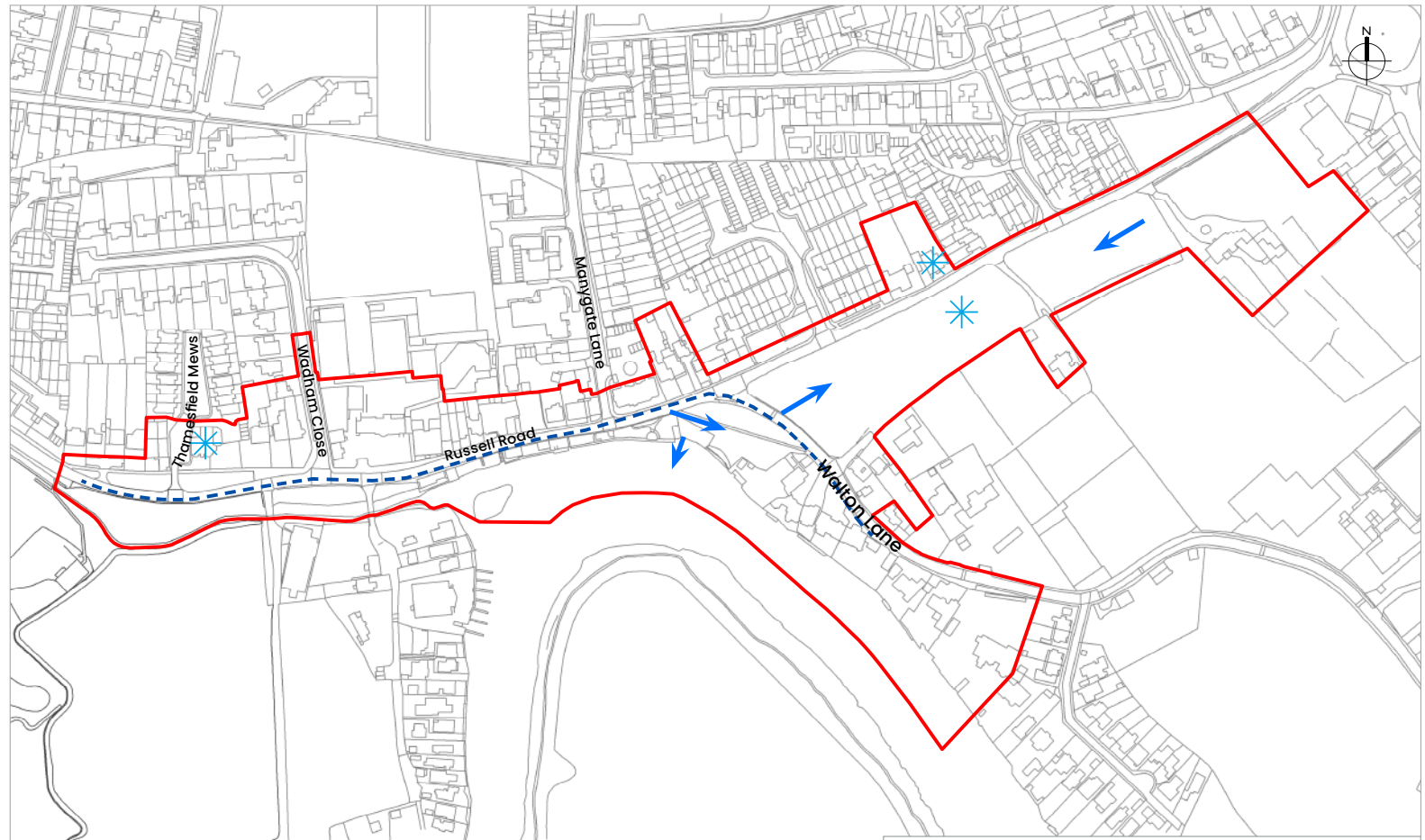
View south to the River Thames with its treed southern bank and the riverside gardens of the houses on Walton Lane.



## 2.6 Views

The village green is the most prominent landmark in the Conservation Area. Whilst not a building, this large open space has considerable visibility and is an important reminder of the former rural character of the village. Views across the village green are incidental rather than designed and are frequently kinetic. They allow an understanding of the relationship between the green and surrounding dwellings and with the River Thames. Other landmarks are Battlecrease Hall and Thamesfield House, which by their scale, position close to Russell Road and detached nature have greater prominence within the street scene. Both are demonstrative of the historic character of Russell Road, much of which is occupied by large villas in their own grounds.

In general, streetscape views of significance are along the western stretch of Russell Road and the northern part of Walton Lane which contain the majority of the historic buildings in the Conservation Area. Streetscape views further east and south are of less significance as the development here largely comprises modern development not in the Conservation Area.



### VIEWS PLAN

- 2024 Conservation Area Boundary
- ✱ Landmark
- - Streetscape Views
- ➔ Key Views

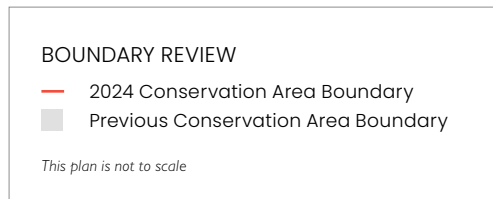
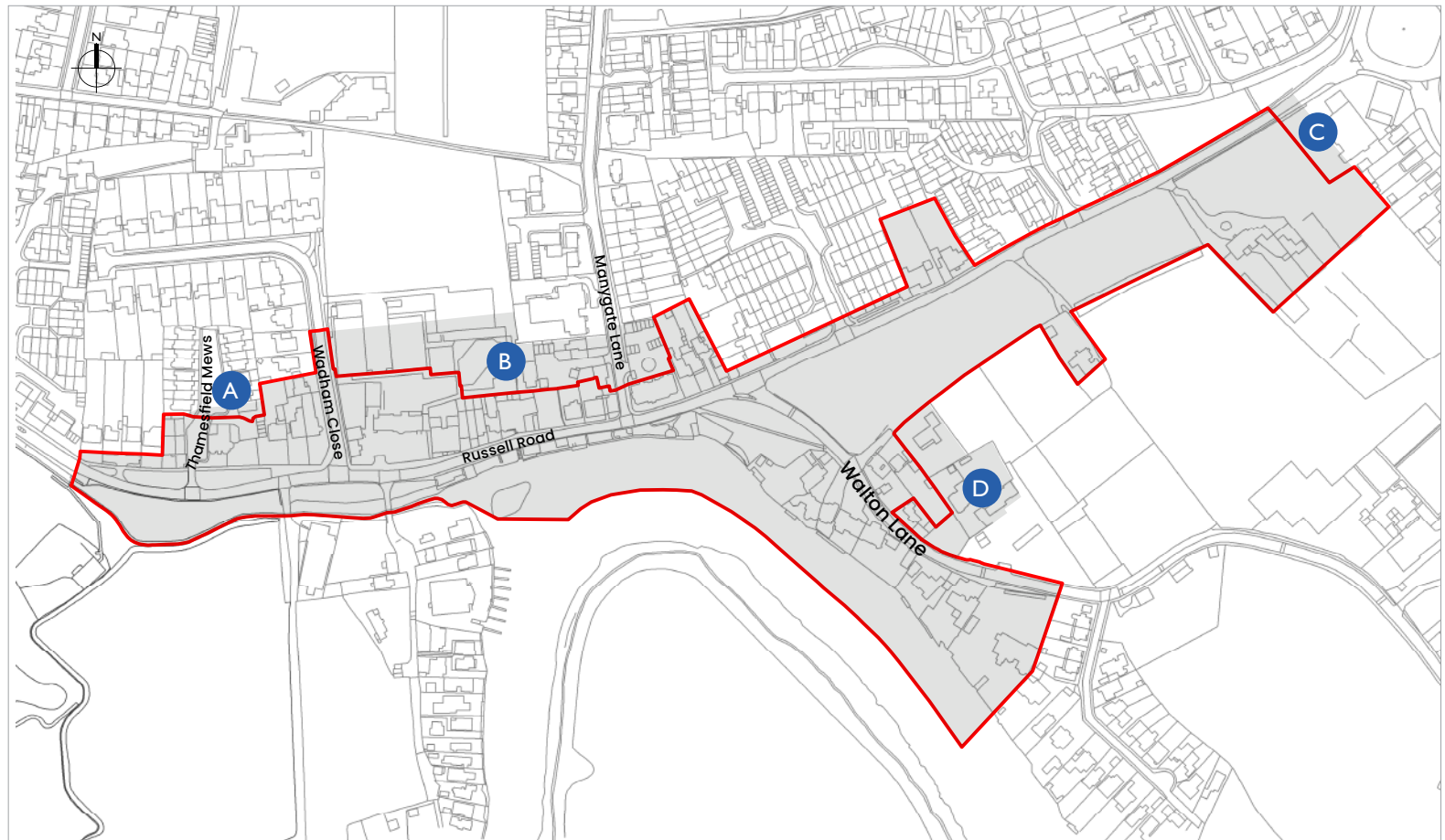
*This plan is not to scale*





## 3.1 Exclusions

- A Exclusion of 2 Thamesfield Court. The remainder of this modern residential development is outside the Conservation Area, removal of No.2 rationalises the boundary in this location.
- B Exclusion of modern development to rear of historic buildings and plots on the north side of Russell Road. These buildings and developments are modern backland infill and make no contribution to the historic character and appearance of the Conservation Area and are therefore excluded. This approach is consistent with that taken to the rest of the Conservation Area boundary.
- C Rationalisation of the boundary to east. The new alignment follows the plot boundary of the Old Manor House, excluding the car garage forecourt formerly included.
- D Modern dwellings south of the village green. These dwellings make no contribution to the character and appearance of the Conservation Area and are therefore excluded.





- **Traffic and pavements:** Russell Road is very busy with vehicular traffic, the presence of which detracts from the character and appearance of the Conservation Area. Noise is a particular problem but the traffic also presents challenges for pedestrians crossing Russell Road. There are opportunities to reduce the speed of traffic and introduce crossing points to increase the enjoyment of the Conservation Area. The pavements in some areas, particularly the south side of Russell Road west of the village green are very narrow making them unpleasant, if not unsafe, for pedestrians. There are opportunities to improve the quality of the public realm enhancing the experience of the Conservation Area
- **Village green edges:** The village green and strip of green at the western end of the Conservation Area are edged with various bollards, railings and fencing. Whilst some form of edging may be required it would be beneficial for the appearance to be consistent and the design to be in keeping with the historic character of the Conservation Area. Of the current types, the timber knee rails are the most sensitive.
- **Condition of brick walls:** The brick boundary walls along the north side of Russell Road are suffering from decay due to the use of inappropriate cement mortars and frequent wetting from fast-moving vehicular traffic. Repair using appropriate lime-based mortars, reducing water pooling on Russell Road and reducing traffic speeds will assist in improving the visual appearance of the Conservation Area and preventing future issues reoccurring.
- **Inappropriate boundary treatments:** There are instances where historic brick boundary treatments have been replaced with timber or other inappropriate materials. Likewise, some modern boundary treatments are in materials other than brick. Brick boundaries are a key feature of the Conservation Area with other types detracting from its special interest. There are opportunities to enhance the Conservation Area through the introduction of appropriate brick boundary treatments where these do not currently exist.
- **Overgrown vegetation:** Vine Cottage on Russell Road has extensive vegetation growth which is beginning to impact not only the visual contribution the building makes to the Conservation Area but also the integrity of its historic fabric. Excessive growth can impact the structural integrity of a building, particularly affecting elements like roof coverings and drainage goods. It is important to maintain planting close to buildings to avoid such issues.
- **Replacement of traditional windows with uPVC units:** The majority of buildings retain their traditional timber windows, however there are some localised instances of inappropriate replacement with plastic units. These are to Vine Cottage and Merlewood House. Modern units are typically positioned flush with a building's external elevation and consequently reduce the characteristic depth of historic facades created by older windows set back within the reveal. uPVC units typically also have thick frames and false glazing bars which are intended to copy traditional styles but are in reality misproportioned. With traditionally constructed buildings, there is also potential for uPVC windows to worsen issues concerning damp and moisture build up internally.
- **Street lights, telecommunication poles and wires:** Prominent poles with radiating wires and tall modern street lights are positioned at intervals throughout the Conservation Area. Visually, these compete with the historic character of the streetscapes. There are opportunities for relocation below ground (in the case of the telecoms) and replacement with more historically appropriate versions (in the case of the street lights) to enhance the Conservation Area.



## SECTION 4.0: SUMMARY OF ISSUES



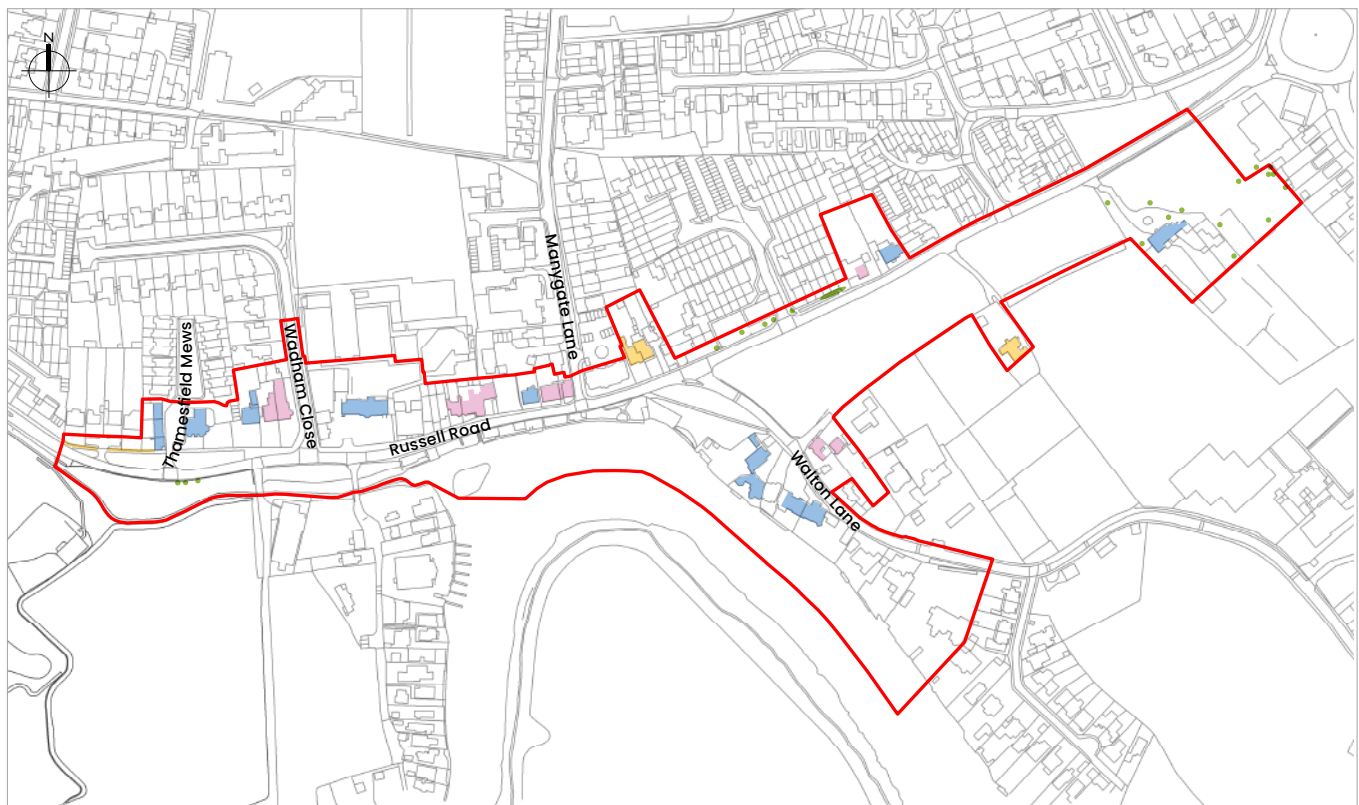
Modern bollards edging the village green detract from the historic character of the Conservation Area.



Examples of the prominent modern telegraph poles and street lights, these are in front of Peacock House and Halliford House on Walton Lane.



Many of the important brick boundary walls along the north side of Russell Road are in a deteriorating condition and in need of appropriate repair.



**HERITAGE ASSETS AND MANAGEMENT OPPORTUNITIES**

- 2024 Conservation Area Boundary
- Listed Building
- Locally Listed Building

- Positive Contributor
- Tree Preservation Order
- Opportunity for Enhancement

*This plan is not to scale*

## 5.1 Conservation Area Designation - Control Measures

In order to protect and enhance the Conservation Area, any changes that take place must conserve its character and special interest. Statutory control measures are intended to prevent development that may have an individually or cumulatively negative effect. Control measures within include:

- Planning permission will usually be required to totally or substantially demolish buildings or structure (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent to which permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted. For example, replacement windows, different elevational finishes or the installation of satellite dishes.
- Trees with a diameter of 75mm or greater, measured as 1.5m above the soil level are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a tree preservation order (TPO) is necessary.
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.





## 5.2 Conservation Aims and Best Practice

There is no generally accepted detailed definition of 'best practice' in conservation: it is a term used to describe the management of change (including repair) so that the integrity and character of a historic site is not eroded or compromised. It is not the intention of conservation best practice to prevent change from happening: alterations can still be carried out but should be subject to additional scrutiny to ensure that the special interest of the Conservation Area is protected.

It is the purpose of this Appraisal to provide guidance that will help achieve these aims. Overall, any change in the Lower Halliford Conservation Area should seek to:

- Preserve its historical features;
- Enhance, where possible, its special interest;
- Positively contribute to its established character; and
- Be high quality.

## 5.3 Positive Contributors and Opportunities for Enhancement

A positive contributor is a building, structure or feature which beneficially adds to the overall character of its local area. This is true of most buildings within a conservation area. The extent to which a building will positively contribute will largely depend on the integrity of its historic form and is not restricted to its principal elevation. For example, roofscapes and side/rear elevations all make a positive contribution. Modern buildings can also make a positive contribution where they have been sensitively designed to suit their setting. A list of positive contributors in the Lower Halliford Conservation Area is included in Appendix A; these are also identified on the heritage assets plan on the previous page.

Criteria for identifying positive contributors include:

- Group value;
- Associations with notable architects or other historical figures;
- Position and presence within the streetscape;
- Use of characteristic materials, architectural motifs or detailing;
- Physical or historical relationship with neighbouring buildings; and
- Historical use.

Beyond general conservation best practices, there are limited opportunities for additional enhancement within the Conservation Area. There is scope for enhancing the public realm of the Conservation Area including pavements and the edging to the village green. There are also individual improvements to dwellings including restoring timber sash windows, reinstating appropriate brick boundary treatments and undertaking repairs to decaying brick boundaries.

## 5.4 Repairs and Replacement

### 5.4.1 'Like-For-Like'

A term that is frequently used in conservation is 'like-for-like' replacement or repair. This is frequently – and mistakenly – taken to mean that a modern alternative that generally echoes the style of the element removed is acceptable. However, this is not accurate or acceptable. Like-for-like should always be interpreted as an alternative that matches the historic element removed in terms of its material, dimensions, method of construction, finish, means of installation and any other feature specific to the original element, such that the modern replacement is hardly discernible from the original (accepting that its condition will be greatly improved where the original has failed beyond repair).

For example, modern uPVC windows in imitation of Georgian or Victorian-style sash windows but with false glazing bars and a top-hung casement opening mechanism do not constitute a like-for-like replacement for traditional timber-framed Victorian sliding sash windows, although they may appear stylistically similar.

### 5.4.2 Repairs and Replacement

Repairs and replacement are inevitable with any building or site, regardless of age; however, within a conservation area, it is especially important that this is carried out sensitively to protect the historic fabric of its buildings and respect the character of the wider area. Key points to remember when looking to carry out repair work or install replacement features are:

A method of repair that was suitable for one building may not be suitable for another. Repair and replacement should always be considered on a case-by-case basis.

- Repairs using appropriate materials and techniques are always preferable over wholesale replacement.
- Where a historic feature has degraded beyond repair, replacement should be carried out on a like-for-like basis.
- Where seeking to improve failing modern features, a traditionally-designed alternative using appropriate materials is preferable. For example, the replacement of uPVC gutters and downpipes with lead, cast iron or coated aluminium alternatives that better reflect the traditional character of the Conservation Area.
- Cement-based mortars and/or ribbon pointing are harmful to historic brickwork and masonry. Repairs to any pointing should be carried out in a lime mortar after any cementitious mortar has been raked out. This will ensure the longevity of the historic built fabric.



- Due consideration should be given to the sustainability of the repair or replacement, i.e. what is its lifespan? What maintenance will be required to prolong this?
- Reversibility is an important consideration as better alternative may become available in the future.
- Historic external detailing should be retained or, where damaged beyond repair, replaced on a like-for-like basis. This includes (but is not limited to): the texture and colour of render; size and colour of bricks used, and the bond in which they are laid; stone dressings; and chimneystacks.
- The reinstatement of historic features that have been lost is favourable. For example, re-exposing brickwork that had been rendered or painted over.

The repair and replacement of windows can have a notable effect on the character and special interest of the conservation area, both positively and negatively. The aim should always be to retain historic windows wherever they survive, carrying out refurbishment work where needed to make sure they remain usable. Timber frames are preferable over uPVC for a number of reasons, mainly their comparative slimness and breathable quality which has a positive knock-on effect on the overall condition of the historic building.

## 5.5 Maintenance

Maintenance differs from repair in that it is a pre-planned, regular activity intended to reduce instances where remedial or unforeseen work is needed. The higher the levels of maintenance, the less need to carry out repairs. Regular maintenance activity should include annual gutter clearing, seasonal vegetation control and repainting external joinery with an oil-based paint. This is not an exhaustive list and each historic building will have its own specific needs. Larger historic buildings and those which are listed may benefit from occasional condition surveys (usually around every five years) to highlight their individual maintenance and repair needs.

The maintenance requirement of a building will depend on its age, materials and susceptibility to wear. Historic England, the Society for the Protection of Ancient Buildings (SPAB) and other heritage bodies publish specialist guidance on the suitable maintenance and repair methods for different historic buildings.

## 5.6 Trees

Trees are afforded extra protection within the Conservation Area and there are several tree preservation orders already in place. Any tree surgery work should be carried out only once the relevant permission has been sought. The management of the planted elements within the conservation area is beneficial to its overall appearance and potentially also to the condition of the buildings where root damage may pose a threat.

## 5.7 Public Realm

Public realm features, including bins, bollards, seating and planters, etc. often become outdated in their appearance. This can be due to heavy wear, antisocial behaviour or as a result of poor design and short-lived trends. Successful public realm schemes are contextual, using high-quality materials that echo the character of the wider area. Any additions or amendments to the public realm will also need to take account of highways and other relevant regulations.

## 5.8 Modern and New Development

It is not the intention of conservation area designation to prevent new development or entirely exclude existing modern development where this is woven into a surrounding historic space. Instead, it puts in place a process whereby any proposals are more thoroughly studied to ensure that the special interest of the conservation area is protected and opportunities to improve its character are identified.

New development can range from entire new buildings to the introduction of new features, however small, on existing buildings. New development within the setting of the conservation area should also be carefully managed as it has the potential to detract from its character and special interest. The potential for substantial new development inside the conservation area boundary is generally limited to the replacement or alteration of those buildings, generally from the mid-late 20th century, which do not positively contribute to its character. Any proposals will need to be considered on a case-by-case basis and take account of:

- The significance of any existing building affected;
- The impact on the setting of neighbouring listed buildings and/or positive contributors;
- How local features and materials can be incorporated into the new design;
- Whether or not any historical plot boundaries survive or could be recoverable;
- The impact of the overall scale, massing and design on the wider streetscape;
- The loss of any important rear/side elevations or views of these;
- Characteristic boundary treatments and planting;
- The potential for below-ground or built archaeology; and
- Any other heritage or conservation constraints identified.



## SECTION 5.0: MANAGEMENT PLAN

The addition of new features on existing buildings can be detrimental to the individual buildings as well as the overall character of their wider setting if unmanaged. Specifically:

- Television aerials and satellite dishes should not be fixed to principal or highly visible elevations, or chimneystacks.
- Features such as external lighting and security cameras should be as discreet as possible.
- Solar panels should be restricted to rear or secondary elevations, especially where a building forms one of a group.
- Internal alterations can have an external impact; for example, staircases cutting across windows or the removal of chimneybreasts necessitating the removal of the associated chimneystack.



'Shepperton: The hundred of Spelthorne (continued)'; in *A History of the County of Middlesex: Volume 3, Shepperton, Staines, Stanwell, Sunbury, Teddington, Heston and Isleworth, Twickenham, Cowley, Cranford, West Drayton, Greenford, Hanwell, Harefield and Harlington*, ed. Susan Reynolds (London, 1962), pp. 1-12. British History Online <http://www.british-history.ac.uk/vch/middx/vol3/pp1-12>

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Historic England, <https://historicengland.org.uk/>

Society for the Protection of Ancient Buildings, <https://www.spab.org.uk/advice>





Address	Heritage Status	Additional Assessment
Thamesfield Close and wall attached, Thamesfield Cottage and Thamesfield Court, Russell Road	Grade II listed	List Entry Number: 1029673
Thamesfield House Flats, Russell Road	Grade II listed	List Entry Number: 1180281
Gate piers and entrance wall to Thamesfield House, Russell Road	Grade II listed	List Entry Number: 1029674
Clonskeagh, Russell Road	Grade II listed	List Entry Number: 1180306
Halliford School, Russell Road	Grade II listed	List Entry Number: 1029675
Riverbend House, Russell Road	Grade II listed	List Entry Number: 1377687
Elmbank House and Peacock House, Walton Lane	Grade II listed	List Entry Number: 1294813
Dunally House and Dunally Lodge, Walton Lane	Grade II listed	List Entry Number: 1029645
Walls and gate piers to Dunally Lodge, Walton Lane	Grade II listed	List Entry Number: 1377686
Battlecrease Hall, Russell Road	Grade II listed	List Entry Number: 1294979
Entrance wall and railings at Battlecrease Hall, Russell Road	Grade II listed	List Entry Number: 1029676
The Old Manor House, 1, 2 and 3, Russell Road	Grade II listed	List Entry Number: 1188038

Address	Heritage Status	Additional Assessment
Willow House, Russell Road	Locally Listed Building	LL/102, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Willow Bank, Russell Road	Locally Listed Building	LL/103, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Thames Cottage, Russell Road	Locally Listed Building	LL/104, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
The Red Lion Public House, Russell Road	Locally Listed Building	LL/105, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
1-4 Dial House, Russell Road	Locally Listed Building	LL/106, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Vine Cottage, Russell Road	Locally Listed Building	LL/107, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Dunally Cottage and Poet's Cottage, Walton Lane	Locally Listed Building	LL/156, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)



Address	Heritage Status	Additional Assessment
Elmbank Cottage, Walton Lane	Locally Listed Building	LL/157, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
The Cottage and The Browns, Russell Road	Positive contributor	Pair of cottages, likely early to mid-19th century, which although altered, are of historic interest and contribute to the historic appearance of the conservation area
Merlewood House, Russell Road	Positive contributor	Although altered this substantial dwelling and plot have historic interest for being one of few built plots on the south side of the village green and form a visual focal point and backdrop from this important green space

Additionally, the historic brick boundary walls along Russell Road are considered to make a positive contribution to the conservation area.

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LOWER SUNBURY  
CONSERVATION AREA APPRAISAL  
MAY 2024

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# LOWER SUNBURY: CONSERVATION AREA APPRAISAL

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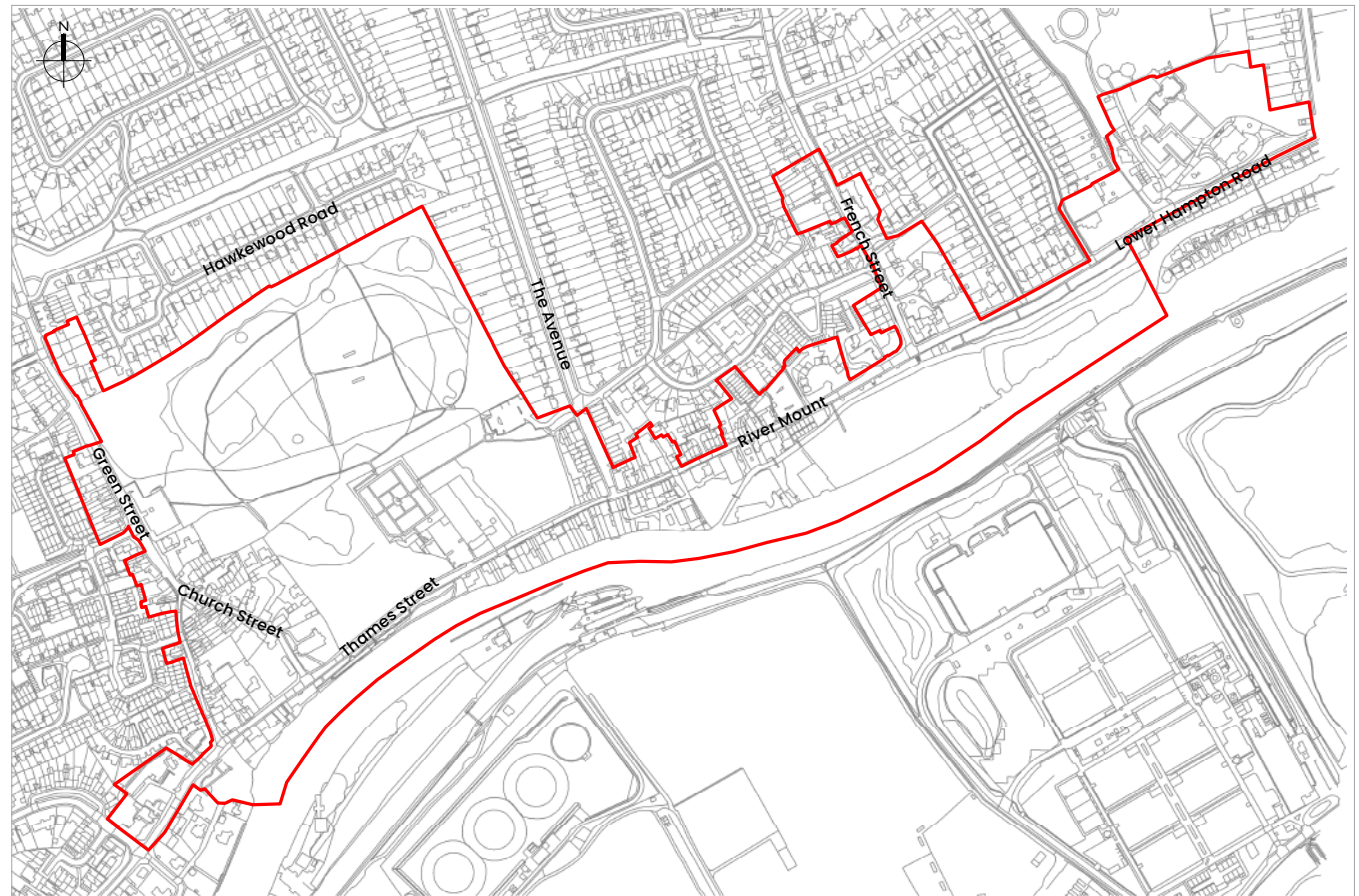


## 1.1 Introduction

The Lower Sunbury Conservation Area was originally designated in 1969, with revisions made to its boundary in 1992. This Conservation Area Appraisal has been prepared in April 2024 and is intended as Supplementary Planning Guidance. It follows advice given by Historic England as set out in 'Advice Note 1: Conservation Area Appraisal, Designation and Management' published 8 February 2019.

This Conservation Area Appraisal seeks to analyse the special architectural and historic interest of the Lower Sunbury Conservation Area. It also identifies opportunities for beneficial change and the need for additional protection. The Appraisal also reviews the boundary and provides justification for a series of recommended alterations.

The review of the Lower Sunbury Conservation Area and the production of the Conservation Area Appraisal are part of a wider aim by Spelthorne Borough Council to preserve or enhance the special character and appearance of the Conservation Area. It will also enable sustainable decisions to be taken about its future management.





## 1.2 Planning Policy Context

Section 69 1(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a Conservation Area is an 'area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. It goes on to state that the duty of Local Planning Authorities is 'from time to time to review the past exercise of functions under this section (Section 69(2)) and to determine whether any parts or any further parts of their area should be designated as Conservation Areas'.

Section 72 of the 1990 Act further states that, 'with respect to any buildings or land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area' (in the exercise of the Local Planning Authority's planning function). In order to carry out this duty the character of the Conservation Area needs to be clearly defined and understood (i.e. a character appraisal).

This appraisal complies with government guidance on the management of the historic environment through the National Planning Policy Framework (NPPF) as amended in December 2023. The appropriate conservation of heritage assets is one of the 'Core Planning Principles' that underpins the planning system.

Further details of the conservation of heritage assets are set out in the NPPF at Chapter 16, Conserving and enhancing the Historic Environment. Para 195 states that '[Heritage assets] are an irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.

Para 198 states that 'Local Planning Authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area...' The Lower Sunbury Conservation Area Appraisal follows the latest guidance provided by Historic England as set out in 'Advice Note 1: Conservation Area Appraisal, Designation and Management (second edition)' published 8 February 2019.

Local planning policy is currently managed under the 2009 Development Plan, which will soon be superseded by the policies set out in the Emerging Local Plan 2022-2037.

## 1.3 Summary of Key Elements

The key themes and features which define the character of the Lower Sunbury Conservation Area are:

- Its origins as a rural medieval settlement with a long history of occupation.
- Its historic configuration, with two separate 'cores' of dense development around the church and at the centre of Thames Street. This reflects the growth of the settlement over time.
- The survival of Sunbury Park and associated features, which represents the location of the former medieval manor house and the subsequent evolution of the site in the 18th and 19th centuries. Surviving features include historic boundary walls, an 18th-century walled garden and a sunken wall or 'ha-ha'.
- The survival of many substantial 18th-century Neo-Classical dwellings, which illustrate the historic evolution of Lower Sunbury during the Georgian period.

- The high concentration of Victorian dwellings, both higher-status and humble, which evidence the continued evolution of the village and illustrate contemporary architectural tastes.
- The prominence of St Mary's Church with its distinctive brick facades.
- The prevalence of mature planting and open green space, particularly Sunbury Park, St Mary's Churchyard, Flower Pot Green, Rivermead Island and the generous verge on the south side of Lower Hampton Road.
- The porous nature of the public realm around Orchard Meadow, which grants easy access to Sunbury Park and facilitates important views of surrounding heritage assets.
- The relationship to the River Thames, which was historically vital to the local economy and influenced the development of many riverside villas during the 18th and 19th centuries. This relationship is legible today in the remaining cut-throughs between Thames Street and the river, Church Wharf, the 19th-century coal and wine tax post off Thames Street and the survival of many historic riverside dwellings.

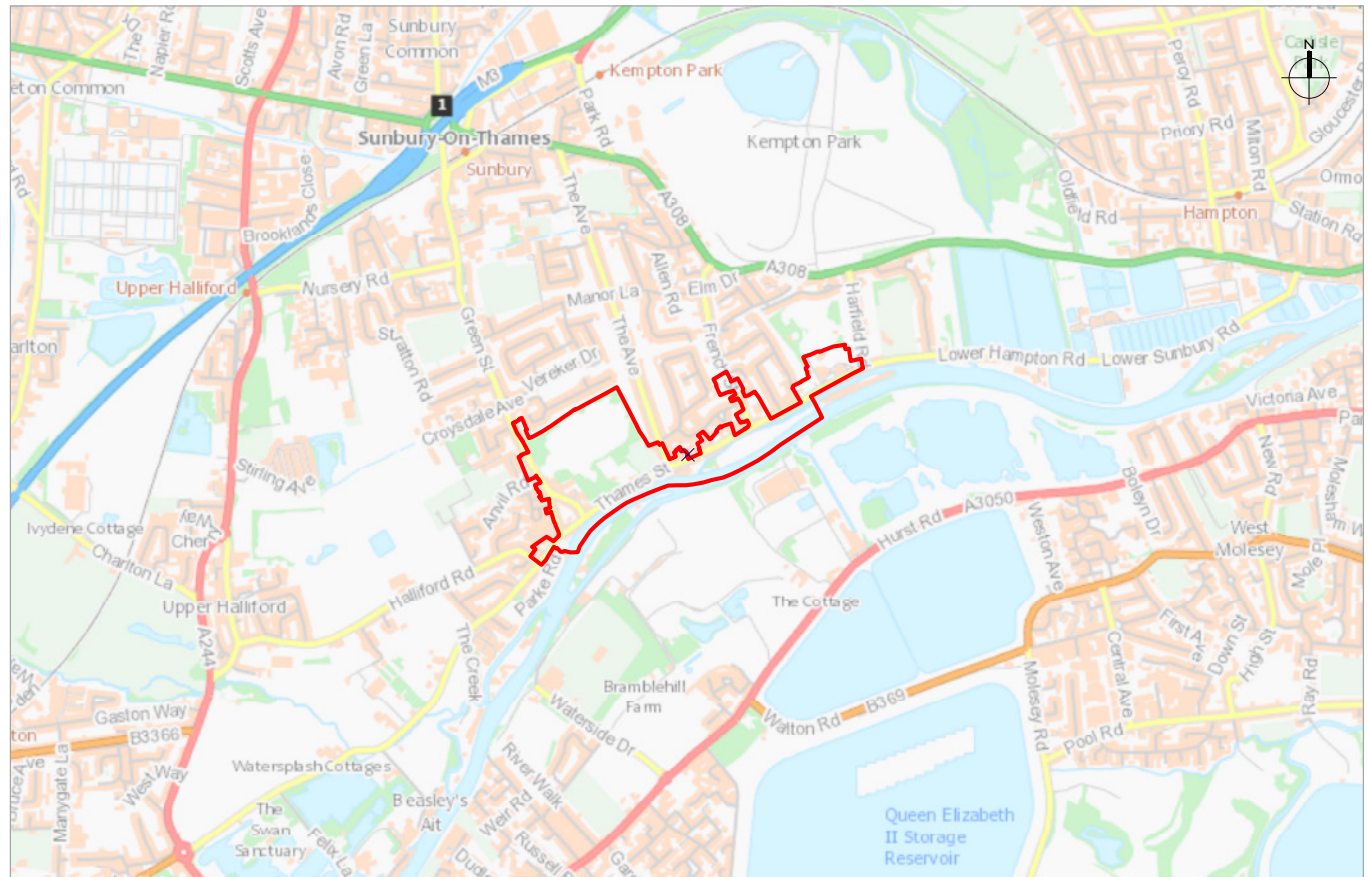


## 2.1 Location and Setting

The Lower Sunbury Conservation Area encompasses the historic core of Lower Sunbury village, which is situated on the north bank of the River Thames. The village is bounded to the north by residential development associated with Sunbury Common, which grew up around the railway station in the second half of the 19th century.

The M3 motorway cuts across Sunbury Common, and can be accessed via Green Street which leads to Sunbury Cross Roundabout, just under 1 mile north of the Conservation Area. To the east and south-west of the Conservation Area lie the riverside settlements of Hampton and Lower Halliford respectively. The River Thames forms the southern boundary of the village.

Principal access routes are via Green Street from the north, Lower Hampton Road from the east, and Fordbridge Road from the west.



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## 2.2 Origins and Historic Development

### 2.2.1 Timeline

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#### Early History

The first documented reference to a settlement at Lower Sunbury is from 962 AD. There is evidence of prehistoric activity in the immediate area, including the below-ground survival of a bowl barrow near the playing fields off Green Street, to the north of the Conservation Area.<sup>01</sup>

#### Lower Sunbury in the Medieval and Early Modern Eras.

The medieval core of the village was located around the triangular segment of land formed by the confluence of Green Street, Thames Street and Church Street, in the west of the Conservation Area. The medieval manor house likely stood in Sunbury Park, and a Tudor manor house was recorded here in 1663. The manor of Sunbury extended only to the approximate line of The Avenue; the land further east was held by Kempton manor.

A church was recorded in 1156 (location unknown) and records suggest that a 14th-century church stood on the present site of St Mary's Church until the mid-18th century. From early times, the River Thames supported the local economy, carrying agricultural produce eastwards to London.

<sup>01</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1018276?section=official-list-entry>

#### Early 18th Century.

At the end of the 17th century and into the early 18th century, Lower Sunbury started to expand beyond the historic core with the addition of large, high-status houses. The Lord of Kempton Manor built 'a fair house' at Sunbury in 1697. Some early 18th-century dwellings, such as Hawke House on Green Street and Ivy House on French Street, were built inland. Others, such as Orchard House and Sunbury Nursing Lodge on Thames Street, were riverside residences designed to take advantage of the open aspect across the Thames.

It was in the early 18th century that development on the south side of Thames Street began to turn inwards away from the river, blocking views of the Thames from the public highway. Examples include 10, 16, 18 and 20 Thames Street. The establishment of several inns (an inn on the site of the Magpie was mentioned in 1729, The Flowerpot was mentioned in 1730) demonstrate that Lower Sunbury was a busy settlement experiencing a constant flow of travellers.

#### Mid-Late 18th Century.

During the mid- to late 18th century, Lower Sunbury continued to attract wealthy London merchants who built substantial houses to the east of the historic core. Many were riverside dwellings, including Darby House (mid-18th century) and Riverbank (late 18th century). Others, such as Clyde House and Ellesmere on French Street, were built further inland. In 1752, St Mary's Church was built to replace a medieval church on the same site.

#### 19th Century.

In 1813, a commentator noted a 'long range of fine domestic structures' facing the river, adding that 'other ornamental dwellings of this splendid village' lay further inland.<sup>02</sup> The character of the village had clearly evolved dramatically from its origins as a small medieval hamlet around the church and manor house. This trend continued in the 19th century, with more substantial dwellings built (Contact House and Willow Bank overlooking the river) and many earlier properties were adapted or refaced.

Several smaller terraces were built on former open land in the historic core of the village and to the east of Sunbury Park. The status of Lower Sunbury as a fashionable retreat was demonstrated by the opening of new Assembly Rooms on Thames Street in the 1890s (now the Riverside Arts Centre). The coming of the railway in 1864 quickly encouraged the development of a new settlement to the north of the old village; this came to be referred to as Upper Sunbury. The original village then became known as Lower Sunbury, or Sunbury-on-Thames.

#### 20th Century.

The evolution of Lower Sunbury during the 20th century was characterised by residential development which continued to expand the village to the east along the riverfront. Early in the century, a new housing estate was laid out around Darby Crescent, between Darby House and French Street. The distinctive crescent-shaped development at Dax Court was built between 1934 and 1957. Since the 1960s, continued residential development has expanded the village in all directions.

<sup>02</sup> 'Sunbury: Introduction', in A History of the County of Middlesex: Volume 3, British History Online.



## 2.2.2 Illustrated History

John Rocque's map of Middlesex from 1754 shows the principal roads around which the historic structures in Lower Sunbury are arranged. The distinctive triangular segment of land formed by the intersection of Green Street, Church Street and Thames Street represents the medieval core of the village, which grew up around the church and manor house.

There have been several iterations of the manor house over the centuries; the large crescent-shaped dwelling pictured in Rocque's map having been designed in 1712. This house was of a very high-status, designed in the latest Palladian fashion and illustrated in the second volume of Colen Campbell's *Vitruvius Britannicus*. Rocque shows the house surrounded by formal landscaped grounds with avenues and gardens.

St Mary's Church had been rebuilt by this time, a replacement for the medieval church having been commissioned around 1750.

The map illustrates how the village had gradually expanded eastwards along Thames Street, with dwellings built along the riverside from the later 17th century. It also shows that Green Street historically terminated at the junction with Manor Road, and did not lead northwards up to Sunbury Common as it does today.



Lower Sunbury as shown in John Rocque's map of 1754.

Development on the north and south side of Thames Street, which gradually expanded the village to the east

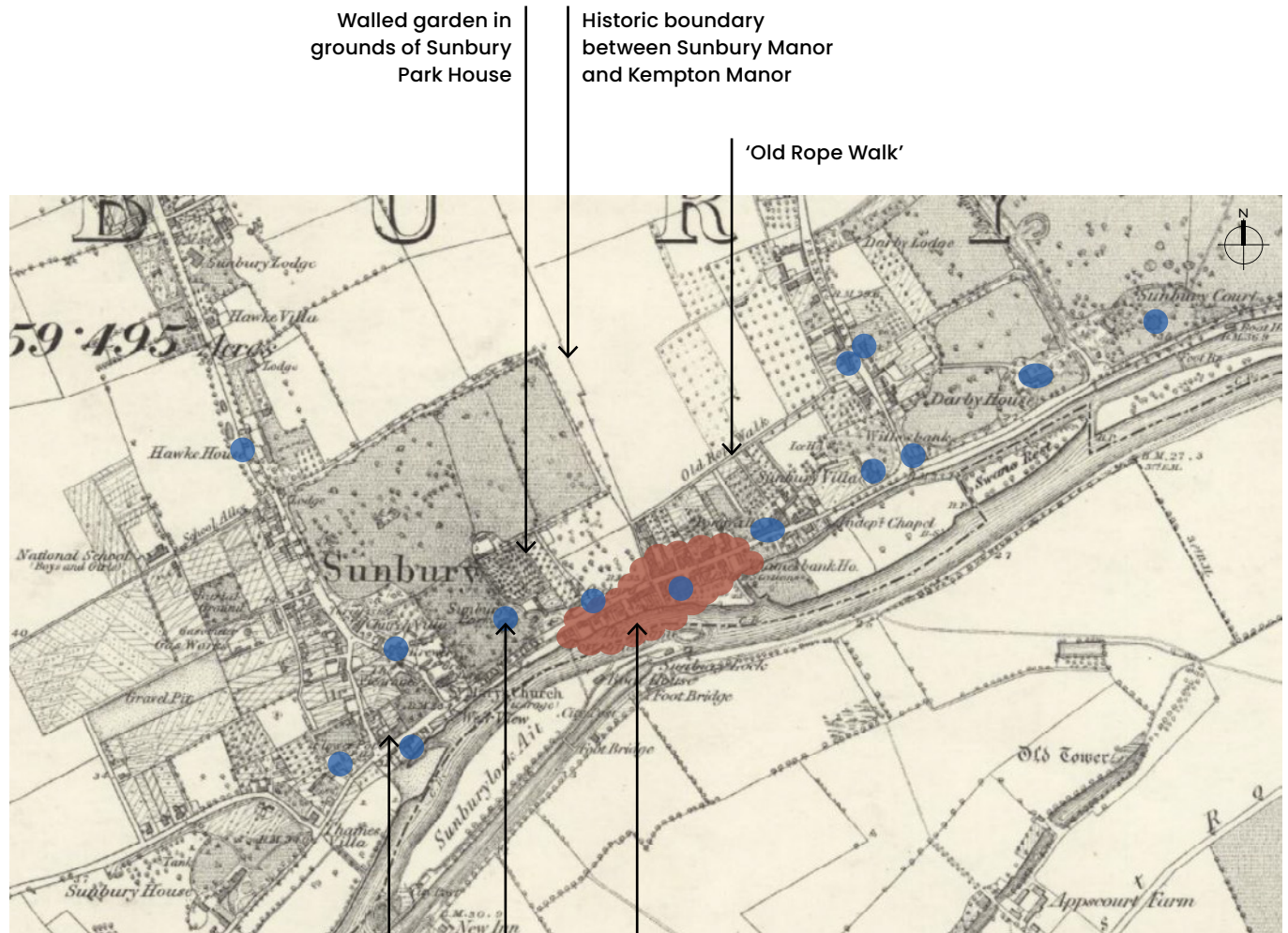




The 1869 Ordnance Survey illustrates how Sunbury had developed over the course of the 18th and early 19th centuries. The construction of substantial houses, built mostly by wealthy London merchants, had expanded the village eastwards along the riverside, between the manors of Sunbury and Kempton. Clusters of domestic, civic, religious and commercial buildings (including an independent chapel, police station, public houses and various shops) had created a secondary core to the east of the original nucleus.

Sunbury Park House, built around 1850 to replace the former Palladian villa of 1712, is shown on this map. The grounds of the house occupy the present proportions of Sunbury Park and are shown to have a parkland character with scattered tree planting and tracks or carriage ways leading from the northern boundary of the park down towards the house. The early 18th-century walled garden, affiliated with the earlier Palladian villa, is shown to the north-east of the house.

The 'Old Rope Walk' to the south-east of Sunbury Park, evidence of Sunbury's historic industry, had apparently ceased functioning since it was constructed circa 1800. The alignment of the Rope Walk is preserved to the north of the Conservation Area boundary as a footpath through recent residential development.



Walled garden in grounds of Sunbury Park House

Historic boundary between Sunbury Manor and Kempton Manor

'Old Rope Walk'

St Mary's Church

18th/19th century commercial and residential core

Lower Sunbury as shown in the 1869 Ordnance Survey.

Sunbury Park House - built 1850, demolished by 1959

- Location of substantial 18th and 19th-century dwellings
- 18th/19th century commercial and residential core

This plan is not to scale

## SECTION 2.0: ASSESSING SPECIAL INTEREST



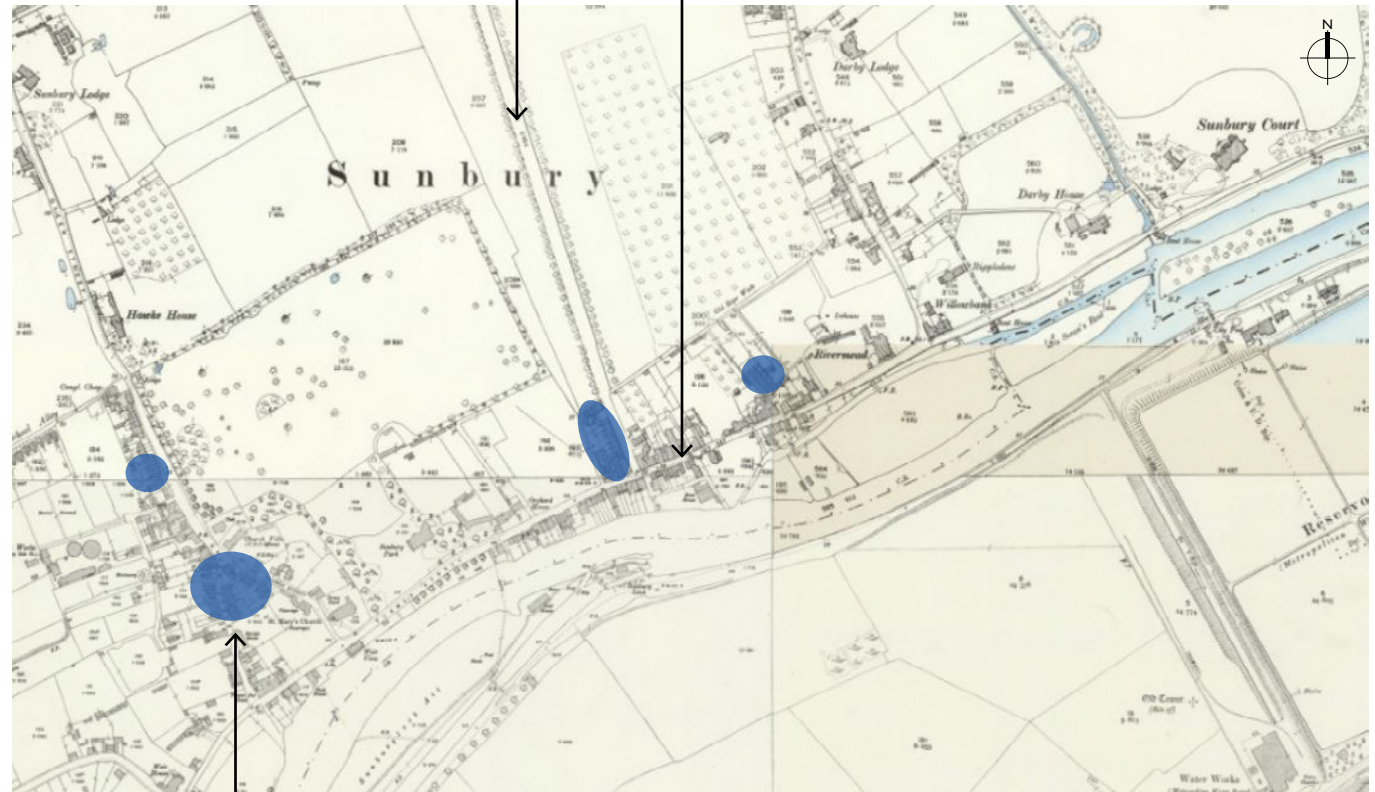
Whilst the 18th and early 19th centuries were characterised by the construction of grand houses across the village, the later 19th century saw many smaller dwellings built. Between 1869 and 1894, new terraces were constructed within the triangular segment of land in the historic core, further north on Green Street, south of the Rope Walk on the present-day Avenue Parade and along The Butts.

The laying out of The Avenue, just east of the former boundary between Sunbury and Kempton manors, prefigured the expansion of the village to the north in the early 20th century.

Development continued within the secondary core which had grown up on Thames Street to the east of the medieval nucleus, with the addition of the Grade II listed bank in 1888 and the opening of Assembly Rooms within a mid-19th century structure (operating today as the Riverside Arts Centre). St Mary's Parish Rooms were built to the west of the church in 1892.

The Avenue - laid out since 1869

Bank (1888) and Assembly Rooms (converted from a former commercial structure in 1893).



Lower Sunbury as shown in the 1894 Ordnance Survey.

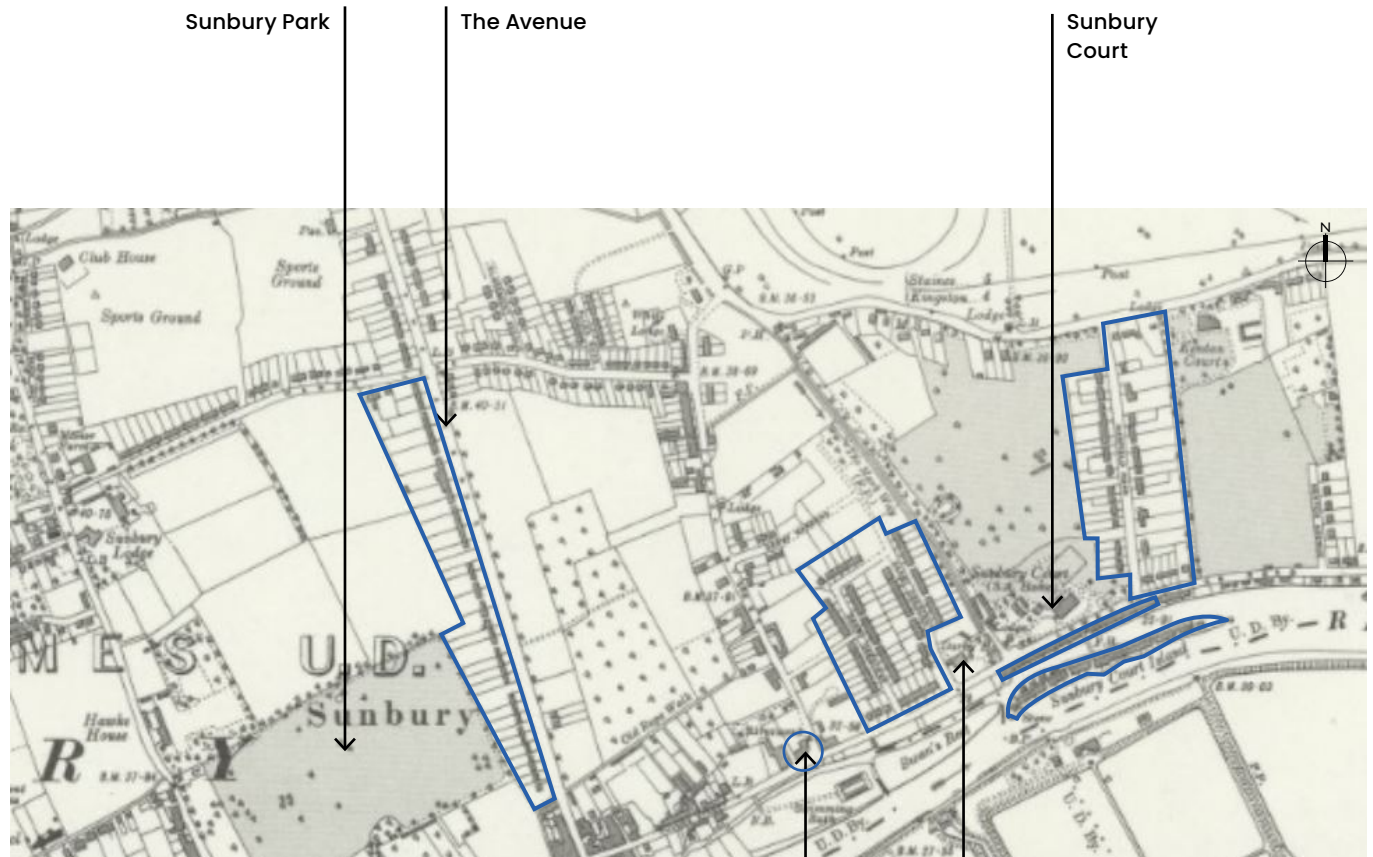
St Mary's Parish Rooms, built 1892

# SECTION 2.0: ASSESSING SPECIAL INTEREST



Comparison of the Ordnance Surveys from 1894 and 1934 show little change within the centre of the village. Development since 1894 had been concentrated in the setting of the Conservation Area, with former open land eroded by ribbon development along The Avenue, just east of Sunbury Park, and a new estate between French Street and Darby House. Sunbury Court Island, due south of Sunbury Court, had also been developed, and a new residential road had been laid out on the eastern boundary of Sunbury Court.

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Lower Sunbury (western part) as shown in the 1934 Ordnance Survey.

New development on corner of French Street

Darby House



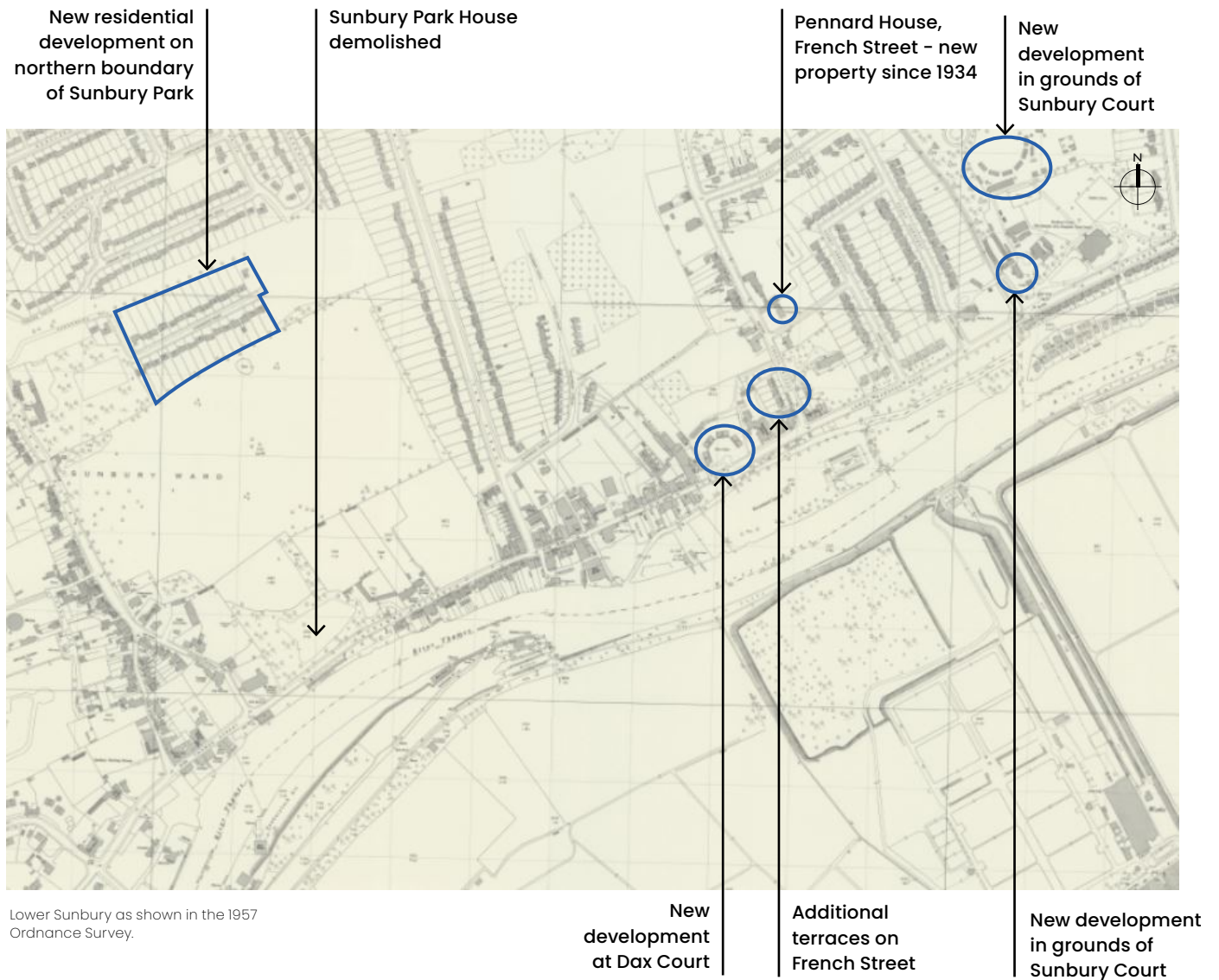
## SECTION 2.0: ASSESSING SPECIAL INTEREST



Development within the Conservation Area between 1934 and 1957 included the construction of the distinctive crescent-shaped development known as Dax Court on Thames Street and the building of additional residences on French Street (including Pennard House and numbers 203-211 French Street). Sunbury Park House had been demolished after a long period of neglect.

New development on the northern boundary of Sunbury Park had further reduced the open space separating the historic core of Sunbury from the 19th and 20th-century development around the railway station to the north. Sunbury Court, at the far west of the Conservation Area, was in use by the Salvation Army and the grounds had been extensively developed.

Since the 1960s there has been much new development within and immediately adjacent to centre of Lower Sunbury. This includes substantial residential infill between Thames Street and the Rope Walk, on the north side of Thames Street and on the west side of Green Street.





### 2.3 Archaeological Potential

The archaeological landscape of Surrey is documented and protected under the remit of Surrey County Council, who recognise two levels of heritage asset designation in addition to statutory protection (scheduled monuments):

County Sites of Archaeological Importance (CSAI) – sites where there is a proven archaeological presence and where that archaeology is known to be of a standard and quality to require a definite presumption in favour of preservation in-situ.

Areas of High Archaeological Potential (AHAP) – defined zones which have been examined by the County Archaeologist and determined to likely contain good evidence for the existence of archaeological remains. The determination is largely based upon information in the County HER, as well as information on previous finds, past investigations, historic maps, aerial photograph, and thematic surveys.

The south-western portion of the Lower Sunbury Conservation Area almost entirely encompasses the AHAP recognising its post-medieval buildings and medieval activity. This area is recognised for its very high significance. There are no scheduled monuments in the Conservation Area.

### 2.4 Built Form and Architecture

Most of the historic structures in the Conservation Area date from the 18th and 19th centuries. St Mary's Church (built on the site of its medieval predecessor) and Sunbury Park (where the former manor house once stood) identify the nucleus of the medieval village. The linear shape of the Conservation Area boundary reflects the expansion of Lower Sunbury eastwards along Thames Street during the 18th and 19th centuries, away from the original core around the intersection of Thames Street, Church Street and Green Street.

This 18th-century expansion is evidenced through the survival of many substantial Georgian villas, which are a characteristic feature of the Conservation Area. These grand residences predominate along the riverside and French Street but can be found throughout the village. The strong Georgian character established by these houses is echoed in the many simple polite dwellings throughout the Conservation Area, which utilise a restrained Neo-Classical style.

19th-century development is also well-represented in both historically high-status dwellings and smaller houses and cottages. Together these structures illustrate Victorian tastes for Gothic-style architecture and features associated with vernacular buildings, including large street-facing gables and richly coloured materials.



Monksbridge, a Grade II listed Neo-Classical house on Thames Street.



The steeply pitched roof and large street-facing gable end to No. 6 Green Street is typical of later 19th-century domestic architecture.





Historic commercial structures and public houses are concentrated around the centre of Thames Street and on Green Street, to the north of the historic core. Civic buildings are limited, and the late 19th-century bank on Thames Street and St Mary's Parish Rooms at the bottom of Green Street are important survivals which diversify the streetscape.



St Mary's Parish Rooms, built on Green Street in 1892, make an important contribution to the street scene. In its use of false timber framing, rich red brick and oversized chimneys, the building illustrates the late 19th-century fashion taste for architectural features associated with the vernacular tradition.

St Mary's Church, to the west of the Conservation Area, is highly visible throughout Lower Sunbury due to its prominent bell tower. In its materiality, the church responds to the abundance of exposed brick found in buildings and boundary treatments across the village. Its bold Romanesque proportions, however, draw a striking visual contrast with the Neo-Classical, Gothic, and vernacular-inspired architecture which generally characterises the Conservation Area.



The Romanesque-inspired interior of St Mary's Church.

The roofscape in the Conservation Area is varied, with a mixture of single and double pitched, hipped, and parapet roofs throughout. Roof coverings are a combination of clay tiles and slate.

Many of the older buildings in the Conservation Area retain historic timber sash windows, although a considerable amount of inappropriate uPVC replacement is evident. Such replacements are conspicuous by their disproportionately thick frames and false glazing bars. Doors to historic buildings visible from the public highway generally have a traditional appearance.

Gutters and downpipes are generally discreet and appropriately positioned across the Conservation Area. In some cases, historic cast-iron rainwater goods have been retained, however there is evidence of widespread modern replacement and supplementation using uPVC.

Further detail on the built form and architecture of the Conservation Area can be found in Section 3.0: Character Areas.



## SECTION 2.0: ASSESSING SPECIAL INTEREST

### 2.5 Trees and Open Spaces

The prominence and diversity of the green open space within Lower Sunbury is a key feature of the Conservation Area. These open spaces contribute historical, aesthetic and communal interest; illustrating the evolution of the Conservation Area over time, reflecting the historic rural character of the village, softening streetscapes and enhancing the public realm.

#### Sunbury Park

Sunbury Park, which includes an 18th-century walled garden and the area of land fronting Thames Street known as Orchard Meadow, forms a large proportion of the Conservation Area. It stretches approximately 380 metres northwards from the riverside at Thames Street and measures approximately 450 metres across, from Green Street in the west to The Avenue in the east.

The park represents the grounds of the mid-19th century Sunbury Park House, which was demolished in the mid-20th century. It served various residences before the construction of Sunbury Park House, including a manor house which was first recorded on the site in 1663 and a grand Palladian villa of 1712. It is likely that the medieval manor house was also situated within the present-day park.

Tall brick walls form the northern, western and half of the southern boundary of the park, and a thick belt of trees surrounds most of the perimeter. Mature boundary planting softens the adjacent streetscapes and within affords the space a sense of seclusion from the urban surrounds. In certain areas, particularly around the car park on Green Street and the street-fronting boundaries of Orchard Meadow, reduced planting and more permeable boundary treatments facilitate public access and views into/out of the park.

Most of the space has an informal parkland character, with scattered tree planting and narrow footpaths encircling and crossing the grass.

The survival of the walled garden and adjacent sunken wall or 'ha-ha' are contemporary with the earlier house of 1712 and are important survivors from the 18th-century landscape. The walled garden offers a curated character, featuring shaped beds, formal built structures (the Lendy Memorial and a classical portico from a former riverside dwelling in the village) and carefully arranged public seating.



The historic garden feature known as a 'ha-ha' in the main parkland.



Looking across the parkland.



Looking north-east across the formal walled garden.





The area of land in the south-east corner of Sunbury Park, known as Orchard Meadow, is highly visible from the centre of Thames Street due to the low metal railings which bound the meadow to the south and east. Several openings in this fencing facilitate public access into the meadow from Thames Street and a public footpath runs along the back of The Avenue. Trees are concentrated around the perimeter of the meadow, which facilitates uninterrupted views across the space.

Small carparks have been introduced at the edges of the park off Green Street, Thames Street and The Avenue, which facilitate access to the space and assist in mitigating the detrimental impacts of on-street parking elsewhere in the Conservation Area.

### Riverside Open Space

Development along the north bank of the Thames is interspersed with much green open space. At the western end of the Conservation Area, adjacent to Dart House, is an area of green space known as Flower Pot Green, which incorporates the remains of a historic boundary wall.

Flower Pot Green softens the streetscape around the dense historic core, providing a clear view of the river and the mature trees lining the bank. Most of the boundary with Thames Street is delineated by the historic brick wall, with some timber knee-railings to the far east.

Slightly further east, former riverside infrastructure is preserved within Old Slipway Park. The wharf in this area historically formed part of a boatyard for the adjacent Ferry House, whose south elevation features a ghost sign advertising 'C. Wilson & Sons Boatbuilders'. Today the area is configured as a hard-landscaped rest area overlooking the river.



Looking south-west across Orchard Meadow towards Thames Street.



Looking south-west across Flower Pot Green, towards the remains of a historic boundary wall.



Looking eastwards across Old Slipway Park towards Ferry House.



## SECTION 2.0: ASSESSING SPECIAL INTEREST

To the east of the Conservation Area is Rivermead Island, an open, green amenity space separated from Thames Street and Lower Hampton Street by a small channel and footbridge. Mature trees and swaths of grass draw a striking contrast with the comparatively dense residential development a few metres north. Benches orientated towards the Thames denote and encourage public access.

Near the roundabout at the bottom of French Street, the narrow channel wends further south towards the Thames, creating a deep grass verge on the south side of Thames Street. Occasional openings in the municipal railings which bound the verge to the north permit access to this generous strip of green space. The verge runs uninterrupted to the eastern edge of the Conservation Area, terminating opposite the 18th-century Darby House. The verge makes an important contribution to the public realm and preserves the sense of openness which encouraged the development of riverside residences at Lower Sunbury from the 18th century onwards.



Looking south-east across Rivermead Island, towards the Thames.



The deep grass verge between the channel and Lower Hampton Road, at the eastern end of the Conservation Area.





## SECTION 2.0: ASSESSING SPECIAL INTEREST

### St Mary's Churchyard

The churchyard denotes the medieval nucleus of the village, which grew up around the church and manor house. It is a small and intimate space. The ground sits above street level, meaning historic gravestones and the many mature trees within the churchyard are highly visible above the brick boundary walls from Church Street and Thames Street. Walkways are finished with a mixture of modern tarmac, paving stones, and gravel.

The churchyard punctuates the otherwise dense development around the historic core. The clustering of historic tombstones and yew trees illustrates that the site has been used as a churchyard for far longer than the current church has been in existence.

### Private Grounds

Generous front gardens and boundary planting to private residences throughout the Conservation Area break up dense streetscapes and lend a verdant character to the village. In the warmer months, boundary planting screens some historically higher-status residences from the public highway.

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St Mary's Churchyard. Note the historic yew tree and clustered tombstones



Mature planting screens the 18th-century Orchard House from the public highway.





## 2.6 Views

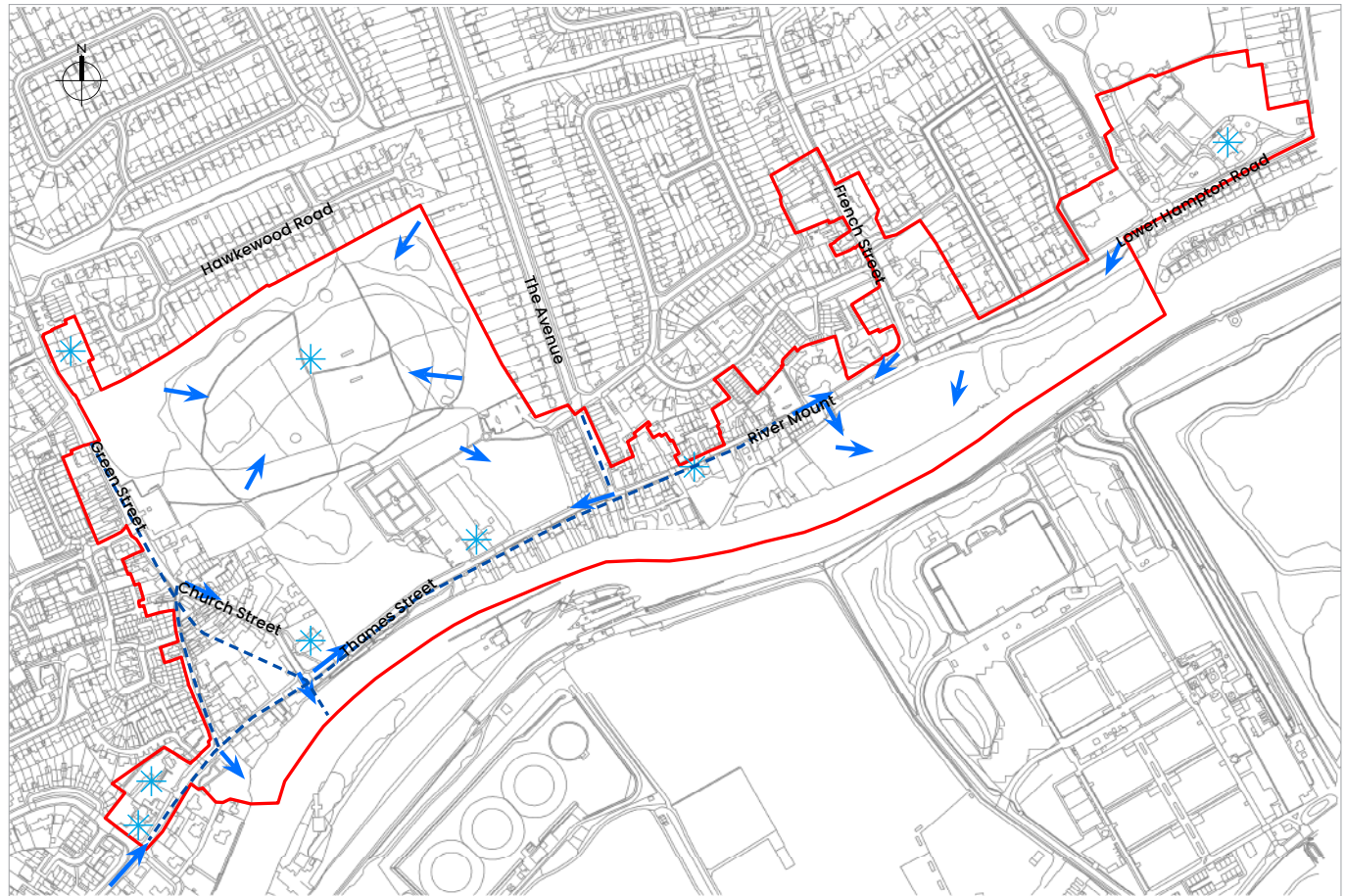
Sunbury Park is a landmark feature within the Conservation Area, serving as a reminder of the historic rural character of Lower Sunbury and the location of the former manor house, around which the settlement first developed. St Mary's Church is highly visible throughout the Conservation Area and forms a focal point in views from the junction of Church Street and Green Street, from Thames Street, and from within Sunbury Park.

Weir House, Sunbury Nursing Lodge, Orchard House, Monksbridge, Sunbury Court and Hawke House are also local landmarks. Their scale, proximity to principal thoroughfares, relationship to surrounding buildings and architectural treatment affords them prominence within the street scene. As conspicuous examples of high-status 18th and 19th-century development, they are fundamental to the character of the Conservation Area.

There are several long-range views along Thames Street in both directions, which facilitate appreciation of the Conservation Area's architectural heritage and its relationship with the River Thames. Through-roads in the denser areas of Thames Street provide glimpsed views of the river, whilst those from Rivermead Island incorporate a large expanse of green open space.

Views across Sunbury Park add much aesthetic interest to the Conservation Area and create a striking visual contrast with the dense surrounding development.

Streetscapes throughout the Conservation Area capture many statutorily and locally listed buildings and other important historic structures, such as historic brick walls. These views illustrate the evolution of the village over time and make an important contribution to the aesthetic, historic and architectural interest of Lower Sunbury.



**VIEWS PLAN**

- 2024 Conservation Area Boundary
- ✱ Landmark
- - - Streetscape Views
- ➔ Key Views

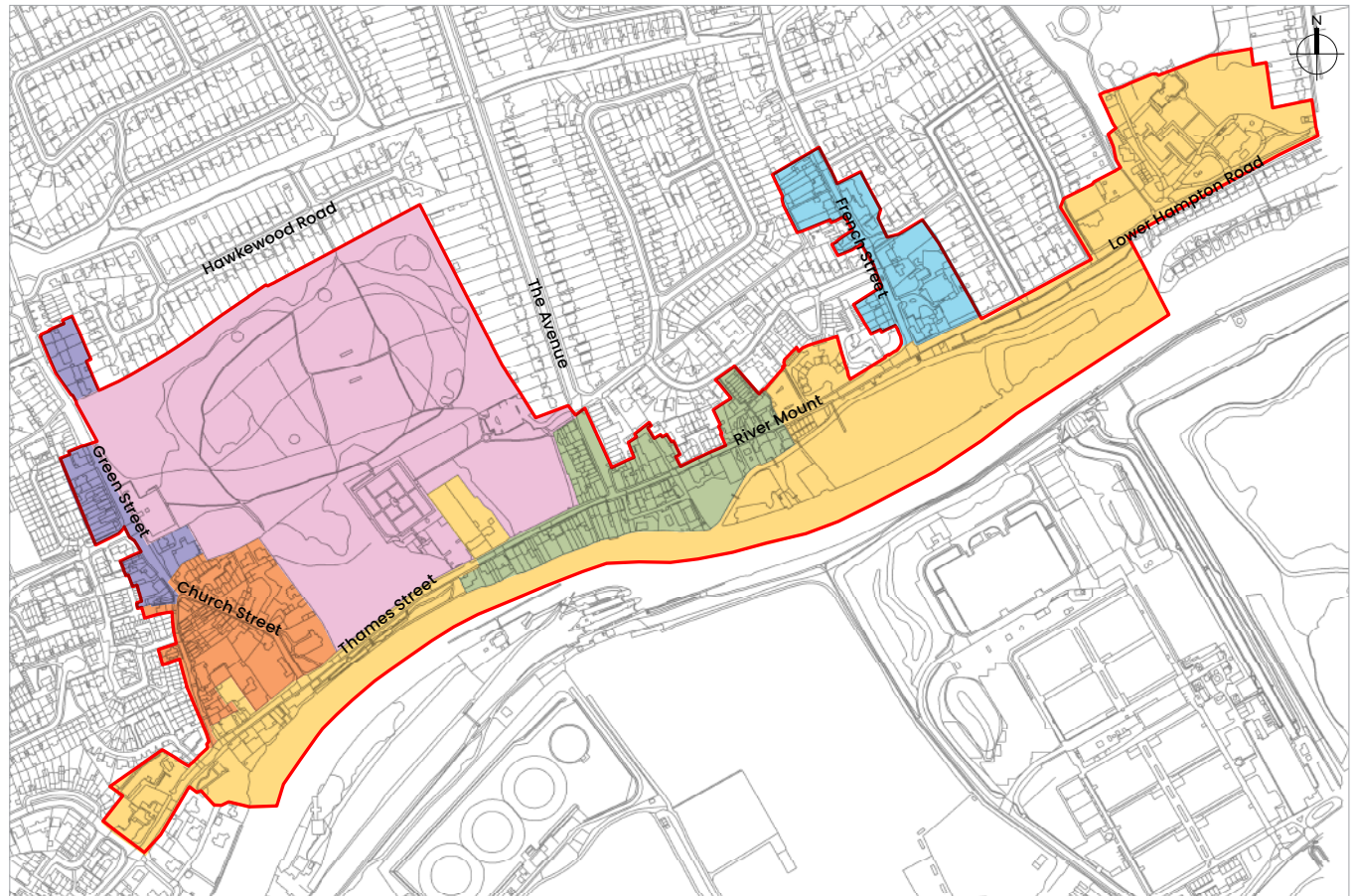
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# SECTION 3.0: CHARACTER AREAS



Character areas within the Lower Sunbury Conservation Area are defined predominantly by differences in setting (riverside versus inland), the historic status of the buildings, current and historic usage (residential, commercial, civic) and grain (compact versus open). Sunbury Park, the former grounds of the since-demolished Sunbury Park House, is an important green open space within the Conservation Area which alludes to the historic rural setting of the village and the location of the former manor house. As such the park is considered as a separate character area.

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**CHARACTER AREAS PLAN**

- Character Area 1: Historic Core
- Character Area 2: The Riverside
- Character Area 3: Thames Street (Central)
- Character Area 4: Sunbury Park
- Character Area 5: French Street
- Character Area 6: Green Street (North)

*This plan is not to scale*





## 3.1 Character Area 1: Historic Core



This area comprises the southern extent of Green Street and Church Street, which meet to enclose a triangular segment of land in the west of the Conservation Area. The area represents the medieval nucleus of Lower Sunbury, which grew up around the church and manor house. Although most of the buildings date from the 18th and 19th centuries, the density of historic structures, variation in the size and configuration of plots, abuttal of historic structures against the highway and the diversity of boundary treatments gives the impression of an area which has developed organically over many centuries.

The character area is predominantly residential, with the late 19th-century parish rooms providing civic amenity. St Mary's Church is a focal point, the small churchyard providing a foil to the density of the surrounding structures.

Buildings are a mixture of larger, historically higher-status dwellings (such as Blakesley Lodge and the Old Vicarage) and pairs or terraces of smaller two-storey cottages.

The dwellings identified by a date stone as 'Thames Villas', at the top of Church Street, form a particularly attractive group.

In contrast to other parts of the Conservation Area, which are generally Georgian in architectural character, this area contains a higher proportion of late Victorian dwellings,

conspicuous by their consistent use of large bay windows and steeply-pitched roofs. The use of exposed brick is particularly striking in this part of the village, being the primary material visible at St Mary's Church as well as in residential buildings.



Nineteenth-century dwellings on the eastern side of Green Street.



A distinctive late-Victorian terrace on the western side of Church Street. Note the consistent use of the bay windows.



The Old Vicarage, seen from the churchyard at the bottom of Church Street.

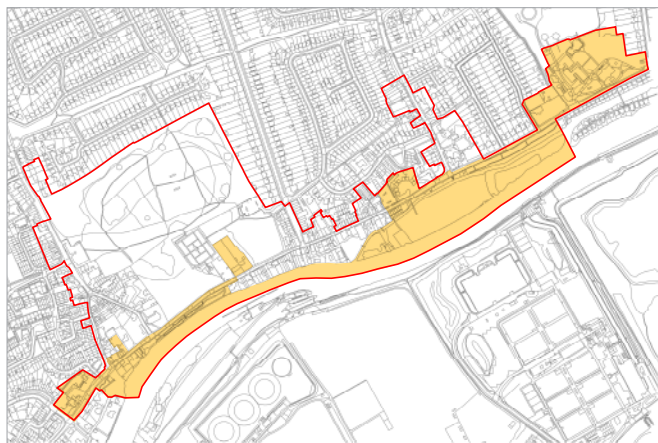


St Mary's Church, seen from Thames Street.





## 3.2 Character Area 2: The Riverside



This character area stretches along the river front, from the locally listed Weir House at the western edge of the Conservation Area to the Grade II\* listed Sunbury Court at the eastern boundary. It is predominantly residential in character, containing many high-status two or three storey houses built in the 18th and 19th centuries to take advantage of the open aspect over the river.

The more industrial proportions of Ferry House, to the west of the Conservation Area, contrast with the generally domestic character of Thames Street. The building is an important reminder of the relationship between the village and the River Thames, as are the cut-throughs which survive along the south side of Thames Street permitting regular access to the riverbank.

Architectural detailing varies from the richly decorated frontage at Weir House to the unembellished elevations of Riverside House. The area is unified however by overarching Neo-Classical principles of symmetry and proportion, and shared features such as regularly arranged sash windows and the use of pediments to articulate doors and windows. An interesting exception is the 18th-century Darby House on Lower Hampton Road, which features Gothic pointed arches on an otherwise Georgian frontage. The consistent use of Neo-Classicism reflects the architectural fashions of the 18th and 19th centuries, when Lower Sunbury expanded significantly eastwards away from the historic core.

The modernist-inspired development known as Dax Court, whilst of a very different architectural style, is also orientated towards the river. Later development at Lendy Place has a Neo-Classical influence in keeping with the wider character of Thames Street.



Riverside Cottage, Thames Street - a Georgian residence of some status with a restrained Neo-Classical façade.



The 19th-century Weir House, which sits on the western boundary of the Conservation Area. The moulded eaves cornice and highly decorative terracotta frieze announce this as a high-status riverside dwelling.



The late 18th-century Darby House. The incorporation of simple Gothic window openings anticipates the popularity of the Gothic revival in the Victorian era.



## SECTION 3.0: CHARACTER AREAS



Several of the higher-status riverside residences are set well back from the road, often enclosed by high brick walls and gate posts. Others are situated closer to the highway, with dwarf walls and deep porticos creating a sense of distance between the road and the principal elevation. Particularly distinctive, and important as a reminder of the expansive estate which it once enclosed, is the long brick wall which runs along the southern boundary of Sunbury Park for approximately 190 metres, from St Mary's Church to Orchard House.

Historic open spaces such as Flower Pot Green, Old Slipway Park and Rivermead Island make an important contribution to the public realm and reference the historic relationship between the village and the River Thames.



Contact House, Rivercote and Willowbank, a terrace of Grade II listed 18th and early 19th-century riverside residences on the corner of Thames Street and French Street.



Looking south across Flower Pot Green towards the Thames.





## 3.3 Character Area 3: Thames Street (Central)



Towards the centre of Thames Street, the open, residential character of the riverfront gives way to a more enclosed area with a tight urban grain. Historic properties of two and three storeys are clustered together, sometimes on both sides of the road. Most buildings directly abut the highway or are set only slightly back. Both the pavement and the road are narrower here than to the stretches of Thames Street to the east and west, which further compounds the sense of density and enclosure.

The tightly configured terraces are occasionally punctuated by cut-throughs which lead down to the riverbank and facilitate glimpsed views of the water, in contrast to the wide vistas found elsewhere in the Conservation Area.

This part of the village is characterised by a mixture of historic uses. There are many simple, but polite dwellings which jostle alongside Victorian shopfronts, historic public houses and other amenities, including a late 19th-century public bank. On the west side of The Avenue is a distinctive terrace

of three-storey, late Victorian, Tudor-inspired townhouses. The streetscape within this character area reflects the evolution of a secondary 'core' to the east of the medieval nucleus of Sunbury during the 18th and 19th centuries.



Looking east down Thames Street. Properties in this area generally front directly onto the public highway. The streetscape is characterised by the mixture of commercial and residential structures.



The south side of Thames Street, opposite Sunbury Park. The variation in colour, materiality, height, and usage of the buildings creates a lively street scene.



A late 19th-century Grade II listed bank on the north side of Thames Street. The ornate architectural treatment adds visual interest to the streetscape and the building illustrates the amenity value historically supported in this area of the village.

## SECTION 3.0: CHARACTER AREAS



The material palette in this character area is varied, including a mixture of painted and exposed brick in different colours and bonds. Paint and render are also applied in a variety of colours.

The character of this area is generally Georgian, with houses and the upper storeys of commercial structures employing regularly arranged sash windows with pediments, pilasters and modest porticos. The late 19th-century taste for Gothic architecture and richly coloured materials can also be experienced, for instance at 58–60 Thames Street and the terrace along the western side of The Avenue.

The historic character of the area is enhanced by traditionally-styled street lamps and boundary treatments.



Thames Street are a pair of Victorian Gothic Revival houses incorporating a large street-fronting gable with trefoil-shaped vents and prominent pointed arches, articulated with red creasing tiles. The principal façade features richly coloured hung tiles and brick.

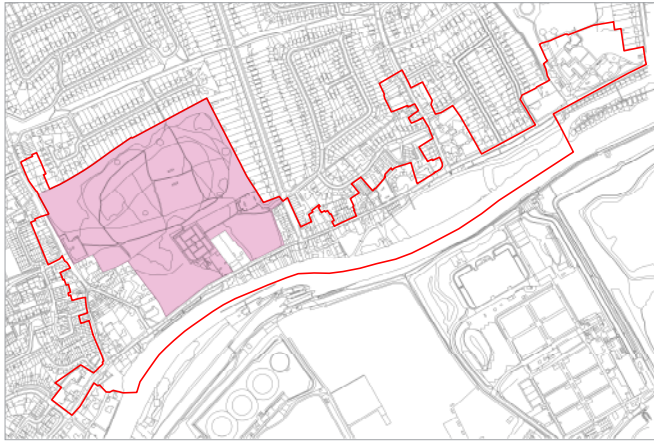


This late 19th-century terrace on The Avenue illustrates contemporary tastes for vernacular architecture, featuring false timber framing to the street-fronting gables and richly coloured hung tiles to the oriel windows.





3.4 Character Area 4: Sunbury Park



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A significant proportion of the Conservation Area is taken up by Sunbury Park, the former grounds of Sunbury Park House (built 1851, demolished in the mid-20th century) and now a public park. This property was one of many built on or in the vicinity of the former manor house and the parkland therefore has a long history of such use.

Most of the space within the park constitutes informal parkland with scattered, mature tree planting and is crossed with footpaths. Wide ranging views across the parkland reference the historic rural setting of the Conservation Area. The surviving 'ha-ha', a sunken wall used to provide unbroken views across the landscape whilst controlling the movements of grazing livestock, is a reminder of the park's historic relationship to previous grand residences on the site. This area of the park is bounded to the north and east by residential plots and to the south and west by substantial brick boundary walls, which affords a sense of separation from the surrounding urban / suburban context of the park.

Orchard Meadow is a parcel of green open space in the south-east corner of Sunbury Park. Immediately east and south lie The Avenue and Thames Street respectively. The meadow is bounded to the east and south with traditionally styled metal railings, which permit views into and out of the space and create a porous visual relationship with the surrounding streetscapes.



Looking across the open parkland. The absence of built structures and abundance of mature trees gives an informal rural character.

The formal walled garden constitutes a third sub-area within the Sunbury Park. It was built in the early part of the 18th century and restored in 1985. The garden is square in plan, bounded by tall brick walls which reach up to 10 foot high in places. Formal beds are arranged geometrically and a central focal point is provided by the Lendy Memorial; a replica of a former riverside structure destroyed during the Second World War.



Looking south-east across Orchard Meadow. On the left-hand side of the image are the rear elevations of the late 19th-century terraces on The Avenue. In the centre and to the right are the front elevations of the buildings on Thames Street.



The formal walled garden. In the background is the Lendy Memorial.

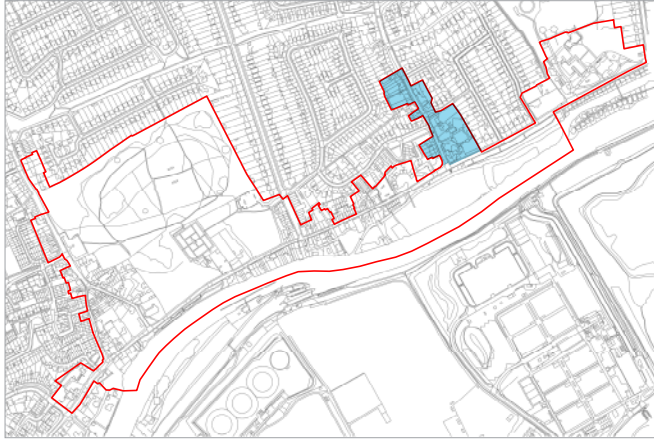


The portico of a former riverside residence known as Benwell House, which was demolished in 1984 and now frames the northern gate of the walled garden.





## 3.5 Character Area 5: French Street



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French Street is a historic road which runs northwards out of the village, connecting Thames Street with Staines Road East (A308). The high concentration of 18th and early 19th-century buildings demonstrates the evolution of French Street as a wealthy suburb at a deliberate distance from the busiest areas of the village. Excepting the modern infant school to the south, the street is entirely residential.

The southern end of the street has an open grain, with wide green verges and deep front plots lending a sense of openness. The character of the road becomes progressively dense moving northwards, with tall brick boundary walls lining the eastern side of the road and the structures to the west moving closer to the highway.

Properties are a mixture of two to three storeys high. As is characteristic of the wider Conservation Area, exposed brick is the predominant materiality both for dwellings and boundary treatments.

Mature trees and boundary planting offer some greenery to the streetscape and establish a more suburban quality in contrast to the urban core to the south and west.



106 French Street, an early 18th-century dwelling on the corner of French Street and The Pennards. The deep front garden creates a strong sense of separation from the public highway and adds to the open character of the road in this area. The principal façade is framed by mature trees.



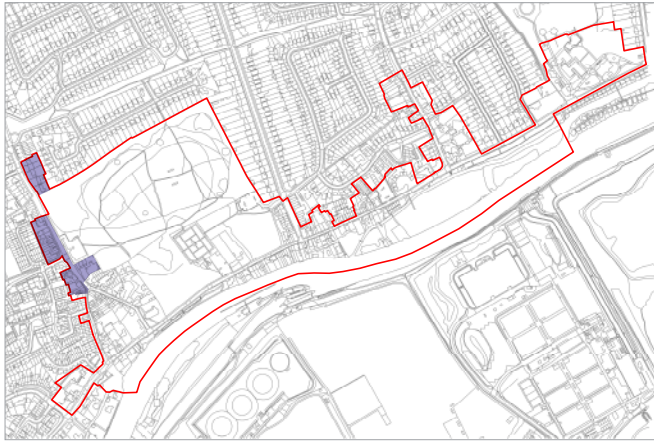
Moving further north, the historic properties are situated closer to the highway, creating a more enclosed character. This row of houses dates from the mid-late 18th century. In its use of exposed yellow/brown brick with red brick dressings, it mirrors 106 French Street slightly further south.



To the north of the character area, the uniform Georgian character gives way to a more eclectic mixture of historic architecture, demonstrating the continued evolution of the French Street suburb.



## 3.6 Character Area 6: Green Street (North)



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The northern half of Green Street is a busy thoroughfare connecting the heart of the original settlement with Sunbury Common to the north, which developed rapidly after the coming of the railway in the 1860s; Sunbury railway station being directly north.

This area derives its character from the combination of residential and commercial buildings, its historic function as a main thoroughfare and its open linear grain. The survival of two historic public houses, The Three Fishes and the Admiral Hawke, experienced alongside the generous width of the road, illustrate the historic prominence of Green Street as a busy route. The survival of a traditional shopfront at 37a Green Street and a disused fascia board at 29a Green Street evidence historic commercial activity in this area.



The Admiral Hawke, built in the 1860s in anticipation of a new railway station and originally known as The Railway Arms. The railway was built further north than originally planned and the pub was subsequently renamed.



Historic properties at the south of the character area, adjacent to the historic core. Note the redundant fascia board which denotes a former shopfront, since lost.



## SECTION 3.0: CHARACTER AREAS



The character area contains a range of building typologies and architectural styles, including simple polite structures with Georgian and Victorian features (such as small flat-roofed porches and bay windows), larger, more consciously Neo-Classical dwellings (39-41 Green Street and Hawke House), and commercial premises of varying ages and styles (The Three Fishes has a late-16th century core, whilst the Admiral Hawke is Victorian).

The buildings to the south of the character area generally abut the public highway, whilst both modern and historic buildings to the north are set back. Materiality is varied, comprising a mixture of exposed brick, paint, and render.

Most of the character area has only been built up on the western side of the road, the east being bounded by a brick wall separating Green Street from the expansive grounds of Sunbury Park. This adds to the sense of openness, with glimpsed views into the park referencing the historic rural setting of the Conservation Area.



A former commercial unit, since converted to residential use, sits between a takeaway restaurant with a surviving shopfront and a historic public house (The Three Fishes). To the right of the image is the Grade II listed building known as 38-41 Green Street, a pair of early 18th-century cottages since unified into one dwelling.



A terrace of late-Victorian houses on Green Street, which are stylistically very similar to those further south in the historic core and were likely built at the same time.



Hawke House, a Grade II listed early 18th-century building on the northern boundary of the Conservation Area. The right-hand wing was constructed in the late 18th century and the left-hand wing was added in the 20th century.



The red brick boundary wall on the eastern side of Green Street, beyond which lies Sunbury Park.

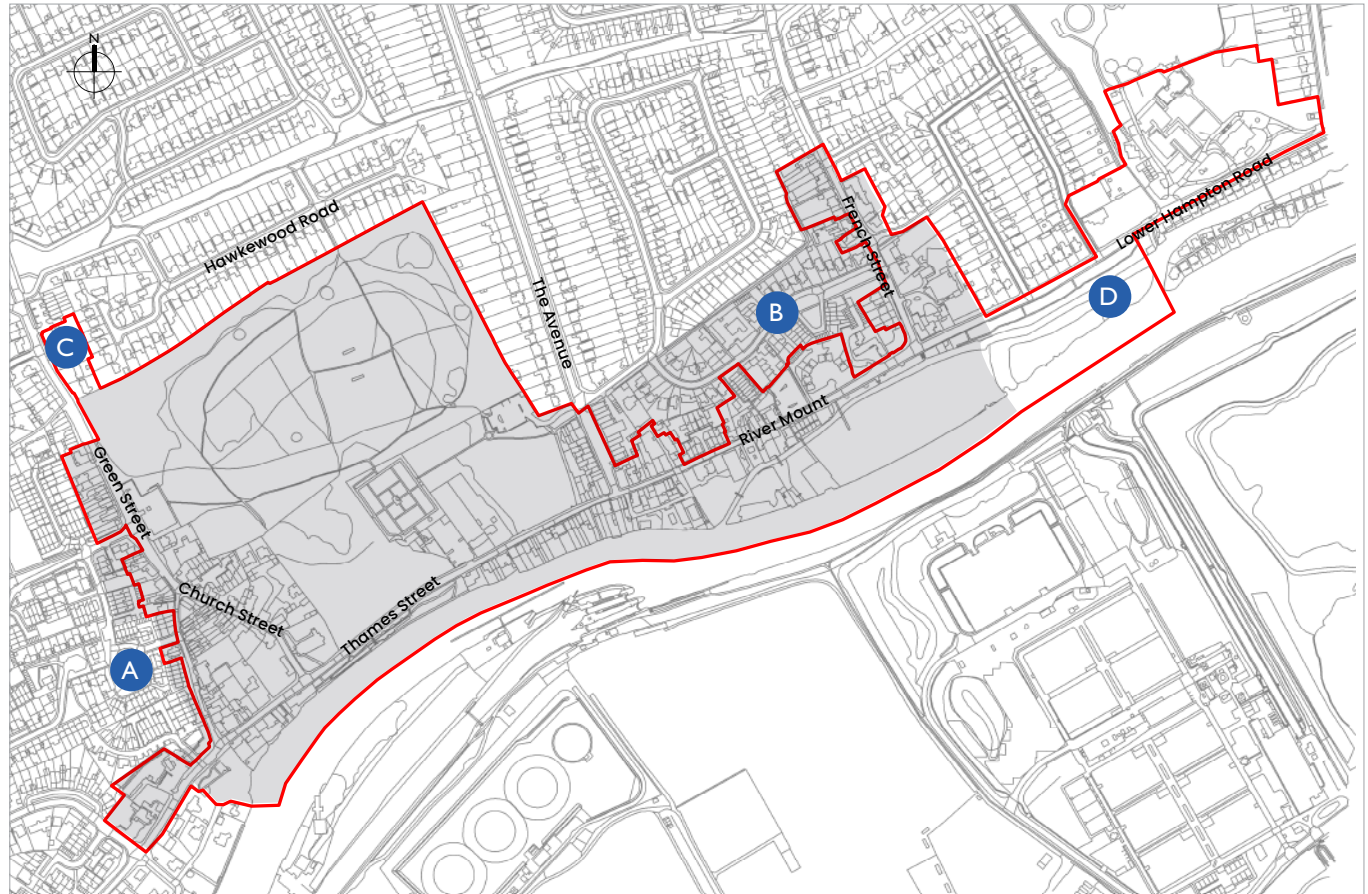


## 4.1 Exclusions

- A Rationalisation of the Conservation Area boundary to align with current plot boundaries and the exclusion of modern development on west side of Green Street, built post-designation of the Conservation Area and which does not contribute to its special interest.
- B Exclusion of the modern residential and other development north of Thames Street, which was built post-designation of the Conservation Area and which does not contribute to its special interest.

## 4.2 Inclusions

- C Extension of the Conservation Area to include Hawke House and the historic boundary wall to its south. This listed, 18th-century villa is indicative of the character and evolution of the Conservation Area and its inclusion strengthens the special interest.
- D Extension of the Conservation Area to include Darby House, Sunbury Court and the eastern part of the riverside public open space. These two listed 18th-century villas are indicative of the character and evolution of the Conservation Area and their inclusion strengthens the special interest. The inclusion of the full extent of the riverside open space rationalises the Conservation Area boundary in this area.



**BOUNDARY REVIEW**

- 2024 Conservation Area Boundary
- Previous Conservation Area Boundary

*This plan is not to scale*





- **Building condition:** Whilst most buildings in the Conservation Area are well maintained, there are a small number of instances where condition is having a negative effect on the appearance of the Conservation Area. An example is the currently vacant Three Fishes pub on Green Street, which is suffering from flaking paintwork, rotting timber window units and missing signage. The portico to the side of 22 Thames Street is in a state of disrepair and detracts from the aesthetic interest of Thames Street.

More generally, there are multiple instances throughout the Conservation Area where maintenance or repairs are required to hung tile cladding, ridge tiles and timber window units. It should be noted that where buildings are vacant, maintenance issues tend to be exacerbated (e.g. 9 The Avenue).

- **Condition of brick walls:** Many of the brick boundary walls are suffering from damp and decay due to the use of inappropriate cement mortars. Mortar which has been applied thickly and sits proud of the brick face ('ribbon pointing') causes issues in the longer term with the bricks' ability to expel moisture. Pointing repairs using a cement-based mortar also causes this problem. Both approaches have the potential to cause spalling and deterioration of brickwork.
- **Efflorescence and algal / vegetation growth:** This issue also affects the characteristic brick boundary walls throughout the Conservation Area but poses a particular risk to any wall which is overhung or bordered by planting. Efflorescence is indicative of moisture being expelled, leaving a mineral build up on the surface which is to be expected within certain parameters but excessive cycles of wetting/drying can ultimately accelerate the deterioration of mortar and brickwork.

Where moisture cannot evaporate and dry quickly enough, algal growth will establish cause unsightly green staining. Vegetation rooting within mortar joints or into the foundations of a wall can also cause structural instability if left unmanaged.

- **Inappropriate boundary treatments:** Some of the green spaces in the Conservation Area are bounded by treatments. The verge on the southern side of Lower Hampton Road is edged with concrete posts and municipal metal railings and others are timber post and rails. Whilst some form of boundary treatment may be required to restrict vehicular access to green spaces, it would be beneficial for boundaries to have a consistent appearance and a traditional design in keeping with the character of the Conservation Area; the timber post and rail type being the most appropriate.

Loss of brick boundary treatments has also taken place, e.g. as to several properties along the northern stretch of Green Street. Such boundary treatments detract from the historic character and aesthetic interest of the street. There are opportunities to enhance the Conservation Area through the introduction of appropriate brick boundary treatments or traditionally styled railings where these don't currently exist.

- **Replacement of traditional windows with uPVC units:** There has been a fair amount of replacement of historic timber sash windows throughout the Conservation Area. Modern units are typically positioned flush with a building's external elevation and consequently reduce the characteristic depth of historic facades created by older windows set back within the reveal. uPVC units typically also have thick frames and false glazing bars which are intended to copy traditional styles but are in reality misproportioned. With traditionally constructed buildings, there is also potential for uPVC windows to worsen issues concerning damp and moisture build up internally.

- **Street lights and telecommunication poles:** Thames Street and Lower Hampton Road are lit with traditionally styled street lamps. Elsewhere, street lighting comprises tall modern streetlights with a standard municipal design, which compete with the historic character of the streetscapes. Taking opportunities to replace street lighting with more historically appropriate designs would enhance the Conservation Area. There are also many tall telegraph poles with radiating wires situated at intervals throughout the Conservation Area. The detrimental visual impact of telecommunication infrastructure could be reduced through re-locating the wires below ground.
- **Satellite dishes, wires and services:** Due to the number of residential properties in the Conservation Area, there are a large number of externally mounted satellite dishes, frequently fitted to primary or highly visible elevations due to the orientations required. Similarly, there are several examples where trailing wires and downpipes cut across important elevations. The aesthetic interest of The White Horse and The Magpie on Thames Street, for example, is eroded by large, conspicuous service vents on highly visible elevations. Air conditioning units outside the Sunbury Conservative Club on Green Street create a cluttered appearance and detract from the historic character of the streetscape.
- **Road surfaces and pavements:** Some areas of the road surface are affected by potholes and erosion. Where these are present there is an increased risk of surface water ponding, splashback and other knock-on damage to historic structures and features. Damage to road surfaces also affects the visual appearance of the Conservation Area – as is the case on Green Street and to the principal cut-throughs between Thames Street and the riverside.



- Vacant buildings:** Vacant buildings are more likely to suffer deterioration to their fabric due to a lack of regular maintenance and be subject to vandalism. Providing viable uses for historic buildings is critical to preserving their significance for future generations. Securing viable new uses for the Three Fishes pub on Green Street and Nellie McQueen’s Eating House on Thames Street will prevent further deterioration to the fabric of these visually prominent listed buildings. There are also several vacant commercial units on Thames Street.
- Modern shopfronts/commercial units:** Although there are many historic shopfronts within the Conservation Area, some have been lost through replacement or insensitive conversion to residential use. At 24 Thames Street, for example, the original stallriser, door and windows have been replaced with full-height plate glass. The shopfront at 67a Thames Street has also lost its original door and windows and one of the corbels which originally flanked the fascia. The modern facing to the ground floor of number 67 Thames Street incorporates large windows and a glazed door which disrupts the proportions of its host building. Returning altered and lost shopfronts back towards their historic appearance would enhance the special interest of the Conservation Area.

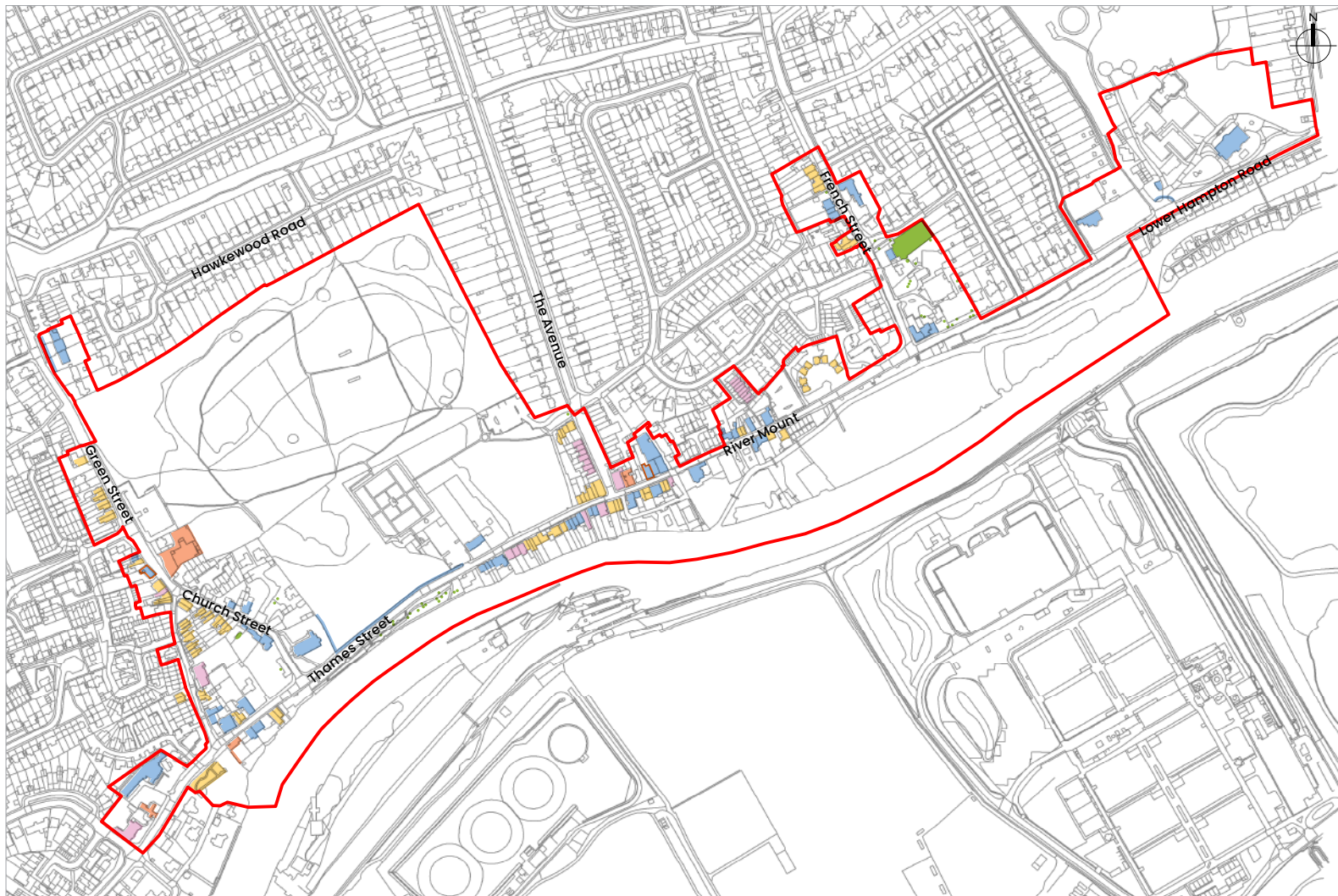


An example of ribbon pointing with cementitious mortar to a historic brick boundary wall in the Conservation Area.



The Three Fishes on Green Street. The building is vacant and deteriorating. Damaged signage, failing paintwork and trailing wires depreciate the aesthetic interest both of the building and the wider streetscape.





**HERITAGE ASSETS AND MANAGEMENT OPPORTUNITIES**

- 2024 Conservation Area Boundary
- Listed Building
- Locally Listed Building
- Positive Contributor
- Tree Preservation Order
- Opportunity for Enhancement

*This plan is not to scale*



## 6.1 Conservation Area Designation – Control Measures

In order to protect and enhance the Conservation Area, any changes that take place must conserve its character and special interest. Statutory control measures are intended to prevent development that may have an individually or cumulatively negative effect. Control measures within include:

- Planning permission will usually be required to totally or substantially demolish buildings or structure (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent to which permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted. For example, replacement windows, different elevational finishes or the installation of satellite dishes.
- Trees with a diameter of 75mm or greater, measured as 1.5m above the soil level are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a tree preservation order (TPO) is necessary.
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.

## 6.2 Conservation Aims and Best Practice

There is no generally accepted detailed definition of ‘best practice’ in conservation: it is a term used to describe the management of change (including repair) so that the integrity and character of a historic site is not eroded or compromised. It is not the intention of conservation best practice to prevent change from happening: alterations can still be carried out but should be subject to additional scrutiny to ensure that the special interest of the Conservation Area is protected.

It is the purpose of this Appraisal to provide guidance that will help achieve these aims. Overall, any change in the Lower Sunbury Conservation Area should seek to:

- Preserve its historical features;
- Enhance, where possible, its special interest;
- Positively contribute to its established character; and
- Be high quality.

## 6.3 Positive Contributors and Opportunities for Enhancement

A positive contributor is a building, structure or feature which beneficially adds to the overall character of its local area. This is true of most buildings within a conservation area. The extent to which a building will positively contribute will largely depend on the integrity of its historic form and is not restricted to its principal elevation. For example, roofscapes and side/rear elevations all make a positive contribution. Modern buildings can also make a positive contribution where they have been sensitively designed to suit their setting. A list of positive contributors in the Lower Sunbury Conservation Area is included in Appendix A; these are also identified on the heritage assets plan on the previous page.

Criteria for identifying positive contributors include:

- Group value;
- Associations with notable architects or other historical figures;
- Position and presence within the streetscape;
- Use of characteristic materials, architectural motifs or detailing;
- Physical or historical relationship with neighbouring buildings; and
- Historical use.

Beyond general conservation best practices, there are limited opportunities for additional enhancement within the Conservation Area. Finding a viable use for The Three Fishes would be of particular benefit to the visual appearance of Green Street, and would protect one of Lower Sunbury’s oldest buildings from further deterioration.

There is scope for enhancing the public realm of the Conservation Area including repairs to road / pavement surfaces and instating appropriate street lighting. There are also opportunities for individual improvements to dwellings including restoring timber sash windows, reinstating appropriate boundary treatments and undertaking repairs to decaying brick walls.

The visual impact of extensive hardstanding could be reduced through the introduction of additional soft landscaping on Green Street. This would be particularly beneficial around the Conservative Club and the street-facing courtyard of the Admiral Hawke pub.



## 6.4 Repairs and Replacement

### 6.4.1 'Like-For-Like'

A term that is frequently used in conservation is 'like-for-like' replacement or repair. This is frequently – and mistakenly – taken to mean that a modern alternative that generally echoes the style of the element removed is acceptable. However, this is not accurate or acceptable. Like-for-like should always be interpreted as an alternative that matches the historic element removed in terms of its material, dimensions, method of construction, finish, means of installation and any other feature specific to the original element, such that the modern replacement is hardly discernible from the original (accepting that its condition will be greatly improved where the original has failed beyond repair).

For example, modern uPVC windows in imitation of Georgian or Victorian-style sash windows but with false glazing bars and a top-hung casement opening mechanism do not constitute a like-for-like replacement for traditional timber-framed Victorian sliding sash windows, although they may appear stylistically similar.

### 6.4.2 Repairs and Replacement

Repairs and replacement are inevitable with any building or site, regardless of age; however, within a conservation area, it is especially important that this is carried out sensitively to protect the historic fabric of its buildings and respect the character of the wider area. Key points to remember when looking to carry out repair work or install replacement features are:

A method of repair that was suitable for one building may not be suitable for another. Repair and replacement should always be considered on a case-by-case basis.

- Repairs using appropriate materials and techniques are always preferable over wholesale replacement.
- Where a historic feature has degraded beyond repair, replacement should be carried out on a like-for-like basis.
- Where seeking to improve failing modern features, a traditionally-designed alternative using appropriate materials is preferable. For example, the replacement of uPVC gutters and downpipes with lead, cast iron or coated aluminium alternatives that better reflect the traditional character of the Conservation Area.
- Cement-based mortars and/or ribbon pointing are harmful to historic brickwork and masonry. Repairs to any pointing should be carried out in a lime mortar after any cementitious mortar has been raked out. This will ensure the longevity of the historic built fabric.
- Due consideration should be given to the sustainability of the repair or replacement, i.e. what is its lifespan? What maintenance will be required to prolong this?
- Reversibility is an important consideration as better alternative may become available in the future.
- Historic external detailing should be retained or, where damaged beyond repair, replaced on a like-for-like basis. This includes (but is not limited to): the texture and colour of render; size and colour of bricks used, and the bond in which they are laid; stone dressings; and chimneystacks.
- The reinstatement of historic features that have been lost is favourable. For example, re-exposing brickwork that had been rendered or painted over.

The repair and replacement of windows can have a notable effect on the character and special interest of the conservation area, both positively and negatively. The aim should always be to retain historic windows wherever they survive, carrying out refurbishment work where needed to make sure they remain usable. Timber frames are preferable over uPVC for a number of reasons, mainly their comparative slimness and breathable quality which has a positive knock-on effect on the overall condition of the historic building.

## 6.5 Maintenance

Maintenance differs from repair in that it is a pre-planned, regular activity intended to reduce instances where remedial or unforeseen work is needed. The higher the levels of maintenance, the less need to carry out repairs. Regular maintenance activity should include annual gutter clearing, seasonal vegetation control and repainting external joinery with an oil-based paint. This is not an exhaustive list and each historic building will have its own specific needs. Larger historic buildings and those which are listed may benefit from occasional condition surveys (usually around every five years) to highlight their individual maintenance and repair needs.

The maintenance requirement of a building will depend on its age, materials and susceptibility to wear. Historic England, the Society for the Protection of Ancient Buildings (SPAB) and other heritage bodies publish specialist guidance on the suitable maintenance and repair methods for different historic buildings.



## 6.6 Trees

Trees are afforded extra protection within the Conservation Area and there are several tree preservation orders already in place. Any tree surgery work should be carried out only once the relevant permission has been sought. The management of the planted elements within the conservation area is beneficial to its overall appearance and potentially also to the condition of the buildings where root damage may pose a threat.

## 6.7 Public Realm

Public realm features, including bins, bollards, seating and planters, etc. often become outdated in their appearance. This can be due to heavy wear, antisocial behaviour or as a result of poor design and short-lived trends. Successful public realm schemes are contextual, using high-quality materials that echo the character of the wider area. Any additions or amendments to the public realm will also need to take account of highways and other relevant regulations.

## 6.8 Modern and New Development

It is not the intention of conservation area designation to prevent new development or entirely exclude existing modern development where this is woven into a surrounding historic space. Instead, it puts in place a process whereby any proposals are more thoroughly studied to ensure that the special interest of the conservation area is protected and opportunities to improve its character are identified.

New development can range from entire new buildings to the introduction of new features, however small, on existing buildings. New development within the setting of the conservation area should also be carefully managed as it has the potential to detract from its character and special interest. The potential for substantial new development inside the conservation area boundary is generally limited to the replacement or alteration of those buildings, generally from the mid-late 20th century, which do not positively contribute to its character. Any proposals will need to be considered on a case-by-case basis and take account of:

- The significance of any existing building affected;
- The impact on the setting of neighbouring listed buildings and/or positive contributors;
- How local features and materials can be incorporated into the new design;
- Whether or not any historical plot boundaries survive or could be recoverable;
- The impact of the overall scale, massing and design on the wider streetscape;

- The loss of any important rear/side elevations or views of these;
- Characteristic boundary treatments and planting;
- The potential for below-ground or built archaeology; and
- Any other heritage or conservation constraints identified.

The addition of new features on existing buildings can be detrimental to the individual buildings as well as the overall character of their wider setting if unmanaged. Specifically:

- Television aerials and satellite dishes should not be fixed to principal or highly visible elevations, or chimneystacks.
- Features such as external lighting and security cameras should be as discreet as possible.
- Solar panels should be restricted to rear or secondary elevations, especially where a building forms one of a group.
- Internal alterations can have an external impact; for example, staircases cutting across windows or the removal of chimneybreasts necessitating the removal of the associated chimneystack.





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Historic England, <https://historicengland.org.uk/>

Society for the Protection of Ancient Buildings, <https://www.spab.org.uk/advice>



Address	Heritage Status	Additional Assessment
<b>Church Street</b>		
Church of St Mary the Virgin, Church Street	Grade II* listed	List Entry Number: 1029661
Retaining Wall Around The Churchyard Of The Church Of St Mary The Virgin, Church Street	Grade II listed	List Entry Number: 1377694
Vault, 12 Metres South East Of Apse Of Church Of St Mary The Virgin, Church Street	Grade II listed	List Entry Number: 1029663
Pembroke Vault 6 Metres North Of Vestry Of Church Of St Mary The Virgin, Church Street	Grade II listed	List Entry Number: 1029662
Monument To Lady Perkins, 4 Metres North Of Tower Of Church Of St Mary The Virgin, Church Street	Grade II listed	List Entry Number: 1377693
Entrance Wall And Gates To The Old Vicarage, Church Street	Grade II listed	List Entry Number: 1178335
The Old Vicarage, Church Street	Grade II listed	List Entry Number: 1377669
Vicarage Cottage, Church Street	Grade II listed	List Entry Number: 1295127
The Old Manor Farm House, Church Street	Grade II listed	List Entry Number: 1029701
Holly Cottage, 4, Church Street	Grade II listed	List Entry Number: 1029700

Address	Heritage Status	Additional Assessment
16 Church Street	Positive Contributor	A late 19th-century dwelling house with simple polite details including bay windows and flat arches. Forms a pair with the adjacent 28 Green Street and forms a group with the other late Victorian dwellings around the historic core.
15-17 Church Street	Positive Contributor	A pair of late 19th-century dwelling houses with simple polite details including bay windows and flat arches. Forms a group with the other late Victorian dwellings around the historic core.
11-13 Church Street	Positive Contributor	A pair of late 19th-century dwelling houses with simple polite details including bay windows and flat arches. Forms a group with the other late Victorian dwellings around the historic core.
3-9 Church Street	Positive Contributor	Terrace dated 1887, with simple polite details including bay windows and flat arches. Forms a group with the other late Victorian dwellings around the historic core.
2 Church Street	Positive Contributor	Detached house, likely late-19th century, with brickwork laid in Flemish bond and distinctive leaded lights which add to the historic character of the Conservation Area.



Address	Heritage Status	Additional Assessment
<b>French Street</b>		
106, French Street, Sunbury on Thames, TW16 5LD	Grade II listed	List Entry Number: 1377696
Railings and garden walls to 106 French Street	Grade II listed	List Entry Number: 1180143
Ivy House, French Street, Sunbury on Thames, TW16 5JU	Grade II listed	List Entry Number: 1029665
Clyde House, 179, French Street, Sunbury on Thames, TW16 5JY	Grade II listed	List Entry Number: 1029664
183, French Street, Sunbury on Thames, TW16 5JY	Grade II listed	List Entry Number: 1377695
187-189 French Street	Positive Contributor	A historic vernacular structure whose proportions suggest it was originally an agricultural or industrial building. The oldest range, abutting the highway, possibly pre-dates the development of French Street into a wealthy suburb during the 18th century.

Address	Heritage Status	Additional Assessment
203-211 French Street	Positive Contributor	An attractive group of houses built between 1934 and 1957, which contribute to the suburban character of French Street.
Ropewalk Cottage, 175 Thames Street	Positive Contributor	A simple polite cottage which contributes to the historic character of the Conservation Area.
173 Thames Street	Positive Contributor	A substantial 18th or early 19th-century dwelling which contributes to the historic suburban character of French Street.
169-171 Thames Street	Positive Contributor	A pair of houses, present by the 1860s but possibly altered with the addition of bay windows and street-fronting gables later in the 19th century. Together they contribute to the historic suburban character of French Street.



Address	Heritage Status	Additional Assessment
<b>Green Street</b>		
Blakesly Lodge, 2, Green Street	Grade II listed	List Entry Number: 1029667
Heatherley Cottage, 4 and 4a, Green Street	Grade II listed	List Entry Number: 1295068
The Three Fishes Public House, Green Street	Grade II listed	List Entry Number: 1029666
39-41 Green Street, Sunbury-on-Thames, TW16 6RE	Grade II listed	List Entry Number: 1426908
Hawke House, Green Street	Grade II listed	List Entry Number: 1377697
St Mary's Parish Hall, Green Street	Locally Listed Building	LL/042, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
31 Green Street	Locally Listed Building.	LL/043, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Rose Cottages, 5-7 Green Street	Positive Contributor	A pair of red-brick cottages dated 1889, with simple polite details including bay windows and flat arches. They form a group with the other late Victorian dwellings around the historic core.

Address	Heritage Status	Additional Assessment
6-8 Green Street	Positive Contributor	Simple, polite, 19th-century structures, which contribute to the character of the historic core. Number 6 has a large street-fronting gable typical of 19th-century domestic architecture.
10-16 Green Street	Positive Contributor	Terrace dated 1887, with simple polite details including bay windows and flat arches. Forms a group with the other late Victorian dwellings around the historic core.
Thames Lodge, 18 Green Street	Positive Contributor	A late 19th-century red-brick dwelling house with simple polite details including a prominent bay windows street-fronting dormer. Forms a group with the other late Victorian dwellings around the historic core.
20-22 Green Street	Positive Contributor	A pair of late 19th-century dwelling houses with simple polite details including bay windows and flat arches. Forms a group with the other late Victorian dwellings around the historic core – likely contemporary with the adjacent terraces (1887).
24-26 Green Street	Positive Contributor	A pair of late 19th-century dwelling houses with simple polite details including bay windows. Forms a group with the other late Victorian dwellings around the historic core.





Address	Heritage Status	Additional Assessment
25-27 Green Street	Positive Contributor	Simple 19th-century cottages with a notably diminutive scale and interesting plot configuration.
28 Green Street	Positive Contributor	A late 19th-century dwelling house with simple polite details including bay windows and flat arches. Forms a pair with the adjacent 16 Church Street and a group with the other late Victorian dwellings around the historic core.
29 Green Street	Positive Contributor	The retention of the historic fascia board and flanking corbels illustrates the former presence of a shopfront, illustrating the historic commercial character of this area.
33 Green Street	Positive Contributor	18th or 19th-century house with an interesting combination of Neo-Classical and Gothic elements, including a dentilled flat roofed porch and a mixture of rectangular sash and Gothic windows.
37a Green Street	Positive Contributor	The retention of the traditional shopfront illustrates the historic commercial character of this area.
57-69 Green Street	Positive Contributor	Pair/terrace of late-19th century houses, contemporary with many other houses in the historic core.
The Admiral Hawke, Green Street	Positive Contributor	Late 19th-century public house with a prominent position in the streetscape.

Address	Heritage Status	Additional Assessment
<b>Lower Hampton Road</b>		
Contact House, Lower Hampton Road	Grade II listed	List Entry Number: 1377698
Rivercote, 2, Lower Hampton Road	Grade II listed	List Entry Number: 1295042
Willowbank, 3, Lower Hampton Road	Grade II listed	List Entry Number: 1029669
Darby House, Lower Hampton Road	Grade II listed	List Entry Number: 1295014
Walls And Gates To Sunbury Court, Lower Hampton Road	Grade II listed	List Entry Number: 1180271
Lodge To Sunbury Court, Lower Hampton Road	Grade II listed	List Entry Number: 1029671
Sunbury Court, Lower Hampton Road	Grade II* listed	List Entry Number: 1180231



Address	Heritage Status	Additional Assessment
<b>Thames Street</b>		
Sunbury Nursing Lodge, Thames Street	Grade II listed	List Entry Number: 1029678
The Flower Pot Public House, Thames Street	Grade II listed	List Entry Number: 1188059
Northolt, Thames Street	Grade II listed	List Entry Number: 1029682
Thames Cottage, Thames Street	Grade II listed	List Entry Number: 1294859
Riverside House, Thames Street	Grade II listed	List Entry Number: 1029679
Wall Along Thames Street And Forming East Boundary Of Churchyard Of Church Of St Mary The Virgin, Thames Street	Grade II listed	List Entry Number: 1294948
66, 68 And 70, Thames Street	Grade II listed	List Entry Number: 1377702
Orchard House Including Wall To Right, Thames Street	Grade II listed	List Entry Number: 1377700
Front Railings, Entrance Walls And Gates At Orchard House, Thames Street	Grade II listed	List Entry Number: 1188076
The Magpie Hotel, 64, Thames Street	Grade II listed	List Entry Number: 1029639
Riverside Terrace, 36-42, Thames Street	Grade II listed	List Entry Number: 1377722
30 And 32, Thames Street	Grade II listed	List Entry Number: 1029640

Address	Heritage Status	Additional Assessment
16, 18 And 20, Thames Street	Grade II listed	List Entry Number: 1029641
Bellvue, 10, Thames Street	Grade II listed	List Entry Number: 1377683
Riverside Arts Centre, 61, Thames Street	Grade II listed	List Entry Number: 1029680
Barclays Bank, 57, Thames Street	Grade II listed	List Entry Number: 1377701
Monksbridge, Thames Street	Grade II listed	List Entry Number: 1029642
Entrance Gates And Walls To Monksbridge, Thames Street	Grade II listed	List Entry Number: 1377684
Coal and Wine Tax Post to Rear of Monksbridge, Thames Street	Grade II listed	List Entry Number: 1029643
Pomfret Cottage, 47 and 49, Thames Street	Grade II listed	List Entry Number: 1188095
The Little House, Thames Street	Grade II listed	List Entry Number: 1377685
Riverbank, Thames Street	Grade II listed	List Entry Number: 1029644
Nellie McQueens Eating House and Post Box Attached, Thames Street	Grade II listed	List Entry Number: 1029681
The Castle Restaurant, 21, Thames Street	Grade II listed	List Entry Number: 1294925
The Butts, 23-27 Thames Street	Locally Listed Building	LL/131, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)



Address	Heritage Status	Additional Assessment
White Horse Pub, 69 Thames Street	Locally Listed Building	LL/132, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
The Walled Garden, Thames Street	Locally Listed Building	LL/133, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
The 'Lendy' Lion, The Walled Garden, Thames Street	Locally Listed Building	LL/134, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
'Ha Ha' Wall, Sunbury Park	Locally Listed Building	LL/135, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Weir House, Thames Street	Locally Listed Building	LL/136, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
8 Thames Street	Locally Listed Building	LL/137, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
The Pheonix Public House, Thames Street	Locally Listed Building	LL/138, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)

Address	Heritage Status	Additional Assessment
Lock View, 34 Thames Street	Locally Listed Building	LL/139, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
58-60 Thames Street	Locally Listed Building	LL/140, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
1a and 1b Thames Street	Positive Contributor	Pair of simple polite cottages with a date stone of 1887. A later shopfront has been added to 1a, of which the fascia survives. Replacement uPVC windows to 1b currently detracts from its significance.
(?) Thames Street	Positive Contributor	Simple 18th or early 19th-century dwelling adjacent to Riverside House. Simple Neo-Classical architectural treatment consistent with the character of Thames Street.
Ferry House, Thames Street	Positive Contributor	A late 19th-century ferry house. The industrial proportions of the building are highly visible from both Thames Street and the river, reflecting the historic relationship between the Conservation Area and the watercourse.



Address	Heritage Status	Additional Assessment
56 Thames Street	Positive Contributor	The surviving timber sash windows and traditional shopfront contribute to the historic commercial character in the centre of Thames Street.
50 - 54 Thames Street	Positive Contributor	Although the historic shopfronts which once existed at ground floor level have been lost through conversion to residential use, the Georgian proportions of these properties are intact at first and second floor level. As a group, the buildings add historic character and illustrate the evolution of Lower Sunbury.
46a Thames Street	Positive Contributor	A substantial three-storey dwelling from the 18th or early-19th century, with Neo-Classical detailing in keeping with the character of Thames Street.
46 Thames Street	Positive Contributor	A simple polite structure, likely dating from the mid-late 19th century.
44 Thames Street	Positive Contributor	Four-storey town house with basement, prominent bay window and modest flat-roofed porch flanked by plain pilasters. Illustrates the historical development of Thames Street in the 19th century.

Address	Heritage Status	Additional Assessment
79 Thames Street	Positive Contributor	A prominent 18th or early 19th-century three storey dwelling with Neo-Classical proportions typical of Thames Street.
77 Thames Street	Positive Contributor	Despite modern interventions including the probable removal of a historic shopfront, the restrained Neo-Classical proportions of the principal façade contribute to the Georgian character of Thames Street.
75 Thames Street	Positive Contributor	Despite the loss of historic windows, the restrained Neo-Classical proportions of the principal façade contribute to the Georgian character of Thames Street.
73 Thames Street	Positive Contributor	Originally a three-storey house, currently in commercial usage. Likely constructed when The Avenue was first laid out in the late 19th century, 73 Thames Street features an eclectic mixture of architectural styles – including a prominent Neo-Classical cornice and richly coloured hung tiles inspired by vernacular tradition. The building forms a group with the adjacent number 71 Thames Street.





Address	Heritage Status	Additional Assessment
71 Thames Street	Positive Contributor	Originally residential, 71 Thames Street now incorporates a commercial unit on the corner of Thames Street with residential dwellings to the rear (fronting The Avenue). The building was likely constructed when The Avenue was first laid out in the late 19th century. No.71 Thames Street features an eclectic mixture of architectural styles – including a prominent Neo-Classical cornice and pilasters alongside richly coloured hung tiles and stained glass inspired by vernacular tradition. The building forms a group with the adjacent number 73 Thames Street.
22a-24 Thames Street	Positive Contributor	Terrace, apparently dating from the later 19th century. Although the ground floor has been substantially reconfigured, the richly coloured street-fronting gables and prominent chimney stacks make an important contribution to the streetscape and form a visual stop looking south from The Avenue.
14a Thames Street	Positive Contributor	A simple building with Neo-Classical proportions and a traditional shopfront. The recessed range to the east is excluded.

Address	Heritage Status	Additional Assessment
8b and 8c Thames Street	Positive Contributor	Symmetrical pair of houses in rich red brick with Neo-Classical proportions and features, including a dentilled cornice, sash windows under flat arches and modest flat-roofed porches flanked by pilasters.
39 Thames Street	Positive Contributor	Three-storey building with simple proportions and traditional shopfront features at ground floor level. Contributes to the historic commercial character in the centre of Thames Street.
The Rypeck, Thames Street	Positive Contributor	A late 19th-century house with later eastern extensions. The building has vernacular influences, retaining historic leaded lights with Tudor proportions.
Cambridge Cottage, Thames Street	Positive Contributor	18th or early 19th-century house with surviving historic windows and Neo-Classical proportions/ detailing.
Dax Court, Thames Street	Positive Contributor	A group of four apartment blocks orientated around a central courtyard, built between 1934 and 1957. The buildings have a modernist influence seen in their geometric configuration, stark whitewashing, lack of ornamentation and expansive glazing to admit natural light. The buildings evidence the continued evolution of the riverside at Lower Sunbury into the 20th century.



Address	Heritage Status	Additional Assessment
<b>The Avenue</b>		
1-13 The Avenue	Locally Listed Building	LL/141, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
15-17 The Avenue	Positive Contributor	Pair of late 19th-century symmetrical houses with shared entrance, utilising the same architectural style as the adjacent terrace but over two storeys rather than three.
17 The Avenue	Positive Contributor	Historic dwelling pre-dating the creation of The Avenue in the later 19th century.
19-21 The Avenue	Positive Contributor	Historic dwellings pre-dating the creation of The Avenue in the later 19th century.
23 The Avenue	Positive Contributor	Historic structure pre-dating the creation of The Avenue in the later 19th century.

Where historic brick boundary walls survive, these are also considered to make a positive contribution to the Conservation Area.

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MANYGATE LANE ESTATE  
CONSERVATION AREA APPRAISAL  
MAY 2024



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# MANYGATE LANE ESTATE : CONSERVATION AREA APPRAISAL

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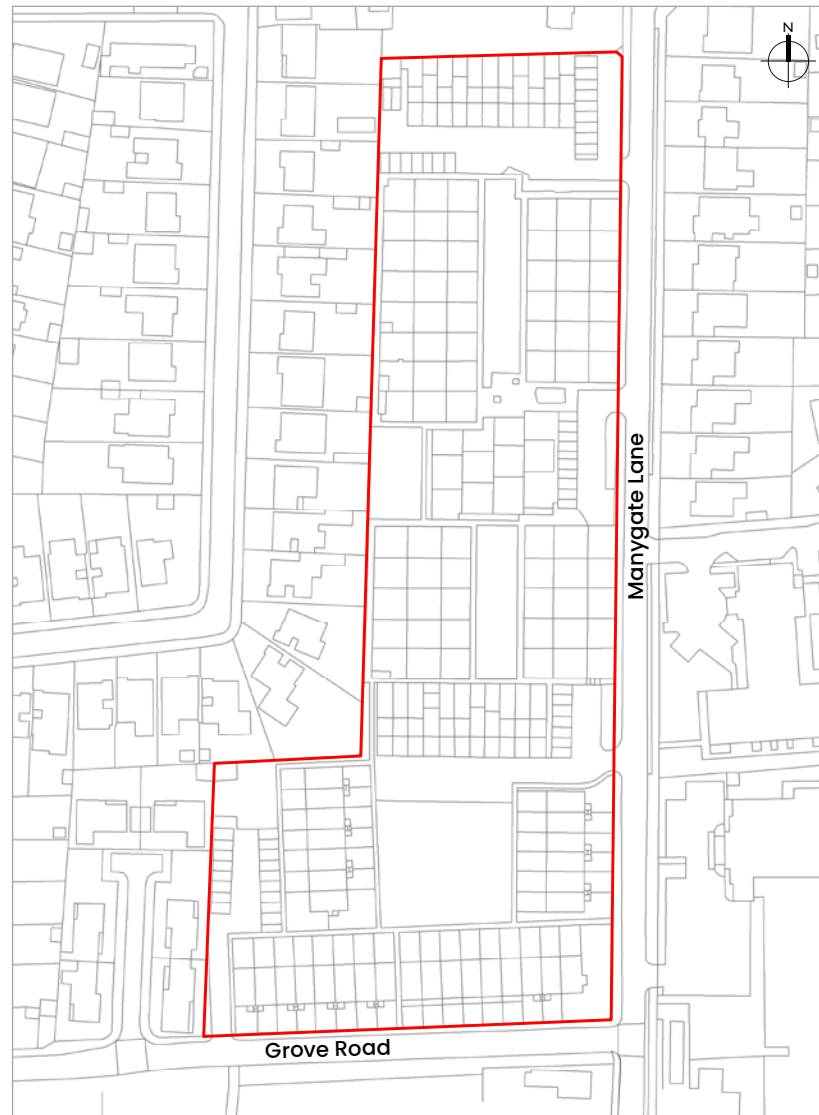


## 1.1 Introduction

The Manygate Lane Estate Conservation Area was originally designated in October 2002. This Conservation Area Appraisal has been prepared in March 2024 and is intended as Supplementary Planning Guidance. It follows advice given by Historic England as set out in 'Advice Note 1: Conservation Area Appraisal, Designation and Management' published 8 February 2019. The boundary of the Conservation Area was also reviewed in March 2024 and it was determined that no amendments were necessary.

This Conservation Area Appraisal seeks to analyse the special architectural and historic interest of the Manygate Lane Estate Conservation Area. It also identifies opportunities for beneficial change and the need for additional protection.

The review of the Manygate Lane Estate Conservation Area and the production of the Conservation Area Appraisal are part of a wider aim by Spelthorne Borough Council to preserve or enhance the special character and appearance of the Conservation Area. It will also enable sustainable decisions to be taken about its future management.



— 2024 Conservation Area Boundary  
*This plan is not to scale*



# SECTION 1.0: INTRODUCTION

## 1.2 Planning Policy Context

Section 69 1(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a Conservation Area is an 'area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. It goes on to state that the duty of Local Planning Authorities is 'from time to time to review the past exercise of functions under this section (Section 69(2)) and to determine whether any parts or any further parts of their area should be designated as Conservation Areas'.

Section 72 of the 1990 Act further states that, 'with respect to any buildings or land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area' (in the exercise of the Local Planning Authority's planning function). In order to carry out this duty the character of the Conservation Area needs to be clearly defined and understood (i.e. a character appraisal).

This appraisal complies with government guidance on the management of the historic environment through the National Planning Policy Framework (NPPF) as amended in December 2023. The appropriate conservation of heritage assets is one of the 'Core Planning Principles' that underpins the planning system.

Further details on the conservation of heritage assets are set out in the NPPF at Chapter 16, Conserving and enhancing the Historic Environment. Para 195 states that '[Heritage assets] are an irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.

Para 198 states that 'Local Planning Authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area...' The Manygate Lane Estate Conservation Area Appraisal follows the latest guidance provided by Historic England as set out in 'Advice Note 1: Conservation Area Appraisal, Designation and Management (second edition)' published 8 February 2019.

Local planning policy is currently managed under the 2009 Development Plan, which will soon be superseded by the policies set out in the Emerging Local Plan 2022-2037.

## 1.3 Summary of Key Elements

The key themes and features which define the character of the Manygate Lane Conservation Area are:

- The survival of the estate's original configuration, with terraced housing orientated towards pedestrianised, landscaped courtyards and original garage blocks set back on the edges of the estate.
- The retention of full-height glazing to ground-floor elevations across phases 1 and 2 of the estate (to the north) which reflect the Modernist principles of maximising natural light and blurring boundaries between interior and exterior.
- A stark, aesthetic uniformity across phases 1, 2 (to the north) and to some extent phase 3 (to the south). This was achieved, and has largely been maintained, through the widespread use of white to articulate façades and timber boundary treatments, a strong sense of horizontality achieved through the arrangement of windows and widespread use of flat roofs and the eschewal of mouldings or decoration.

- The prevalence of original boundary treatments, in particular dwarf brick walls which appear to have re-used historic bricks, possibly from the former 19th-century estate which was demolished to make way for the Manygate Lane Estate, and simple timber plank fencing. The scale and simplicity of these boundary treatments establishes a strong sense of connection between the private and public spaces throughout the estate.
- The quality and quantity of green open space and the retention of designed hard and soft landscaping.



## 2.1 Location and Setting

The Manygate Lane Conservation Area is situated between Lower Halliford and Shepperton, due north of the River Thames and approximately half a mile south-east of the M3 motorway. The Manygate Lane Estate occupies the northern half of Manygate Lane (west side), a historic road which connects Green Lane in Shepperton to the north with Russell Road in Lower Halliford to the south.

The surrounding area is urban and residential, developing over the later 19th and 20th centuries following the opening of Shepperton Railway Station in the 1860s. Excluding a few surviving historic villas immediately south of the Conservation Area, all development on Manygate Lane dates from the later 20th and early 21st centuries.

The Conservation Area is bounded to the north, east and west by modern residential development, and to the south by open space in the form of allotments.

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**LOCATION PLAN**  
 — 2024 Conservation Area Boundary  
*This plan is not to scale*

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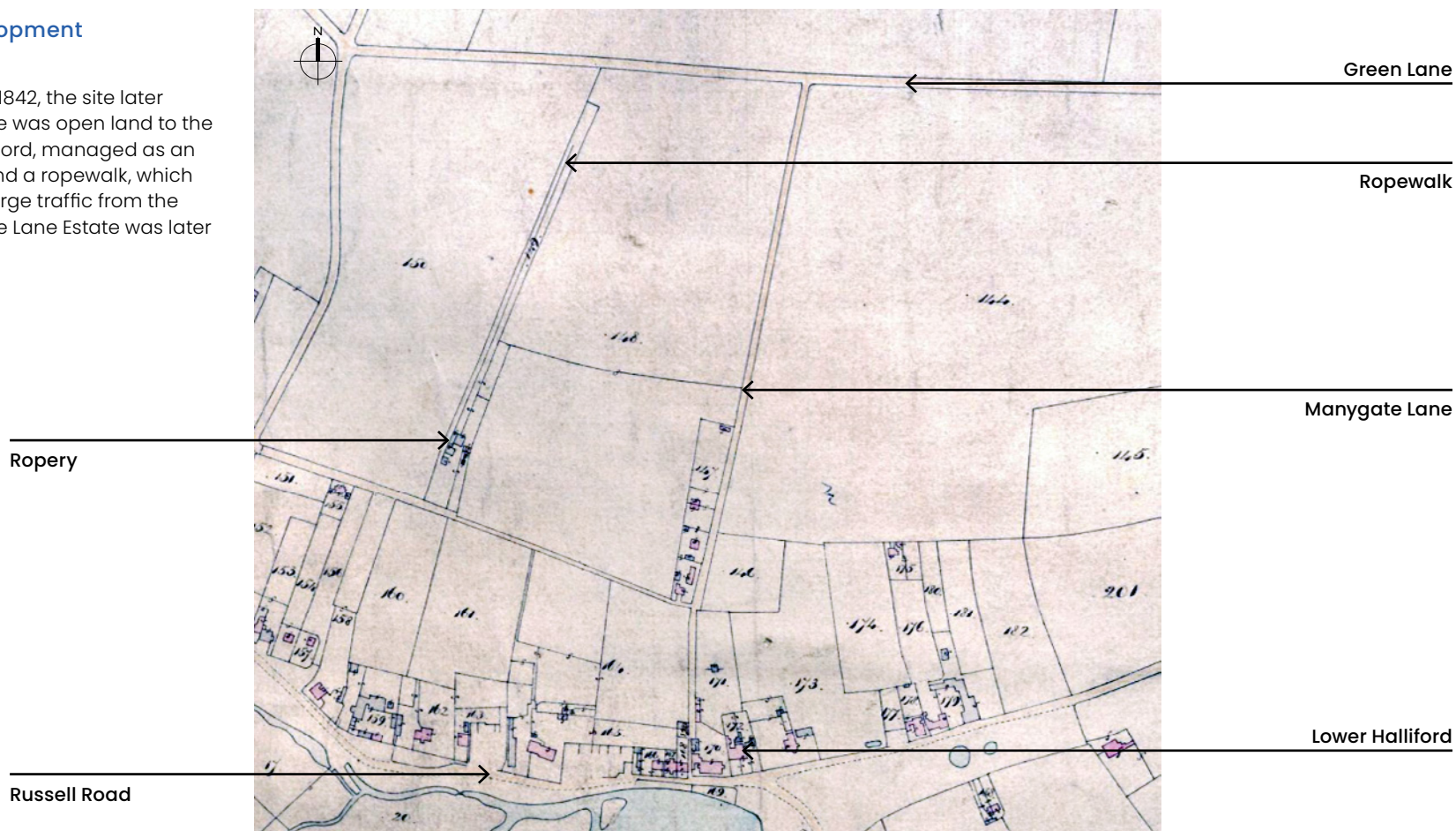




## 2.2 Origins and Historic Development

### 2.2.1 Illustrated History

When the tithe map was produced in 1842, the site later occupied by the Manygate Lane Estate was open land to the north of the rural village of Lower Halliford, managed as an allotment. To the west was a ropery and a ropewalk, which likely grew up on account of heavy barge traffic from the River Thames. The site of the Manygate Lane Estate was later used as a brickfield.



The 1842 tithe map, annotated to illustrate the relationship between the Conservation Area site and wider landscape at this time.

## SECTION 2.0: ASSESSING SPECIAL INTEREST



The coming of Shepperton Railway in 1864 encouraged steady urbanisation in the area. The effects of this can be seen in the 1897 Ordnance Survey. In this map, new development clusters around the station and the site later occupied by the Manygate Lane Estate is shown to be occupied by several 19th-century villas. The villas were known together as the Lindsay Estate.



The later site of the Manygate Lane estate, as shown in the Ordnance Survey of 1897.

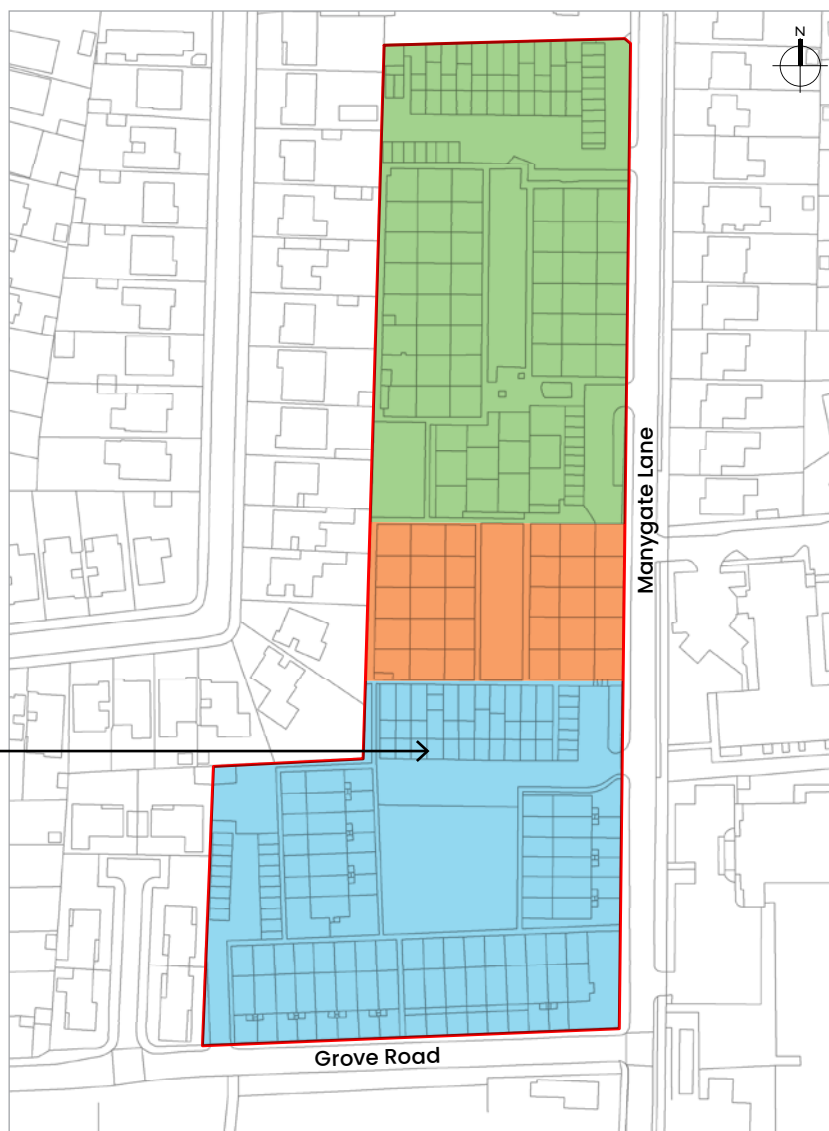


## SECTION 2.0: ASSESSING SPECIAL INTEREST

These late-Victorian villas endured until 1963, when they were purchased by the Lyon Group and demolished to make way for the Manygate Lane Estate. The Estate was designed by Swiss architect Edward Schoolheifer, and was built in three phases between 1964 and 1965. The first two phases to the north constituted an experiment in Modernist private sector housing, incorporating a starkly simple design, use of modern materials, shared open spaces and extensive landscaping.

The third phase, to the south, departed somewhat from the architectural language utilised in phases 1 and 2. Apart from the Modernist block to the north, the properties in phase 3 eschewed the flat roofs, expansive glazing and stark materiality which characterised phases 1 and 2, favouring a more traditional approach to mid-20th century estate housing design.

Northern-most block of phase 3, built in the Modernist style like the structures in phases 1 and 2.



**PHASES PLAN**

- 2024 Conservation Area Boundary
- Phase 1
- Phase 2
- Phase 3

*This plan is not to scale*

A modern map illustrated to show the three phases of the Manygate Lane Estate, all of which were built in the mid-1960s.



## SECTION 2.0: ASSESSING SPECIAL INTEREST



Photographs taken during the construction of the Manygate Lane Estate illustrate that the two-storey houses in phases 1 and 2 incorporated full-height, aluminium-framed glazing at ground floor level which provided views over the shared courtyards. The upper-floor windows also appear to be metal framed. The houses were clad in white-painted timber. Boundary treatments to the two-storey houses originally comprised a mixture of low brick walls and

plain fencing, consisting predominantly of white-painted horizontal planks supported by generously spaced timber posts.

The three-storey residential blocks at the far north of phases 1 and 3 incorporated built-in carports at ground floor level, with the deeply recessed elevations comprising double-height glazing in aluminium frames.



The eastern terrace in phase 1, photographed in 1964. RIBA Collections.



Phase 2, pictured in 1964. RIBA Collections.



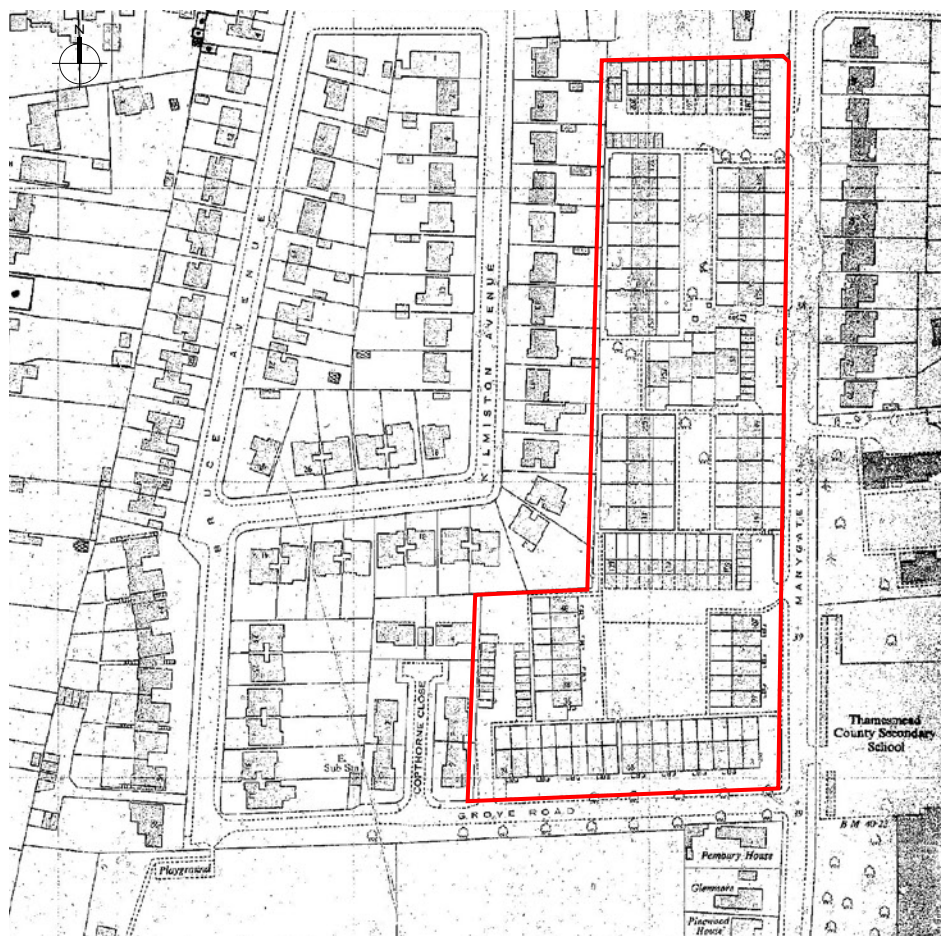


## SECTION 2.0: ASSESSING SPECIAL INTEREST

An early map of the estate from 1973 illustrates that the six garage blocks around the estate were part of the original design, and alongside the in-built carports to some of the residential blocks, were intended to mitigate the impact of traffic and parking on the character of the estate.

The deliberate configuration of the houses in relation to the landscaped courtyards and walkways has remained unchanged since the estate was first laid out. There have however been some other changes, including:

- Several extensions to the north façades of both three-storey residential blocks in phases 1 and 3 and some conservatory extensions elsewhere.
- Replacement of many original ground-floor doors.
- The replacement of most first-floor aluminium framed windows with uPVC units across the estate.
- The replacement of some ground floor aluminium framed windows with uPVC units across phases 1 and 2.
- The removal and replacement of some timber cladding to the phase 1 and 2 facias with other materials including uPVC.
- Widespread alteration to original boundary treatments across the estate including fencing, walls and gates.



— Approximate boundary of the Manygate Lane Conservation Area

*This plan is not to scale*

The Manygate Lane estate as shown in a map from 1973. (C) Crown Copyright.



### 2.3 Archaeological Potential

The archaeological landscape of Surrey is documented and protected under the remit of Surrey County Council, who recognise two levels of heritage asset designation in addition to statutory protection (scheduled monuments):

County Sites of Archaeological Importance (CSAI) – sites where there is a proven archaeological presence and where that archaeology is known to be of a standard and quality to require a definite presumption in favour of preservation in-situ.

Areas of High Archaeological Potential (AHAP) – defined zones which have been examined by the County Archaeologist and determined to likely contain good evidence for the existence of archaeological remains. The determination is largely based upon information in the County Historic Environment Record (HER), as well as information on previous finds, past investigations, historic maps, aerial photograph, and thematic surveys.

There are no AHAPs, CSAIs or scheduled monuments in the Manygate Lane Estate Conservation Area.

### 2.4 Built Form and Architecture

The Manygate Lane Estate, particularly phases 1 and 2 to the north of the site, is an example of Modernist architecture. Modernism developed during the early 20th century, initially in France and Germany, and became popular in England after the Second World War. Responding to new technologies and materials, it was a style which prioritised function over form, and which consciously looked forwards rather than backwards. Key features of Modernist architecture included:

- A preference for new materials and technologies such as steel framing and concrete.
- Minimalist designs with smooth, flat surfaces which eschewed mouldings and ornamentation.
- An emphasis on bright, functional interiors which encouraged the adoption of open-plan layouts and extensive use of glass.
- Deliberate integration between indoors and outdoors and the provision of front and rear gardens for domestic residences.
- Whitewashing of surfaces, which embodied the Modernist aesthetic of stark simplicity and reflected light.
- The use of simple geometric forms which drew a deliberate contrast with the ornate architectural styles of the late 19th century.
- The use of flat roofs to create clean lines and sometimes additional useable space.
- An emphasis on horizontality, in contrast to the traditional emphasis on height and upward direction.

The Modernist houses within the Manygate Lane are of two types. The first type comprises 5 terraces of cubic, double-storey, flat-roofed dwellings flanked by square front and rear gardens. The ground-floor façades have full-height glazing overlooking both shared courtyards and private rear gardens. This creates a sense of permeability between interior and exterior, typical of Modernist design.

Where the original glazing survives at ground-floor level, it is articulated by slender metal frames. In many instances the original frames have been altered or replaced with uPVC units. The first-floor façades are finished with white-painted timber planking (or in many cases a white uPVC replacement).



Original full-height glazing to the ground floor on an east-facing elevation in phase 1. The original plain door, faced with plywood, has been retained in-situ.



## SECTION 2.0: ASSESSING SPECIAL INTEREST



The upper storeys to the principal elevations of the Modernist terraces in phases 1 and 2 have different architectural treatments. One side of each block (the west elevation for most) has two vertically arranged windows per dwelling, with aluminium strip filling the gap between the window units and the top/bottom of the upper façade.

The other main elevation (the east façade for most blocks) has one large window per dwelling, configured horizontally across the façade, and one small vertical window. The upper storey to most east-facing elevations projects prominently over the ground floor, supported by slender brick piers.



Modernist terraces in phase 2. The first floor of each residence on the inward-facing (west for this block) has two sets of windows configured vertically.



Modernist terraces in phase 2. Note the horizontally-configured windows and projecting upper storey.





The second type of Modernist dwelling in the estate constitutes three-storey flat-roofed blocks with inbuilt carports at ground-floor level. There is one block at the very northern edge of the estate and one separating the hyper-Modernist phases 1 and 2 from the more conservative phase 3 to the south; this latter block forming part of phase 3. The blocks are long and rectangular in form, each containing 11 separate residences. The first and second floors on the south elevation of each block are entirely glazed, articulated for the most part by slender metal glazing bars (with some uPVC replacements). Each of the glazed façades on the south elevation is deeply recessed with access to a small balcony. Each balcony is separated from the adjacent spaces with tall yellow-brick piers and is bounded by a simple, white-painted timber fence.

The north-facing elevation of each block is glazed at ground floor level, with continuous rows of narrow windows arranged horizontally over sections of white-painted concrete at first and second-floor level. The size of these windows differs on each block. Most have been replaced with uPVC units.



The south elevation of three-storey Modernist block in phase 1, to the north of the estate.





Most of the terraces in phase 3, to the south of the estate, represent a more conservative architectural approach. The materials palette is warmer, using red brick in contrast with the white render and grey and yellow brick used to the north of the estate. Many of the properties are decorated with scalloped hung tiles, and roofs are pitched instead of flat. Some Modernist influence can be seen in the plain, horizontally-arranged windows, flat façades, some use of white-painted timber cladding (or uPVC replacement) and flat-roofed porches.

There are several uniform flat-roofed garage blocks of varying lengths around the edges of the estate, all constructed in brick with a whitewashed timber lintel over each garage door. Boundary treatments are a mixture of brick dwarf walls, horizontal timber board fencing and modern fencing panels. The integrity of the low brick walls to the shared courtyard in phase 1 is particularly well preserved. Gates are stylistically varied; there are a few examples of sympathetic geometric designs, whilst others incorporate traditional patterns at odds with the stark Modernist character of the buildings.



The southern-most terrace on the estate, part of phase 3. The approach is far less austere than phases 1 and 2, incorporating a warmer materials palette and decorative hung tiles.



Plain, white-painted timber 'hit and miss' fencing in phase 3 of the estate.



A sympathetic example of a gate which utilises clean, geometric lines and complements the Modernist character of the wider estate.





## 2.5 Trees and Open Spaces

The Manygate Lane Estate was designed to integrate buildings with green spaces and all the houses front onto one of the three principal open spaces. The open spaces are for the enjoyment of residents of the estate and are not visible from the public realm. As such they have a hidden, garden square character.

The two spaces to the north and middle of the estate are rectangular and relatively formal in appearance. They are lawned with maturing specimen trees and a bordering path. The soft-landscaped front gardens flanking the open space visually extend its appearance. The northern space has a hard-landscaped area with gravel and a Modernist sculpture. The southern open space is square and is more informal, lawned with planted beds and multiple mature trees which afford a more enclosed character.

There are two further, smaller green spaces; one between phases 1 and 2 and the other to the west of phase 3. Both have a simpler design but are likewise lawned with some shrubbery and small trees.



The central garden of phase 1.



Hard-landscape area of the phase 1 garden.



The square garden at the centre of phase 3.





### 2.6 Views

As a designed Modernist estate views and vistas would have been an integral part of the design. However, as there are no landmarks, with all blocks in the estate taking equal visual prominence, there are no specific designed views. Views across the open spaces, glimpsed views between blocks and oblique views of the linear blocks are all frequent and contribute to the special interest of the Conservation Area.



Oblique views of the linear blocks and across the green spaces are a key part of experiencing the estate.



Glimpsed views between blocks and along pathways are part of the character of the Conservation Area.



**Boundary treatments:** Front, side and rear boundaries are a key element of the design of the Manygate Lane Estate. Original boundary treatments were a mix of brick and horizontal timber board fencing of distinctive design. Over time, some original boundary treatments have been replaced with inappropriate featheredge fencing, fence panels and rendered blockwork. There has also been some introduction of additional fencing above low brick walls. Where this has occurred it visually jars against the cohesive character of the Conservation Area. There are opportunities to enhance the Conservation Area through reinstatement of historically and architecturally appropriate boundary treatments where these have been lost and removal of inappropriate additions.

**Replacement cladding:** Similarly to the replacement of windows, the vertical timber cladding present on many of the dwellings has been replaced by imitation plastic cladding. This detracts from the special interest of the Conservation Area as it is not in keeping with the period of the estate and has a very different appearance to the original timber. There is considerable opportunity to enhance the Conservation Area by re-instating, when opportunities arise, the original design and materiality of the cladding. Standard details and products should be determined to ensure consistency. Where original cladding survives, it is critical that this is retained.

**Extension of buildings:** There has been some unfortunate extension to some dwellings. Although these are rear extensions, they are still visible from the paths, alleys and open spaces between the built blocks. The extensions, mostly in the form of conservatories, disrupt the original architectural intent and detract from the special interest of the Conservation Area. Further extension should be avoided to maintain the integrity of the design of the estate.

**UPVC windows and doors:** The original windows and doors of the estate were slender, metal-framed units, a number of which survive. However, there has been largescale loss of original windows and their replacement with inappropriate uPVC units. Such units detract from the architectural character of the estate due to their chunkier frames which frequently project beyond the elevation line; their white colour; and different glazing patterns from dwelling to dwelling disrupting the otherwise consistent elevations. There is considerable opportunity to enhance the Conservation Area by returning, when opportunities arise, the windows and doors back towards their original design. Standard details and products should be determined to ensure consistency. Where original windows and doors survive, it is critical that these are retained.

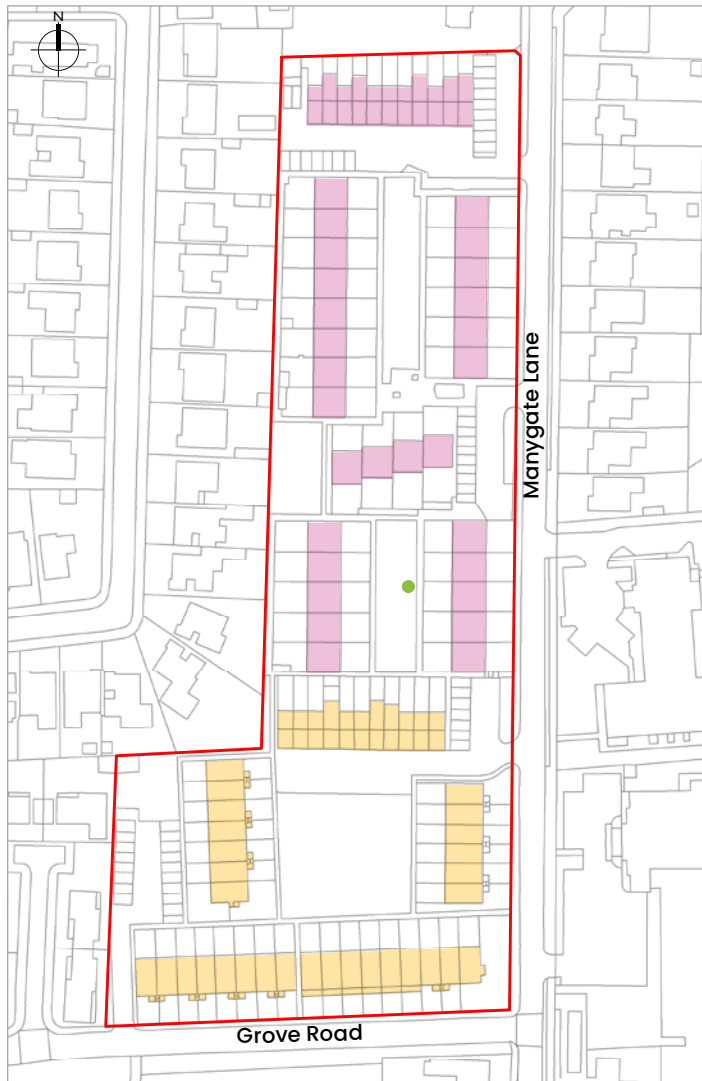


Inappropriate replacement of boundary treatments.



Many windows in the estate have been replaced with uPVC units as shown here at first floor level and in the central dwelling at ground floor.





### HERITAGE ASSETS AND MANAGEMENT OPPORTUNITIES

- 2024 Conservation Area Boundary
- Locally Listed Building
- Positive Contributor
- Tree Preservation Order
- Opportunity for Enhancement

*This plan is not to scale*

## 4.1 Conservation Area Designation - Control Measures

In order to protect and enhance the Conservation Area, any changes that take place must conserve its character and special interest. Statutory control measures are intended to prevent development that may have an individually or cumulatively negative effect. Control measures within include:

- Planning permission will usually be required to totally or substantially demolish buildings or structures (including walls). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent to which permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted. For example, replacement windows, different elevational finishes or the installation of satellite dishes.
- Trees with a diameter of 75mm or greater, measured as 1.5m above the soil level are protected. Any work proposed to these trees requires permission from the local authority by means of a planning application. This allows the authority to determine whether a tree preservation order (TPO) is necessary.
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.



## 4.2 Conservation Aims and Best Practice

There is no generally accepted detailed definition of ‘best practice’ in conservation: it is a term used to describe the management of change (including repair) so that the integrity and character of a historic site is not eroded or compromised. It is not the intention of conservation best practice to prevent change from happening: alterations can still be carried out but should be subject to additional scrutiny to ensure that the special interest of the Conservation Area is protected.

It is the purpose of this Appraisal to provide guidance that will help achieve these aims. Overall, any change in the Manygate Lane Estate Conservation Area should seek to:

- Preserve its historical features;
- Enhance, where possible, its special interest;
- Positively contribute to its established character; and
- Be high quality.

## 4.3 Positive Contributors and Opportunities for Enhancement

A positive contributor is a building, structure or feature which beneficially adds to the overall character of its local area. The extent to which a building will positively contribute will largely depend on the integrity of its historic form and is not restricted to its principal elevation. For example, roofscapes and side/rear elevations can all make a positive contribution. Modern buildings can also make a positive contribution where they have been sensitively designed to suit their setting. A list of positive contributors in the Manygate Lane Estate Conservation Area is included in Appendix A; these are also identified on the heritage assets plan on the previous page.

Criteria for identifying positive contributors include:

- Group value;
- Associations with notable architects or other historical figures;
- Position and presence within the streetscape;
- Use of characteristic materials, architectural motifs or detailing;
- Physical or historical relationship with neighbouring buildings; and
- Historical use.

Beyond general conservation best practices, there is scope for additional enhancement within the Conservation Area; specifically returning windows, doors and cladding back to their original materials and designs. Similarly reinstating appropriate boundary treatments where these have been lost would also constitute enhancement.

## 4.4 Repairs and Replacement

### 4.4.1 ‘Like-For-Like’

A term that is frequently used in conservation is ‘like-for-like’ replacement or repair. This is frequently – and mistakenly – taken to mean that a modern alternative that generally echoes the style of the element removed is acceptable. However, this is not accurate or acceptable. Like-for-like should always be interpreted as an alternative that matches the historic element removed in terms of its material, dimensions, method of construction, finish, means of installation and any other feature specific to the original element, such that the modern replacement is hardly discernible from the original (accepting that its condition will be greatly improved where the original has failed beyond repair).

## 4.4.2 Repairs and Replacement

Repairs and replacement are inevitable with any building or site, regardless of age; however, within a conservation area, it is especially important that this is carried out sensitively to protect the historic fabric of its buildings and respect the character of the wider area. Key points to remember when looking to carry out repair work or install replacement features are:

- A method of repair that was suitable for one building may not be suitable for another. Repair and replacement should always be considered on a case-by-case basis.
- Repairs using appropriate materials and techniques are always preferable over wholesale replacement.
- Where a historic feature has degraded beyond repair, replacement should be carried out on a like-for-like basis.
- Where seeking to improve failing modern features, an appropriately-designed alternative using appropriate materials is preferable.
- Repairs should use suitable materials informed by an understanding of how the building performs, particularly in relation to moisture management.
- Due consideration should be given to the sustainability of the repair or replacement, i.e. what is its lifespan? What maintenance will be required to prolong this?
- Reversibility is an important consideration as better alternative may become available in the future.
- Historic external detailing should be retained or, where damaged beyond repair, replaced on a like-for-like basis. This includes (but is not limited to): the texture, colour and materiality of render, cladding and boundary treatments.



- The reinstatement of historic features that have been lost is favourable. For example, re-exposing brickwork that had been rendered or painted over.

The repair and replacement of windows can have a notable effect on the character and special interest of a conservation area, both positively and negatively. The aim should always be to retain historic windows wherever they survive, carrying out refurbishment work where needed to make sure they remain usable. In the context of the Manygate Lane Estate, metal frames are preferable over uPVC for a number of reasons, mainly their comparative slimness and breathable quality which has a positive knock-on effect on the overall condition of the historic building.

### 4.5 Maintenance

Maintenance differs from repair in that it is a pre-planned, regular activity intended to reduce instances where remedial or unforeseen work is needed. The higher the levels of maintenance, the less need to carry out repairs. Regular maintenance activity should include annual gutter clearing, seasonal vegetation control and repainting external joinery with an oil-based paint. This is not an exhaustive list and each historic building will have its own specific needs. Larger historic buildings and those which are listed may benefit from occasional condition surveys (usually around every five years) to highlight their individual maintenance and repair needs.

The maintenance requirement of a building will depend on its age, materials and susceptibility to wear. Historic England, the Society for the Protection of Ancient Buildings (SPAB) and other heritage bodies publish specialist guidance on the suitable maintenance and repair methods for different historic buildings.

### 4.6 Trees

Trees are afforded extra protection within the Conservation Area and there is one tree preservation order already in place. Any tree surgery work should be carried out only once the relevant permission has been sought. The management of the planted elements within the Conservation Area is beneficial to its overall appearance and potentially also to the condition of the buildings where root damage may pose a threat.

### 4.7 Modern and New Development

It is not the intention of conservation area designation to prevent new development or entirely exclude existing modern development where this is woven into a surrounding historic space. Instead, it puts in place a process whereby any proposals are more thoroughly studied to ensure that the special interest of the conservation area is protected and opportunities to improve its character are identified.

New development can range from entire new buildings to the introduction of new features, however small, on existing buildings. New development within the setting of the Conservation Area should also be carefully managed as it has the potential to detract from its character and special interest. Any proposals will need to be considered on a case-by-case basis and take account of:

- The significance of any existing building affected;
- The impact on the setting of neighbouring listed buildings and/or positive contributors;
- How appropriate features and materials can be incorporated into the new design;
- Whether or not any historical plot boundaries survive or could be recoverable;

- The impact of the overall scale, massing and design on the wider streetscape;
- The loss of any important rear/side elevations or views of these;
- Characteristic boundary treatments and planting;
- The potential for below-ground or built archaeology; and
- Any other heritage or conservation constraints identified.

The addition of new features on existing buildings can be detrimental to the individual buildings as well as the overall character of their wider setting if unmanaged. Specifically:

- Television aerials and satellite dishes should not be fixed to principal or highly visible elevations, or chimneystacks.
- Features such as external lighting and security cameras should be as discreet as possible.
- Solar panels should be restricted to rear or secondary elevations, especially where a building forms one of a group.
- Internal alterations can have an external impact; for example, staircases cutting across windows.



'Shepperton: The hundred of Spelthorne (continued)'; in *A History of the County of Middlesex: Volume 3, Shepperton, Staines, Stanwell, Sunbury, Teddington, Heston and Isleworth, Twickenham, Cowley, Cranford, West Drayton, Greenford, Hanwell, Harefield and Harlington*, ed. Susan Reynolds (London, 1962), pp. 1-12. British History Online <http://www.british-history.ac.uk/vch/middx/vol3/pp1-12>

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Address	Heritage Status	Additional Assessment
Manygate Lane Estate (Phase 1 and 2) Nos (131 – 149) and (151 – 207) odd, Manygate Lane	Locally Listed Building	LL/085, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Manygate Lane Estate (Phase 3) Nos (2 – 48) even, Grove Road and (97 – 129) odd, Manygate Lane	Positive Contributor	Third phase of private, modernist-style housing estate. Nos. 109-129 same design as Phases 1 and 2 which are locally listed. Remainder are good quality examples of post-war housing and share a familial relationship with northern phases in terms of layout, materials and details.

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SHEPPERTON  
CONSERVATION AREA APPRAISAL  
MAY 2024

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# SHEPPERTON: CONSERVATION AREA APPRAISAL

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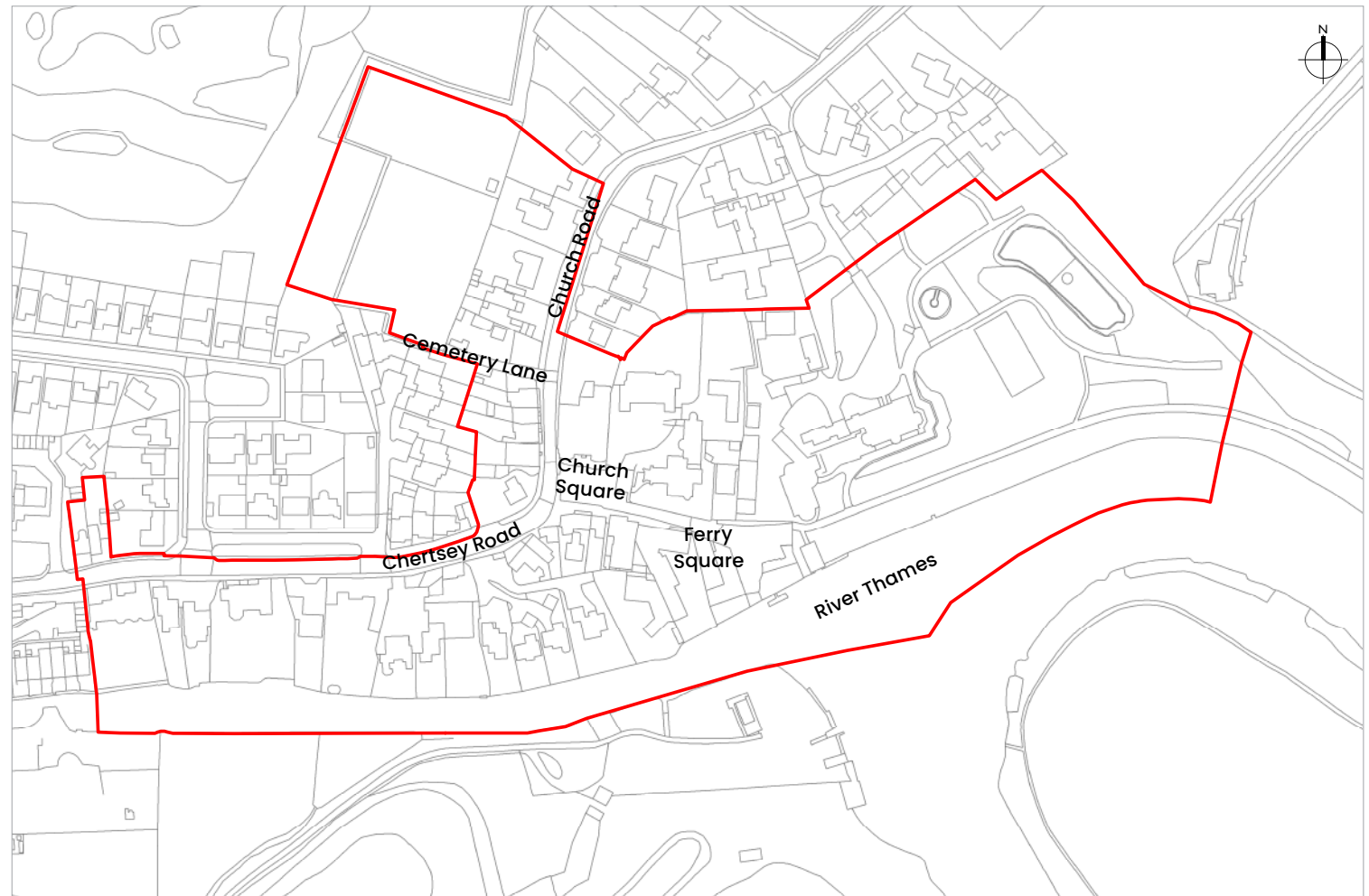


## 1.1 Introduction

The Shepperton Conservation Area was originally designated in February 1970. This Conservation Area Appraisal has been prepared in March 2024 and is intended as Supplementary Planning Guidance. It follows advice given by Historic England as set out in 'Advice Note 1: Conservation Area Appraisal, Designation and Management' published 8 February 2019.

This Conservation Area Appraisal seeks to analyse the special architectural and historic interest of the Shepperton Conservation Area. It also identifies opportunities for beneficial change and the need for additional protection. The Appraisal also reviews the boundary and provides justification for a series of recommended alterations.

The review of the Shepperton Conservation Area and the production of the Conservation Area Appraisal are part of a wider aim by Spelthorne Borough Council to preserve or enhance the special character and appearance of the Conservation Area. It will also enable sustainable decisions to be taken about its future management.



— 2024 Conservation Area Boundary  
*This plan is not to scale*



# SECTION 1.0: INTRODUCTION

## 1.2 Planning Policy Context

Section 69 1(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a Conservation Area is an 'area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. It goes on to state that the duty of Local Planning Authorities is 'from time to time to review the past exercise of functions under this section (Section 69(2)) and to determine whether any parts or any further parts of their area should be designated as Conservation Areas'.

Section 72 of the 1990 Act further states that, 'with respect to any buildings or land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area' (in the exercise of the Local Planning Authority's planning function). In order to carry out this duty the character of the Conservation Area needs to be clearly defined and understood (i.e. a character appraisal).

This appraisal complies with government guidance on the management of the historic environment through the National Planning Policy Framework (NPPF) as amended in December 2023. The appropriate conservation of heritage assets is one of the 'Core Planning Principles' that underpins the planning system.

Further details of the conservation of heritage assets are set out in the NPPF at Chapter 16, Conserving and enhancing the Historic Environment. Para 195 states that '[Heritage assets] are an irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.

Para 198 states that 'Local Planning Authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area...' The Shepperton Conservation Area Appraisal follows the latest guidance provided by Historic England as set out in 'Advice Note 1: Conservation Area Appraisal, Designation and Management (second edition)' published 8 February 2019.

Local planning policy is currently managed under the 2009 Development Plan, which will soon be superseded by the policies set out in the Emerging Local Plan 2022-2037.

## 1.3 Summary of Key Elements

The key themes and features which define the character of the Shepperton Conservation Area are:

- Its origins as a rural medieval village with a long history of occupation.
- Its historic configuration, centred around the church and Church Square, and the retention of its principal historic thoroughfares.
- Domestic scale and massing, with a mixture of street-fronting development and buildings set back behind gardens and brick boundary walls.
- The prominence of the 17th-century church with its distinctive 18th-century brown brick tower.
- A strong Neo-Classical character, typical of 18th and 19th-century development, which is shared across buildings of varying historic statuses.

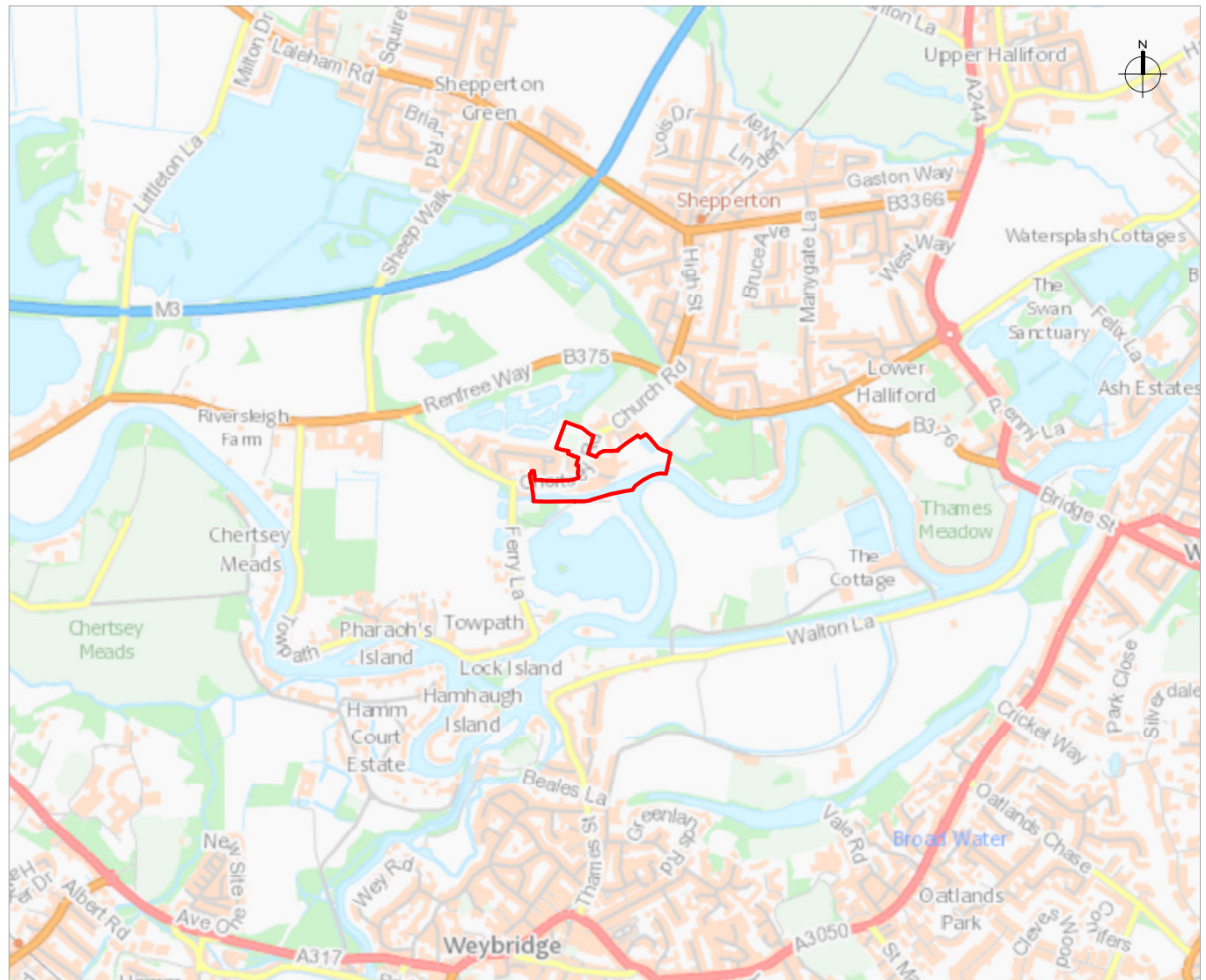
- Vernacular and traditional architecture styles are also present illustrating the evolution of the village either side of the Georgian period.
- A traditionally styled public realm, with boundary treatments and street lanterns which enhance the historic character of the Conservation Area.
- The porous nature of the public realm which grants easy access to the 19th-century cemetery off Church Street and the riverside.
- Mature planting within and adjacent to important open spaces, including the cemetery, Church Square and Ferry Square.



## 2.1 Location and Setting

The Shepperton Conservation Area is formed of the historic core of Shepperton village, on the north bank of the River Thames and approximately half a mile south-east of the M3 motorway. The historic village is concentrated around the 17th-century church and is situated to the south-west of the later area of settlement to the north, which grew up around the Shepperton railway station in the later 19th and 20th centuries. Principal access routes are via Shepperton High Street from the north, the B375 (Russell Road) from the east, Chertsey Road from the south-west and Chertsey Road/Renfree Way from the west.

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**LOCATION PLAN**

— 2024 Conservation Area Boundary

*This plan is not to scale*

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## 2.2 Origins and Historic Development

### 2.2.1 Timeline

#### Early History

Archaeological evidence points to a long history of occupation around Shepperton. Finds include a Neolithic henge north of Shepperton Green, an Iron Age inhumation on Chertsey Road and Romano-British sherds at Upper West Field to the west of the historic core.

#### Anglo-Saxon Shepperton

The remains of three Anglo-Saxon cemeteries have been identified in the wider parish, one of which was at War Close (now Manor Park) just outside the Conservation Area boundary. The name 'Shepperton' is Old English in provenance, and originally referred to a 'shepherd's settlement'.

#### Shepperton in the Middle Ages

The historic core of Shepperton today likely represents the western extent of the medieval settlement, with older development to the east having been lost due to erosion from the Thames in previous centuries. The current line of Church Road and Russell Road is likely to be a later thoroughfare diverted inland during the 15th or 16th centuries, on account of erosion to the previous route between Shepperton and Lower Halliford.

#### 16th and 17th Centuries

Little is known of the village following the period covered by medieval manor accounts, though some architecture remains from the 16th and 17th centuries. The Rectory north of the church (Grade II\* listed) encompasses part of a late-15th or early 16th-century hall house, and Winches Cottage (Grade II listed) was built during the late 16th and 17th centuries. Flooding destroyed the medieval church in the 16th century, and the current Church of St Nicholas was built in the late 16th or early 17th slightly further west.

#### 18th Century

Although the 18th-century village did not share in the prosperity of other riverside settlements further downstream, development was still taking place with many domestic structures built at this time, particularly around Church Square. Together these buildings illustrate the 18th-century fashion for Neo-Classical architecture. The distinctive brick tower to the church was erected in 1710.

#### 19th Century

The general character of Shepperton was described in the early 19th century as 'mean and neglected,' and several one and two-roomed cottages were replaced in the middle of the century. The early 19th century saw the construction of substantial private dwellings within the boundary of the Conservation Area, including the Manor House and Creek House on Chertsey Road. The Anchor Hotel on Church Square was built in the mid-late 19th century, on the site of a former hostelry. The opening of the Railway Station in 1864 drew 19th and 20th-century development to the north of the village, creating a clear distinction between 'old' and 'new' Shepperton.

#### 20th and 21st Centuries

Shepperton Conservation Area was designated in 1970. Changes since that time include the laying out of the Renfree Way bypass to the north of the village centre, the addition of several secondary roads and cul-de-sacs on the northern side of Chertsey Road and areas of residential infill throughout the village.



### 2.2.2 Illustrated Historical Development

Cary's map of 1801 shows the small rural settlement of Shepperton, centred on the early 17th-century Church of St Nicholas. The River Thames supported trade and industry in the village. In the 17th century Shepperton was a recognised barge halt and in the early 19th century it was the headquarters of several owners of barge horses. However, proximity to the river brought threats as well as opportunities; the medieval church, which had been sited eastwards of its current location, was swept away by flooding in the 16th century.

Cary's map shows the distinctive crank of Church Road, which records suggest may be a later thoroughfare diverted inland during the 15th or 16th centuries, on account of erosion to the previous route between Shepperton and Lower Halliford.



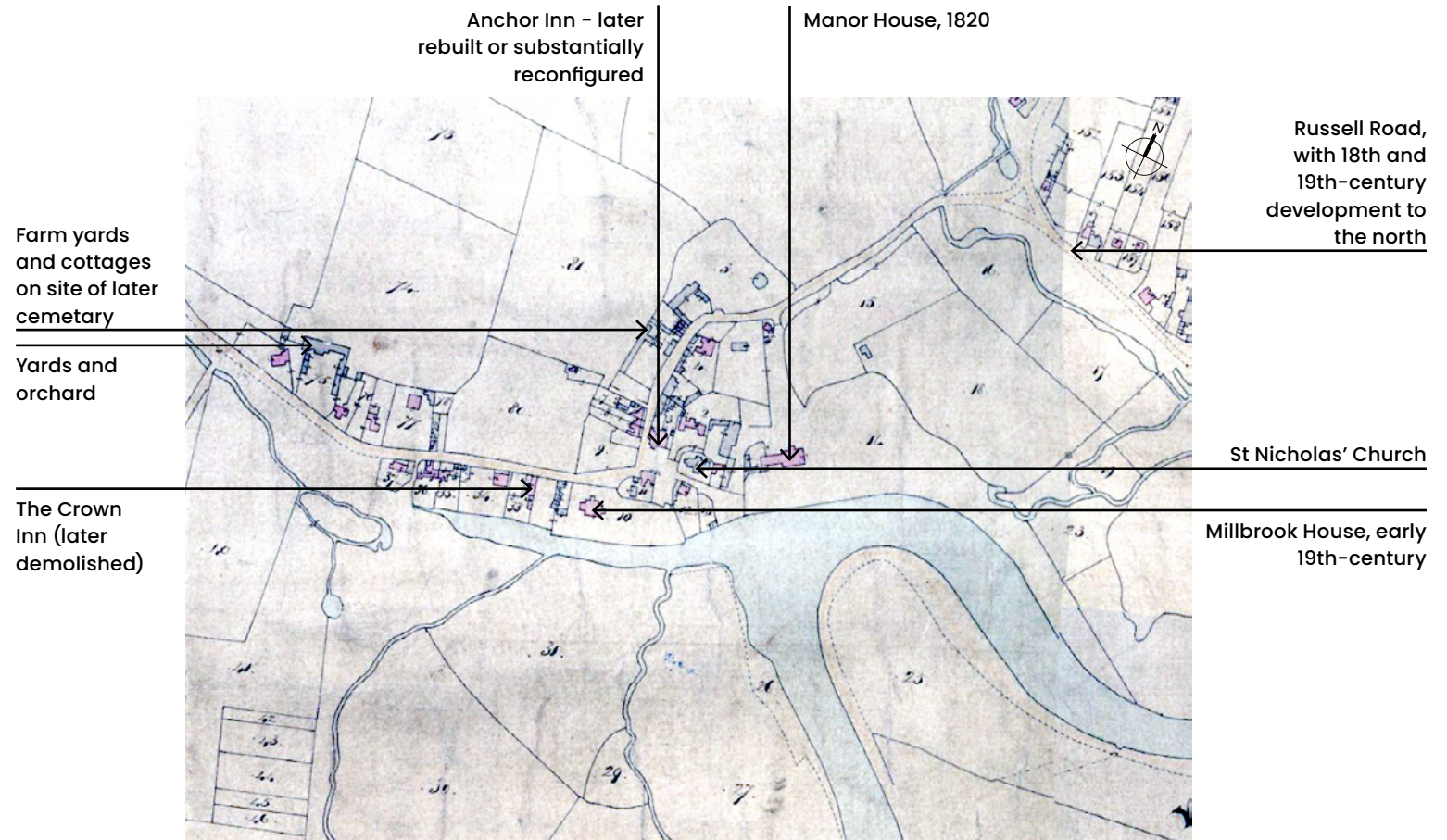
Shepperton as shown in John Cary's map of Middlesex, 1801.

## SECTION 2.0: ASSESSING SPECIAL INTEREST



The tithe map of 1842 shows the historic core of Shepperton centred around the parish church. To the north was a linear stretch of residential development along the north side of Russell Road, part of adjacent Lower Halliford, which was later vastly expanded.

The prevalence of gardens, meadows, allotments, orchards and farmyards on the tithe map demonstrates the importance of agriculture to the mid-19th century village. The tithe apportionments record most of the structures in the historic core as modest houses and cottages, with some substantial dwellings (including the early 19th-century Manor House east of the church and Millbrook House off Chertsey Road) and two inns.



Shepperton as shown in the Tithe Map of 1842.



## SECTION 2.0: ASSESSING SPECIAL INTEREST

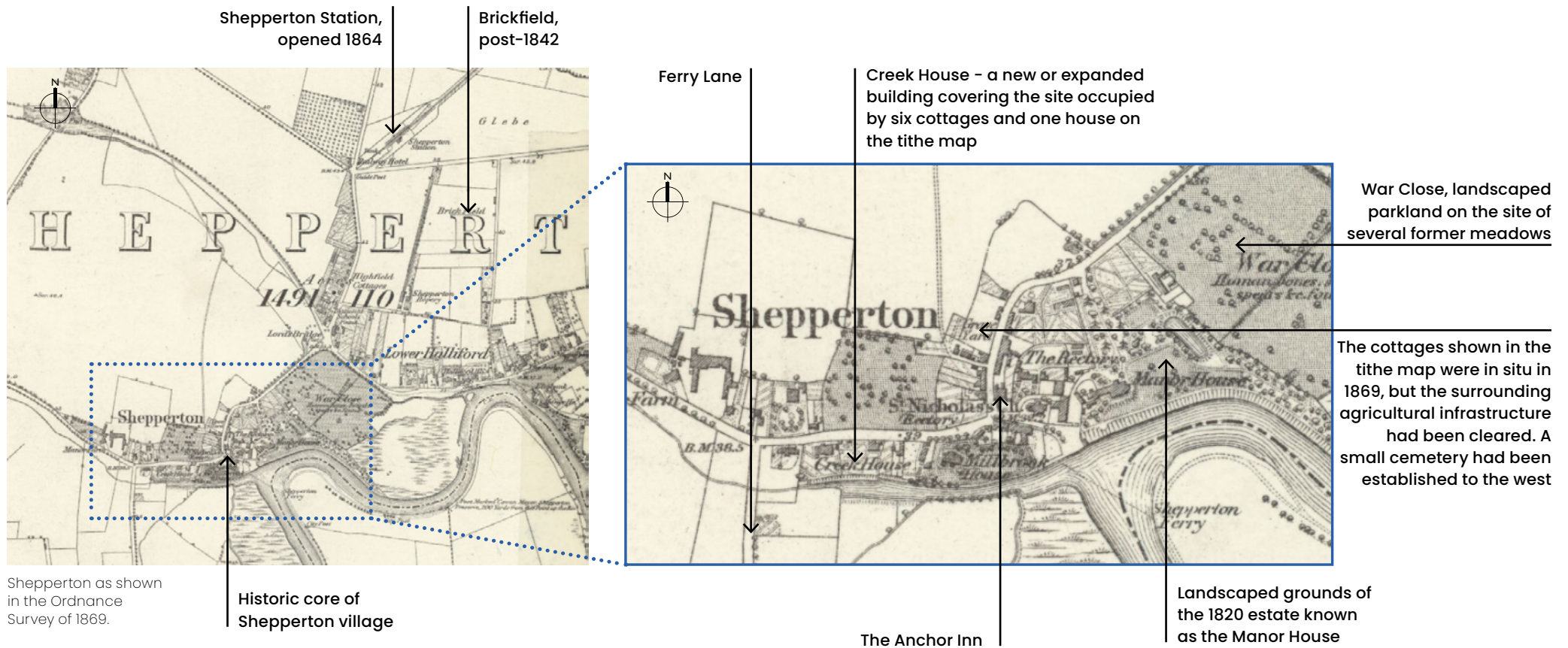


The Ordnance Survey of 1869 illustrates several changes within and adjacent to the historic core of Shepperton since the tithe map was produced in 1842. The area recorded as 'farm yards & three cottages' off Church Road on the earlier map was by 1869 a cemetery, the cottages retained but the agricultural infrastructure demolished. On the south side of Chertsey Road, on the riverside, several smaller dwellings appear to have been cleared and two plots amalgamated

to provide Creek House and its associated grounds. The Anchor Inn had been rebuilt since 1842, and is shown in the 1869 Ordnance Survey to roughly accord with its present proportions.

The boundaries running across the open land to the east of the Manor House, all under the same ownership in 1842, appear to have been altered by 1869. Five separate parcels

of land had been amalgamated into two large plots known together as 'War Close', which appears in the 1869 Ordnance Survey to have a parkland character with a small pond and scattered tree planting. Ferry Lane, connecting Shepperton with the Weybridge Ferry, had been cut in 1863. To the north of the village, the opening of the new railway and brickfield kick-started the process of urbanisation and population growth which characterised future development in the area.



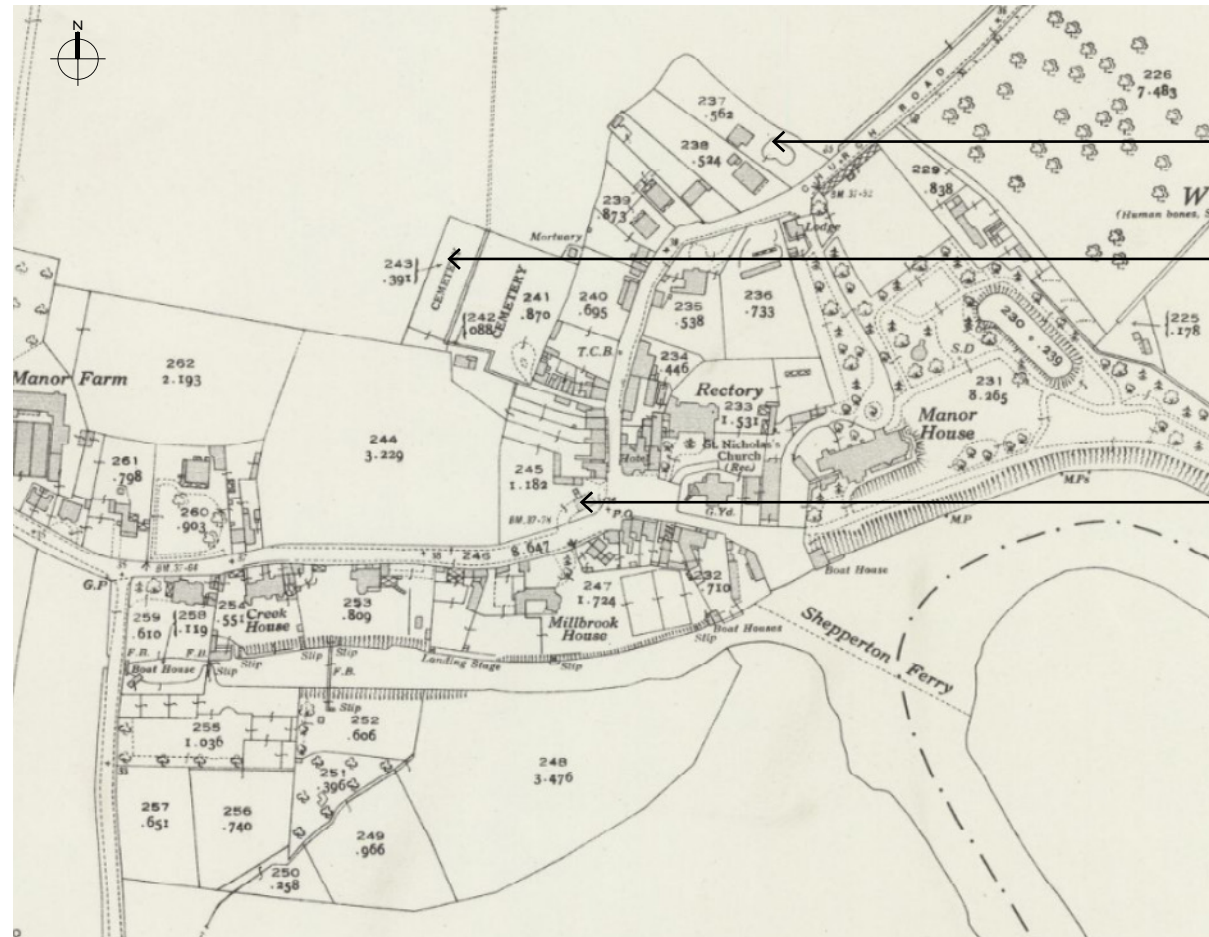


## SECTION 2.0: ASSESSING SPECIAL INTEREST



Historic maps show little change within the centre of the village during the later 19th and early 20th centuries. The cemetery to the west of Church Road had been extended northwards by 1897 and had doubled in width by 1913. Local development continued to occur around the railway station to the north, whilst the open land to north-east of the historic core retained a sense of separation between the older nucleus around St Nicholas' Church and the later suburbs north of Russell Road.

Between 1920 and 1936, the historic core of Shepperton saw some new residential development on Church Road, just north of the Conservation Area boundary. The eclectic filling station (not car sales garage) adjacent to Church Square had been built, and the village cemetery had been expanded.



Five new houses west of Church Road

Cemetery extended slightly west since 1920

Inter-war filling station

Shepperton as shown in the Ordnance Survey of 1936.







### 2.3 Archaeological Potential

The archaeological landscape of Surrey is documented and protected under the remit of Surrey County Council, who recognise two levels of heritage asset designation in addition to statutory protection (scheduled monuments):

County Sites of Archaeological Importance (CSAI) – sites where there is a proven archaeological presence and where that archaeology is known to be of a standard and quality to require a definite presumption in favour of preservation in-situ.

Areas of High Archaeological Potential (AHAP) – defined zones which have been examined by the County Archaeologist and determined to likely contain good evidence for the existence of archaeological remains. The determination is largely based upon information in the County Historic Environment Record (HER), as well as information on previous finds, past investigations, historic maps, aerial photograph, and thematic surveys.

Much of the Shepperton Conservation Area is overlapped by an AHAP, comprising the settlement's medieval core. Immediately bordering to the north-east is an AHAP comprising an Anglo-Saxon cemetery. Both areas are recognised for their very high significance. There are no scheduled monuments in the Conservation Area.

### 2.4 Built Form and Architecture

Shepperton has an irregular urban grain which illustrates its organic development over the centuries. The built structures are most concentrated in and around Church Square, once the village green and the oldest part of the Conservation Area. The early 17th-century church forms a focal point, its distinctive brown brick tower of 1710 illustrating the relative youth of the church, which was rebuilt following disastrous flooding in the 16th century.

The secular buildings around Church Square are a mixture of modest two-storey 18th-century houses and larger two or three-storey structures such as the multi-phase Warren Lodge Hotel and the 19th-century Anchor Inn. Most fronting directly onto the public realm. This contrasts with the looser grain on the south side of Chertsey Road, which is characterised by grand 19th-century detached villas, set back from the road behind gardens and high brick walls.

The character of the Conservation Area is generally domestic, with commercial usage predominating in Church Square today. All the 18th-century properties in Church Square were purpose-built as houses, and their original use is still readable. Historic shopfront windows at Ye Olde House and 1 Church Square illustrate how the buildings in this area have been adapted over time. The petrol-pump canopy from the 1930s Anchor Service Station survives as part of a modern car showroom; an unusual survivor of an 'oriental-style' inter-war filling station.<sup>01</sup>

The roofscape is varied, with a mixture of single and double pitched, hipped, mansard roofs and parapets throughout the Conservation Area.



The distinctive brown brick tower of 1710, seen from Church Square.



An example of a high brick boundary wall on the south side of Chertsey Road.

<sup>01</sup> Historic England, *Buildings and Infrastructure for the Motor Car*, 2016.

## SECTION 2.0: ASSESSING SPECIAL INTEREST



The Conservation Area generally has a Georgian character, consistent with the 18th and early 19th century fashion for restrained Neo-Classical architecture. Many of the 18th-century domestic buildings within the Conservation Area employ symmetrically arranged sash windows, pediments and flat roofed porches supported by scrolled brackets. Millbrook House and Mill Eyot on Chertsey Road incorporate grander classical porches supported by slender columns, whilst at the Manor House the Georgian fashion for regularly arranged bay/oriel windows and verandas is demonstrated. In all cases the use of classical ornament is deliberately restrained, creating a sense of architectural coherence which is shared across buildings of varying historic statuses.

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A terrace of Grade II listed 18th-century houses on Church Road. Typical 18th-century features include the regular arrangement of sash windows, small flat-roofed porches supported by scrolled brackets and dentils under the eaves (to No. 2 Lime Tree Cottages).



Classical motifs to the flat-roofed portico at the 19th-century Anchor Hotel on Church Square. The use of decorative moulding is unusually rich when compared to the restrained use of Classicism seen elsewhere in the Conservation Area. The age of the portico and its relationship to the original building is unclear, although it is visible in a photograph of the hotel from 1915.<sup>02</sup>



The regular fenestration and grand doric portico at Mill Eyot are typical Neo-Classical features. The wavy-edged bargeboards and finials are however more reminiscent of the 19th-century Gothic revival. Mill Eyot was built in the mid-19th century when Gothic was beginning to eclipse Neo-Classical as the dominant architectural style.



Millbrook House, Chertsey Road. This early 19th-century building utilises a restrained Neo-Classical style with a highly symmetrical façade, parapet, formal portico and flat arches over sash windows.

<sup>02</sup> <https://www.villagematters.co.uk/sunbury-matters/sunbury-matters-articles/2016/09/the-anchor-hotel-shepperton>



## SECTION 2.0: ASSESSING SPECIAL INTEREST



To a lesser degree, more vernacular and traditional styles are also present including features such as asymmetrical roofs, stained and leaded glazing, over-sized chimneys and chimney pots and large street-fronting dormers with decorative bargeboards.

No.1 Church Square and Winches Cottage are also vernacular buildings, built using local materials without regard for formal architectural fashion. They contrast visually with the more unified aesthetic of the 18th and 19th-century buildings and give a flavour of how the village may have appeared in earlier times. 19th-century and more recent buildings also incorporate vernacular features including Old

Ferry Cottage off Ferry Square, the hung tiles to the first-floor façade of The Courtyard on Chertsey Road and the steeply pitched roof with leaded dormer lights to the later-20th century house known as Tancredi on Church Road.



Old Ferry Cottage, Ferry Square. The scalloped bargeboards and tall patterned chimney pots are vernacular inspired features.



The Grade II listed Winches Cottage on Church Road, a vernacular building with a late 16th-century timber-framed core clad in 17th-century brick.





The predominant building material throughout the Conservation Area is brick, including red, yellow, and brown. Streetscapes are characterised by a mixture of finishes with exposed brickwork sitting adjacent to painted or rendered elevations. The church is distinctive in its use of masonry and knapped flint. Clay tiles are readily apparent, mainly in roof coverings but occasionally to clad principal elevations and gables. Brick boundary walls are characteristic of the Conservation Area, and traditionally styled cast-iron railings are also present. Some of the historically higher-status properties on Chertsey Road utilise gate piers to announce their principal entrance.

The older buildings in the Conservation Area generally retain historic timber sash or casement windows and historic doors, although a small amount of uPVC replacement is evident. Such replacements are conspicuous by their disproportionately thick frames and false glazing bars. Doors are predominantly timber and are mostly panelled and glazed, with some incorporating or sitting under a fanlight. Most replacement doors are traditionally styled.

Gutters and downpipes are generally discreet and appropriately positioned across the Conservation Area. In some cases, historic cast-iron rainwater goods have been retained, however there is evidence of widespread modern replacement using uPVC.



Traditionally styled cast-iron railings on Church Square.



A characterful leaded light with stained glass to the Anchor Hotel, pictured from Church Road, in need of repair.



Historic timber-framed sash windows to the 18th century buildings on the south side of Church Square.





## 2.5 Trees and Open Spaces

The historic core of Shepperton village is formed by the open space of Church Square, a modestly sized, hard-landscaped open space currently used for car parking. The Square is enclosed by a dense grouping of historic buildings including the church, Anchor Hotel and several 18th century cottages. The Square has generous pavements especially in front of the church and possesses historic and traditional bollards and lamp standards. Surface treatments are mixed but largely retain historic stone paving and granite kerbstones to the pavements.

Closely linked physically and historically to Church Square is Ferry Square from which passenger ferries have long been,

and continue to be, launched. Adjacent to the slipway is a small green space overlooking the River Thames and shaded by a mature willow tree. Otherwise, this Square is also hard-landscaped and used for car parking. The north and east sides of the Square are enclosed by the high boundary walls of the Manor House meaning that views out are only to the west, towards the churchyard and Church Square, and south to the Thames. Surface treatments in this Square are generally more modern, although granite kerbstones mostly survive.

The other important open space in the Conservation Area is the cemetery, accessed from Cemetery Lane. It is an informal, heavily treed green space split into several different areas by historic brick walls and level changes. The cemetery, by

its nature, has a tranquil, contemplative atmosphere. Several graves are of interest including the prominent tomb of William Herbert Lindsay, owner of the manor estate in the 19th century.

Elsewhere the Conservation Area has few trees in the public realm, although there are several within private property fronting the south side of Chertsey Road which contribute and a green bank with small trees forms the northern boundary of the Conservation Area along this road. Street lighting on the principal road of Chertsey Road / Church Road comprises tall modern lampposts but within the historic core traditional lamp standards remain.



Church Square, the historic core of the Conservation Area and enclosed on three sides by historic buildings.

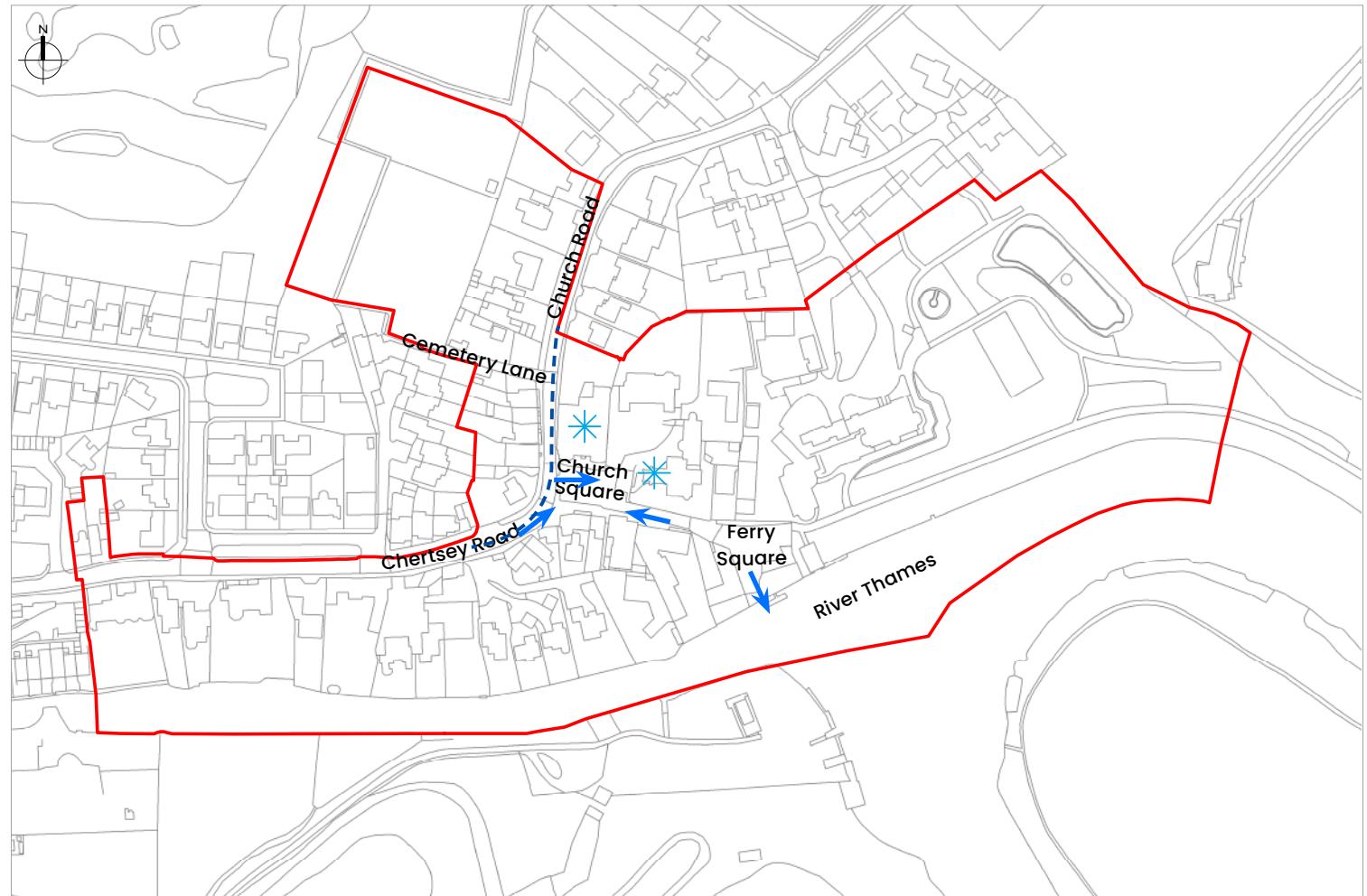


Shepperton Cemetery, the principal green space in the Conservation Area.



## 2.6 Views

St Nicholas's Church with its prominent brick tower holds landmark status in the Conservation Area directing views towards it from Church Square and east along Chertsey Road. Likewise, the Anchor Hotel, due to its position at the heart of the Conservation Area and the breadth of its principal elevation is also a landmark and an important feature of most of the key views identified. In addition, the view out across the Thames is also considered to be important, due to the historic and physical connection the village has with the river and the ferry crossing from this point. Otherwise, streetscape views along the southern stretch of Church Road contribute to the appreciation of the historic character of the Conservation Area by taking in the multiple historic and listed buildings. Streetscape views along the western part of Chertsey Road are of less significance as most of the north side of the road comprises modern development not in the Conservation Area and views do not have the same enclosed character.



**VIEWS PLAN**

- 2024 Conservation Area Boundary
- ★ Landmark
- - - Streetscape Views
- Key Views

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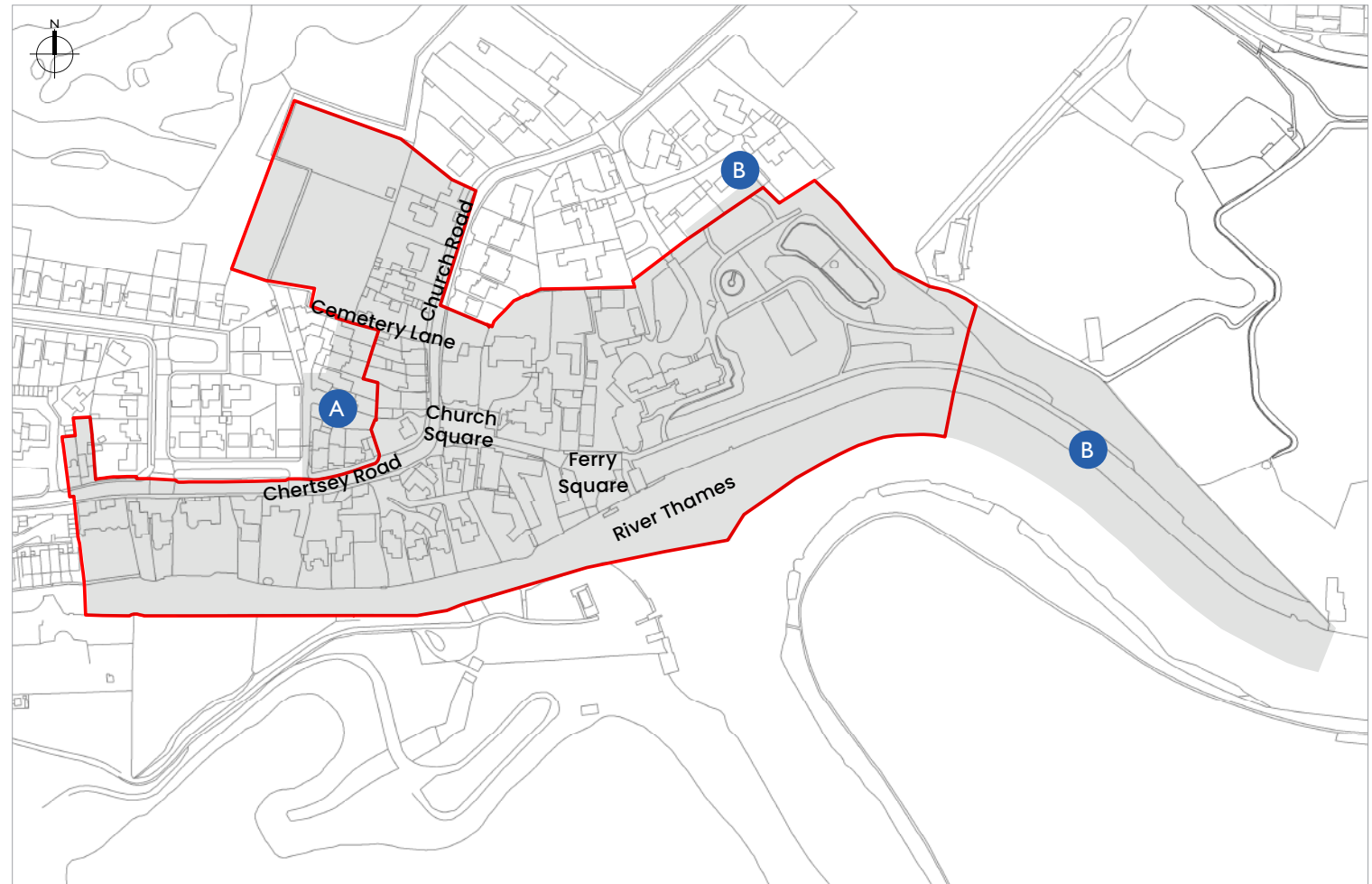




## 3.1 Exclusions

**A** Exclusion of the early 2000s residential development on Churchfield Place, which was built post-designation of the Conservation Area and which at present is part in and part not in the designation. Whilst not negative, the development does not contribute to the special character and interest of the conservation area and is therefore excluded.

**B** Rationalisation of the Conservation Area boundary around the manor to align with current boundaries of this plot. Includes exclusion of riverside to south-east which, although historically part of manor grounds is no longer and is distinctly separate from the village core which forms the Conservation Area.



### BOUNDARY REVIEW

- 2024 Conservation Area Boundary
- Previous Conservation Area Boundary

*This plan is not to scale*



- **Building condition:** Whilst the majority of buildings in the Conservation Area are in fine condition, there are a small number of instances where condition is poorer and is consequently having a negative effect on the appearance of the Conservation Area. The vacant former Kings Head pub specifically is in need of maintenance and repair suffering from vegetation and algae growth and efflorescence to the brickwork. The Anchor Hotel is likewise suffering from vegetation growth, a broken window and deterioration of the paintwork and render. Elsewhere the timber window to the side elevation of Ye Olde House on Church Square is in need of overhauling.
- **Vacant building:** Buildings that are not in use are more likely to suffer deterioration to their fabric and be subject to vandalism. Ensuring historic buildings have viable uses is critical to preserving their significance for future generations. The Kings Head pub has been vacant for nearly a year, securing a viable new use is important to prevent further deterioration of its fabric, significance and contribution to the Conservation Area.
- **Replacement of traditional windows with uPVC units:** The majority of buildings retain their traditional timber windows, however there are some localised instances of inappropriate replacement with plastic units. These are to the top floor of Anchor Cottage and 1 and 2 Angel Cottages, which also have had their timber doors replaced with plastic. Modern units are typically positioned flush with a building's external elevation and consequently reduce the characteristic depth of historic facades created by older windows set back within the reveal. uPVC units typically also have thick frames and false glazing bars which are intended to copy traditional styles but are in reality misproportioned. With traditionally constructed buildings, there is also potential for uPVC windows to worsen issues concerning damp and moisture build up internally.

- **Church Square and Ferry Square surfaces:** The surface treatments to Church Square and Ferry Square are in a deteriorating condition with multiple potholes to the tarmac roadway and damage to areas of the paving stones. This is the principal public and historic space in the Conservation Area and contributes greatly to its special interest. Both repair of existing historic surface treatments and reinstatement of historically appropriate ones where they have been lost would be beneficial.
- **Detracting building:** There is an opportunity to enhance the post-war addition to Warren Lodge so that it better responds to the character of the Conservation Area.
- **CCTV and flood lights:** There is a prominent pole containing numerous CCTV cameras and floodlights relating to the car sales garage at the heart of the Conservation Area. This prominent, alien feature visually detracts from the appearance of the area.
- **Telecommunication poles and wires:** There are a number of poles with radiating wires within the Conservation Area. Visually, these compete with the historic character of the streetscapes and there are opportunities for them to be relocated below ground to enhance the Conservation Area.



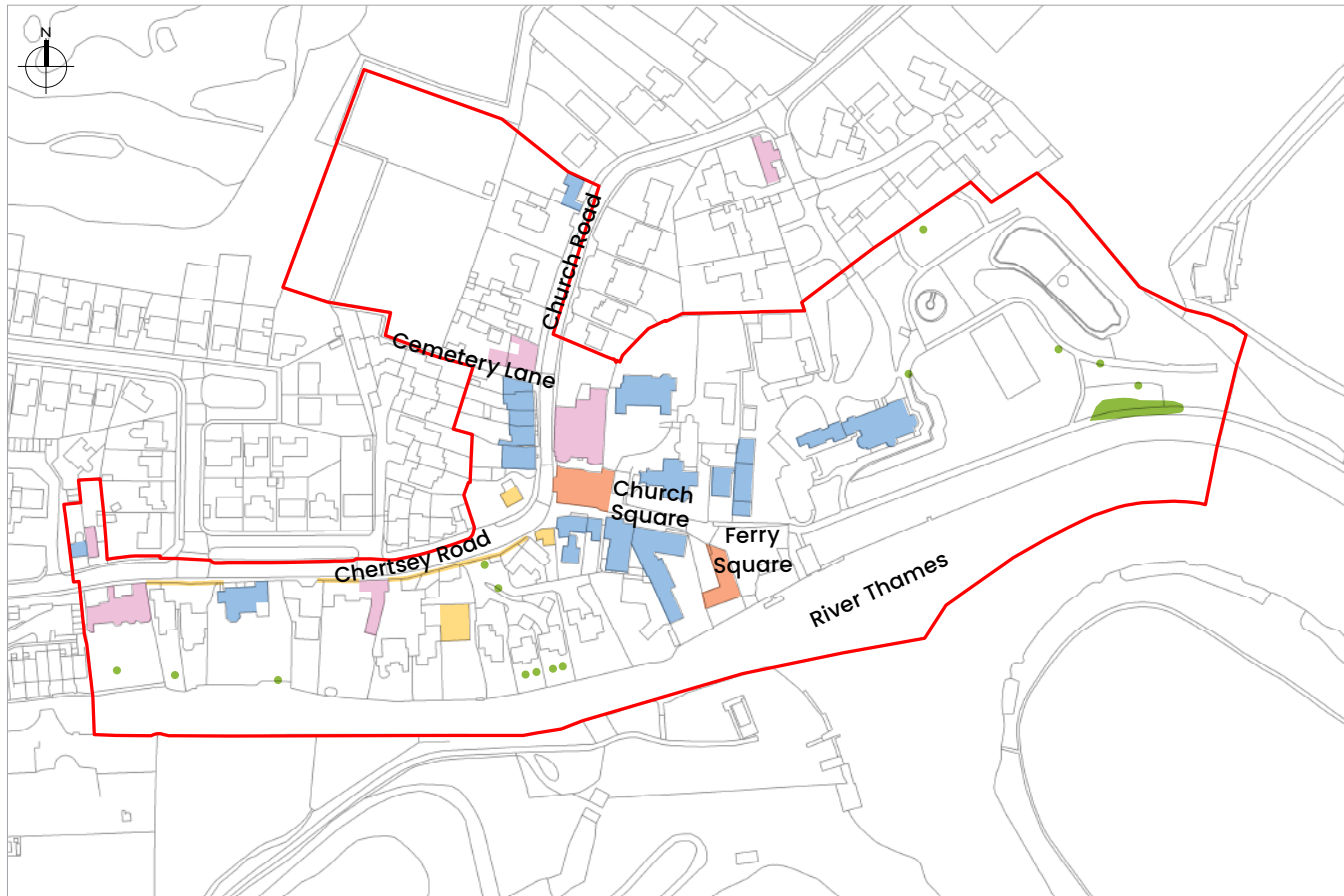
The Kings Head pub, currently vacant and in need of maintenance and repair



Example of replacement of a traditional window with uPVC unit.



Example of the deteriorating surface condition to Ferry Square / Church Square.



HERITAGE ASSETS AND MANAGEMENT OPPORTUNITIES

- 2024 Conservation Area Boundary
- Listed Building
- Locally Listed Building

- Positive Contributor
- Tree Preservation Order
- Opportunity for Enhancement

*This plan is not to scale*

**5.1 Conservation Area Designation - Control Measures**

In order to protect and enhance the Conservation Area, any changes that take place must conserve its character and special interest. Statutory control measures are intended to prevent development that may have an individually or cumulatively negative effect. Control measures within include:

- Planning permission will usually be required to totally or substantially demolish buildings or structure (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent to which permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted. For example, replacement windows, different elevational finishes or the installation of satellite dishes.
- Trees with a diameter of 75mm or greater, measured as 1.5m above the soil level are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a tree preservation order (TPO) is necessary.
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.



## 5.2 Conservation Aims and Best Practice

There is no generally accepted detailed definition of ‘best practice’ in conservation: it is a term used to describe the management of change (including repair) so that the integrity and character of a historic site is not eroded or compromised. It is not the intention of conservation best practice to prevent change from happening: alterations can still be carried out but should be subject to additional scrutiny to ensure that the special interest of the Conservation Area is protected.

It is the purpose of this Appraisal to provide guidance that will help achieve these aims. Overall, any change in the Shepperton Conservation Area should seek to:

- Preserve its historical features;
- Enhance, where possible, its special interest;
- Positively contribute to its established character; and
- Be high quality.

## 5.3 Positive Contributors and Opportunities for Enhancement

A positive contributor is a building, structure or feature which beneficially adds to the overall character of its local area. This is true of most buildings within a conservation area. The extent to which a building will positively contribute will largely depend on the integrity of its historic form and is not restricted to its principal elevation. For example, roofscapes and side/rear elevations all make a positive contribution. Modern buildings can also make a positive contribution where they have been sensitively designed to suit their setting. A list of positive contributors in the Shepperton Conservation Area is included in Appendix A; these are also identified on the heritage assets plan on the previous page.

Criteria for identifying positive contributors include:

- Group value;
- Associations with notable architects or other historical figures;
- Position and presence within the streetscape;
- Use of characteristic materials, architectural motifs or detailing;
- Physical or historical relationship with neighbouring buildings; and
- Historical use.

Beyond general conservation best practices, there are limited opportunities for additional enhancement within the Conservation Area. There is scope for the post-war extension of Warren Lodge hotel to be adapted or altered to be more sympathetic of the surrounding historic character and in turn make a more neutral or even positive contribution to the Conservation Area. There is also potential to enhance the surface treatments of the public realm of Church Square and Ferry Square which are in need of repair in several areas.

## 5.4 Repairs and Replacement

### 5.4.1 ‘Like-For-Like’

A term that is frequently used in conservation is ‘like-for-like’ replacement or repair. This is frequently – and mistakenly – taken to mean that a modern alternative that generally echoes the style of the element removed is acceptable. However, this is not accurate or acceptable. Like-for-like should always be interpreted as an alternative that matches the historic element removed in terms of its material, dimensions, method of construction, finish, means of installation and any other feature specific to the original element, such that the modern replacement is hardly discernible from the original (accepting that its condition will be greatly improved where the original has failed beyond repair).

For example, modern uPVC windows in imitation of Georgian or Victorian-style sash windows but with false glazing bars and a top-hung casement opening mechanism do not constitute a like-for-like replacement for traditional timber-framed Victorian sliding sash windows, although they may appear stylistically similar.

### 5.4.2 Repairs and Replacement

Repairs and replacement are inevitable with any building or site, regardless of age; however, within a conservation area, it is especially important that this is carried out sensitively to protect the historic fabric of its buildings and respect the character of the wider area. Key points to remember when looking to carry out repair work or install replacement features are:

A method of repair that was suitable for one building may not be suitable for another. Repair and replacement should always be considered on a case-by-case basis.

- Repairs using appropriate materials and techniques are always preferable over wholesale replacement.
- Where a historic feature has degraded beyond repair, replacement should be carried out on a like-for-like basis.
- Where seeking to improve failing modern features, a traditionally-designed alternative using appropriate materials is preferable. For example, the replacement of uPVC gutters and downpipes with lead, cast iron or coated aluminium alternatives that better reflect the traditional character of the Conservation Area.
- Cement-based mortars and/or ribbon pointing are harmful to historic brickwork and masonry. Repairs to any pointing should be carried out in a lime mortar after any cementitious mortar has been raked out. This will ensure the longevity of the historic built fabric.





- Due consideration should be given to the sustainability of the repair or replacement, i.e. what is its lifespan? What maintenance will be required to prolong this?
- Reversibility is an important consideration as better alternative may become available in the future.
- Historic external detailing should be retained or, where damaged beyond repair, replaced on a like-for-like basis. This includes (but is not limited to): the texture and colour of render; size and colour of bricks used, and the bond in which they are laid; stone dressings; and chimneystacks.
- The reinstatement of historic features that have been lost is favourable. For example, re-exposing brickwork that had been rendered or painted over.

The repair and replacement of windows can have a notable effect on the character and special interest of the conservation area, both positively and negatively. The aim should always be to retain historic windows wherever they survive, carrying out refurbishment work where needed to make sure they remain usable. Timber frames are preferable over uPVC for a number of reasons, mainly their comparative slimness and breathable quality which has a positive knock-on effect on the overall condition of the historic building.

## 5.5 Maintenance

Maintenance differs from repair in that it is a pre-planned, regular activity intended to reduce instances where remedial or unforeseen work is needed. The higher the levels of maintenance, the less need to carry out repairs. Regular maintenance activity should include annual gutter clearing, seasonal vegetation control and repainting external joinery with an oil-based paint. This is not an exhaustive list and each historic building will have its own specific needs. Larger historic buildings and those which are listed may benefit from occasional condition surveys (usually around every five

years) to highlight their individual maintenance and repair needs.

The maintenance requirement of a building will depend on its age, materials and susceptibility to wear. Historic England, the Society for the Protection of Ancient Buildings (SPAB) and other heritage bodies publish specialist guidance on the suitable maintenance and repair methods for different historic buildings.

## 5.6 Trees

Trees are afforded extra protection within the Conservation Area and there are several tree preservation orders already in place. Any tree surgery work should be carried out only once the relevant permission has been sought. The management of the planted elements within the conservation area is beneficial to its overall appearance and potentially also to the condition of the buildings where root damage may pose a threat.

## 5.7 Public Realm

Public realm features, including bins, bollards, seating and planters, etc. often become outdated in their appearance. This can be due to heavy wear, antisocial behaviour or as a result of poor design and short-lived trends. Successful public realm schemes are contextual, using high-quality materials that echo the character of the wider area. Any additions or amendments to the public realm will also need to take account of highways and other relevant regulations.

## 5.8 Modern and New Development

It is not the intention of conservation area designation to prevent new development or entirely exclude existing modern development where this is woven into a surrounding historic space. Instead, it puts in place a process whereby any proposals are more thoroughly studied to ensure that the special interest of the conservation area is protected and opportunities to improve its character are identified.

New development can range from entire new buildings to the introduction of new features, however small, on existing buildings. New development within the setting of the conservation area should also be carefully managed as it has the potential to detract from its character and special interest. The potential for substantial new development inside the conservation area boundary is generally limited to the replacement or alteration of those buildings, generally from the mid-late 20th century, which do not positively contribute to its character. Any proposals will need to be considered on a case-by-case basis and take account of:

- The significance of any existing building affected;
- The impact on the setting of neighbouring listed buildings and/or positive contributors;
- How local features and materials can be incorporated into the new design;
- Whether or not any historical plot boundaries survive or could be recoverable;
- The impact of the overall scale, massing and design on the wider streetscape;
- The loss of any important rear/side elevations or views of these;
- Characteristic boundary treatments and planting;
- The potential for below-ground or built archaeology; and
- Any other heritage or conservation constraints identified.



The addition of new features on existing buildings can be detrimental to the individual buildings as well as the overall character of their wider setting if unmanaged. Specifically:

- Television aerials and satellite dishes should not be fixed to principal or highly visible elevations, or chimneystacks.
- Features such as external lighting and security cameras should be as discreet as possible.
- Solar panels should be restricted to rear or secondary elevations, especially where a building forms one of a group.
- Internal alterations can have an external impact; for example, staircases cutting across windows or the removal of chimneybreasts necessitating the removal of the associated chimneystack.



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National Heritage List for England, <https://historicengland.org.uk/listing/the-list/>

Historic England, <https://historicengland.org.uk/>

Society for the Protection of Ancient Buildings, <https://www.spab.org.uk/advice>

# APPENDIX A: HERITAGE ASSETS



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Address	Heritage Status	Additional Assessment
Church of St Nicholas, Church Square	Grade II* listed	List entry number: 1178304
Monument dedicated to Margaret Love Peacock, north of Church of St Nicholas, Church Square	Grade II listed	List Entry Number: 1029699
The Rectory, Church Square	Grade II* listed	List Entry Number: 1029698
The Old Ferry House, Church Square	Grade II listed	List Entry Number: 1178236
Warren Lodge Hotel, Church Square	Grade II listed	List Entry Number: 1029696
The Kings Head Public House, Church Square	Grade II listed	List Entry Number: 1178253
Thames Cottage, Church Square	Grade II listed	List Entry Number: 1029697
Ye Olde House, Church Square	Grade II listed	List Entry Number: 1178261
1 and 2 Lime Tree Cottages, Church Road	Grade II listed	List Entry Number: 1029692
Anchor Cottage and The Cottage, Church Road	Grade II listed	List Entry Number: 1029691
Bluebeckers Eating House, Chertsey Road	Grade II listed	List Entry Number: 1377668
Manor House, Church Road	Grade II* listed	List Entry Number: 1029694
Stable block to the west of the Manor House, Church Road	Grade II listed	List Entry Number: 1029695

Address	Heritage Status	Additional Assessment
Winches Cottage, Church Road	Grade II listed	List Entry Number: 1029693
Mill Eyot, Chertsey Road	Grade II listed	List Entry Number: 1377667
The Little Cottage, Chertsey Road	Grade II listed	List Entry Number: 1029690
The Anchor Hotel, Church Square	Locally Listed Building	LL/022, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
1 and 2 Angel Cottage, Church Road	Locally Listed Building	LL/020, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016). NB Building is identified as Edwinn's Restaurant on the local list.
Millbrook Lodge, Chertsey Road	Locally Listed Building	LL/019, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Church House, Chertsey Road	Locally Listed Building	LL/017, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Creek House, Chertsey Road	Locally Listed Building	LL/018, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
1 Church Square	Positive Contributor	A diminutive, vernacular building with characterful historic features





Address	Heritage Status	Additional Assessment
Millbrook House, Chertsey Road (part)	Positive Contributor	The principal part of this substantial dwelling presents a good quality, neo-classical front to the Conservation Area and is characteristic of the substantial Thames-side dwellings elsewhere in the Conservation Area
JCT9, Chertsey Road (part)	Positive Contributor	Although altered, this inter-war pavilion provides an additional historic and characterful focal point at the heart of the Conservation Area

Additionally, the high brick boundary walls along Chertsey Road are considered to make a positive contribution to the Conservation Area.

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STANWELL VILLAGE  
CONSERVATION AREA APPRAISAL  
MAY 2024





# STANWELL VILLAGE: CONSERVATION AREA APPRAISAL

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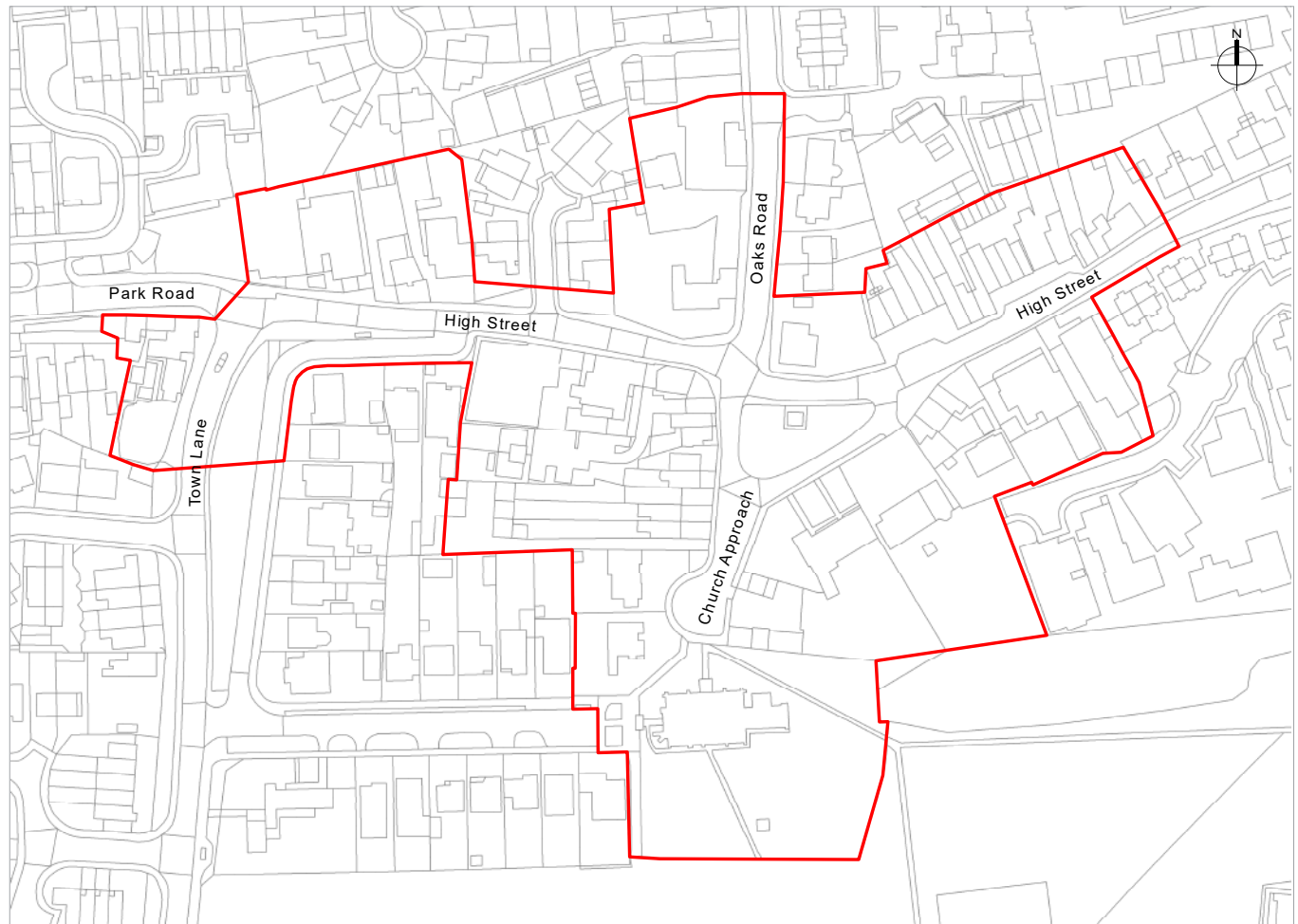


## 1.1 Introduction

The Stanwell Village Conservation Area was originally designated in October 1972, with revisions made to its boundary in January 1992. This Conservation Area Appraisal has been prepared in February 2024 and is intended as Supplementary Planning Guidance. It follows advice given by Historic England as set out in 'Advice Note 1: Conservation Area Appraisal, Designation and Management' published 8 February 2019.

This Conservation Area Appraisal seeks to analyse the special architectural and historic interest of the Stanwell Village Conservation Area. It also identifies opportunities for beneficial change and the need for additional protection. The Appraisal also reviews the boundary and provides justification for a series of recommended alterations.

The review of the Stanwell Village Conservation Area and the production of the Conservation Area Appraisal are part of a wider aim by Spelthorne Borough Council to preserve or enhance the special character and appearance of the Conservation Area. It will also enable sustainable decisions to be taken about its future management.



STANWELL VILLAGE CONSERVATION AREA  
— 2024 Conservation Area Boundary  
*This plan is not to scale*



## 1.2 Planning Policy Context

Section 69 1(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a Conservation Area is an 'area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. It goes on to state that the duty of Local Planning Authorities is 'from time to time to review the past exercise of functions under this section (Section 69(2)) and to determine whether any parts or any further parts of their area should be designated as Conservation Areas'.

Section 72 of the 1990 Act further states that, 'with respect to any buildings or land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area' (in the exercise of the Local Planning Authority's planning function). In order to carry out this duty the character of the Conservation Area needs to be clearly defined and understood (i.e. a character appraisal).

This appraisal complies with government guidance on the management of the historic environment through the National Planning Policy Framework (NPPF) as amended in December 2023. The appropriate conservation of heritage assets is one of the 'Core Planning Principles' that underpins the planning system.

Further details of the conservation of heritage assets are set out in the NPPF at Chapter 16, Conserving and enhancing the Historic Environment. Para 195 states that '[Heritage assets] are an irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.

Para 198 states that 'Local Planning Authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area...' The Stanwell Village Conservation Area Appraisal follows the latest guidance provided by Historic England as set out in 'Advice Note 1: Conservation Area Appraisal, Designation and Management (second edition)' published 8 February 2019.

Local planning policy is currently managed under the 2009 Development Plan, which will soon be superseded by the policies set out in the Emerging Local Plan 2022-2037.

## 1.3 Summary of Key Elements

The key themes and features which define the character of the Stanwell Village Conservation Area are:

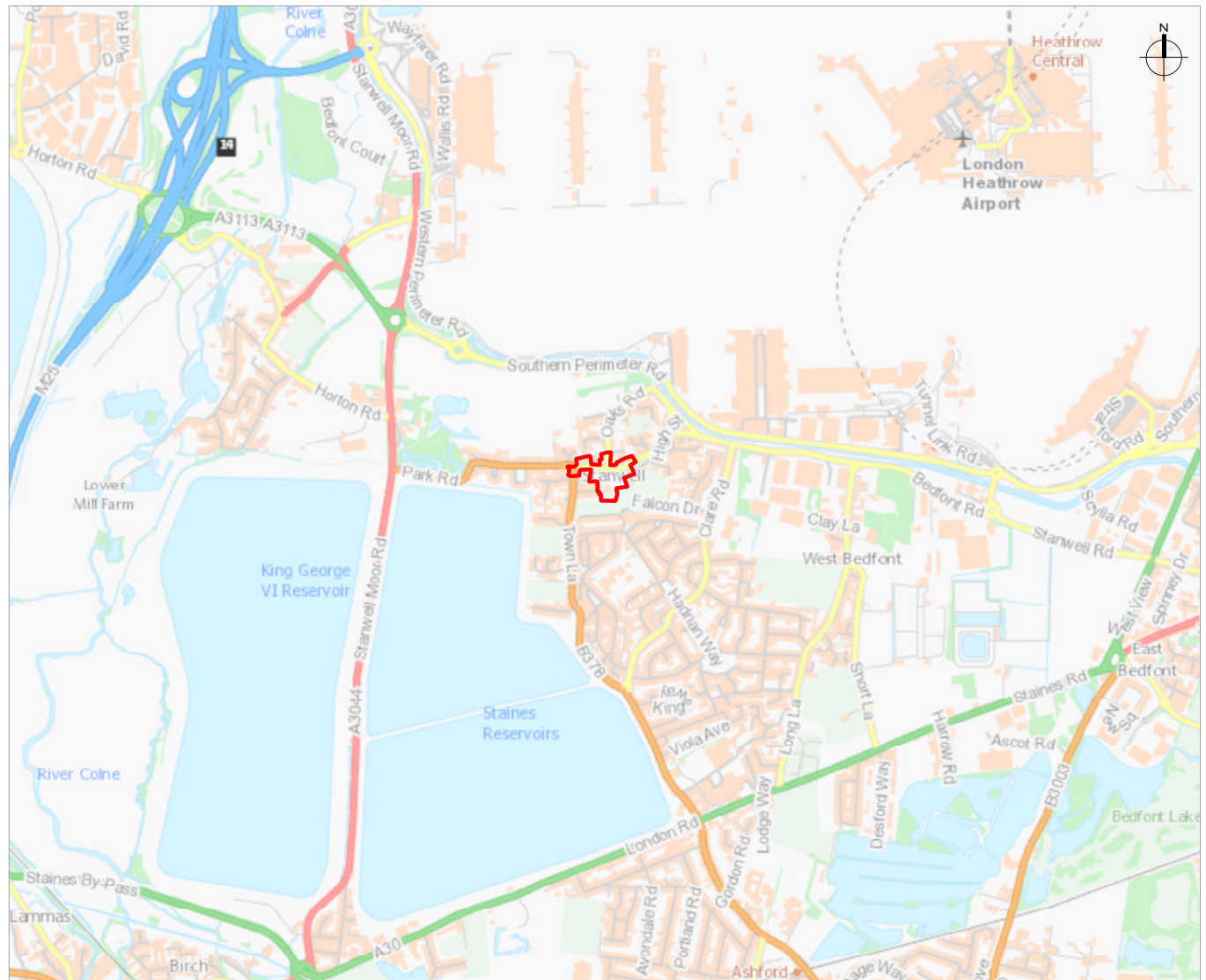
- Its origins as a rural medieval village and the survival of its historic principal thoroughfares.
- The group of buildings, features and landmarks around the village green.
- The variety of domestic architectural styles bound by a common palette of brick and clay tiles.
- Domestic scale and massing, with a mixture of street-fronting development and buildings set back behind walls.
- Survival of traditional pub buildings on the principal thoroughfare.
- The survival of characteristic brick boundary walls.
- The visibility of the church spire.
- Traditional public realm features, including lantern streetlights and cast iron features.
- Mature trees and planting.
- Open green setting to the south.



## 2.1 Location and Setting

The Stanwell Village Conservation Area is located in the village of Stanwell, approximately three miles north-east of Staines-upon-Thames at the far north end of Surrey and directly abutting the Southern Perimeter Road of Heathrow Airport. Access is principally off the A3044 Stanwell Moor Road via junction 14 of the M25 London Orbital and the A30 London Road. The Conservation Area is located at the northern end of the village, which extends further southwards.

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**LOCATION PLAN**  
 — 2024 Conservation Area Boundary  
*This plan is not to scale*

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## 2.2 Origins and Historic Development

### 2.2.1 Timeline

#### Pre-History

Archaeological excavation at Heathrow Airport has documented prehistoric settlement just north of Stanwell village. This includes a Neolithic ceremonial route known as the Stanwell Cursus connecting the village of Stanwell with Bigley Ditch near the River Colne to the north-west.

#### Medieval Period

The estate of Stanwell was first recorded in the 1086 Domesday Book. The importance of the watercourse to the medieval village is evident; the survey recorded several watermills and three weirs worth 1,000 eels. There was a manor house at Stanwell by 1164, likely on the site of the former Stanwell Place to the north-east of the village. St Mary's Church was built during the 13th century.

#### 16th and 17th Centuries

The Duke of Northumberland's River was cut in 1535 to create an artificial water course for the Duke's Isleworth estate mills. The river has since bounded the village of Stanwell to the north-east and east.

#### 18th Century

Stanwell Place, the former landscaped park which bounded Stanwell to the west until the 1960s, was first laid out in the 18th century. During the later 1700s, the prominence of orchards and market gardens within the village increased. Surviving buildings from 18th-century Stanwell include Dunmore House and Brook Cottage.

#### 19th Century

Stanwell in the 19th century was a decidedly rural settlement with much open space within and around the village. Development within the Conservation Area boundary was generally limited to the founding of one or two dame-schools and minor residential expansion.

#### Early 20th Century

In 1902 the Staines Reservoirs were completed to the south-west of Stanwell. In 1919, the first housing estate was built at Lauser Road to the south-west of the village. In 1949, the river was diverted west and most of the land formerly known as Hounslow Heath to the north-west of Stanwell became London Airport.

#### Later 20th Century

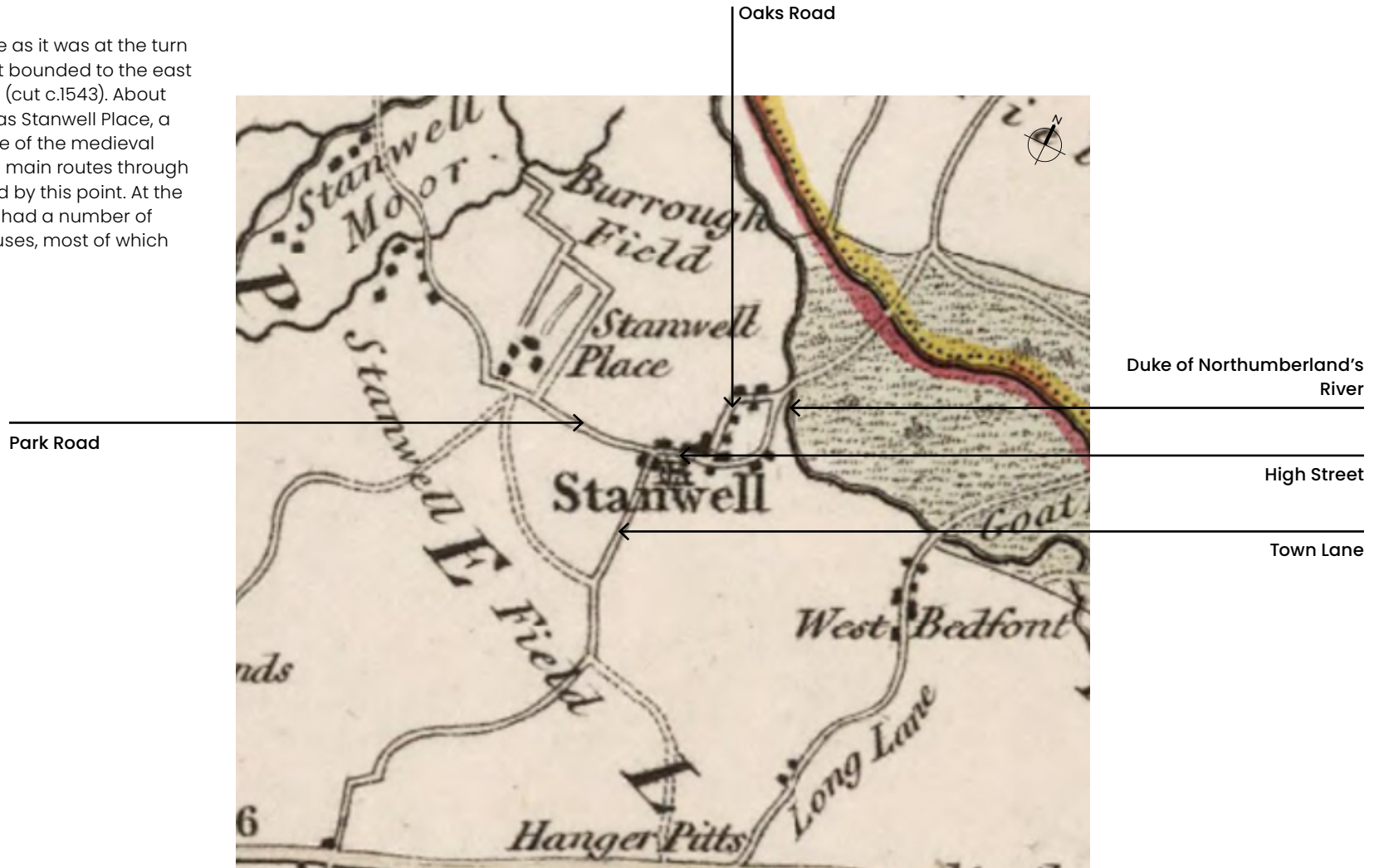
The outskirts of post-war Stanwell experienced rapid residential development, much of which was built to house British Airways staff following the opening of the new Heathrow Airport in 1955. In the 1960s, the early 19th-century Stanwell Place was secured for gravel extraction and the house was later demolished. The centre of the village has seen some new development and residential infill in the last quarter of the 20th century.



## 2.2.2 Map Progression

John Cary's 1801 map shows the village as it was at the turn of the 19th century – a rural settlement bounded to the east by the Duke of Northumberland's River (cut c.1543). About half a mile north-west of the village was Stanwell Place, a house and landscaped park on the site of the medieval manor house. The configuration of the main routes through the village are shown to be established by this point. At the time this map was drawn up, Stanwell had a number of timber-framed dwellings and farmhouses, most of which were lost by the mid-20th century.

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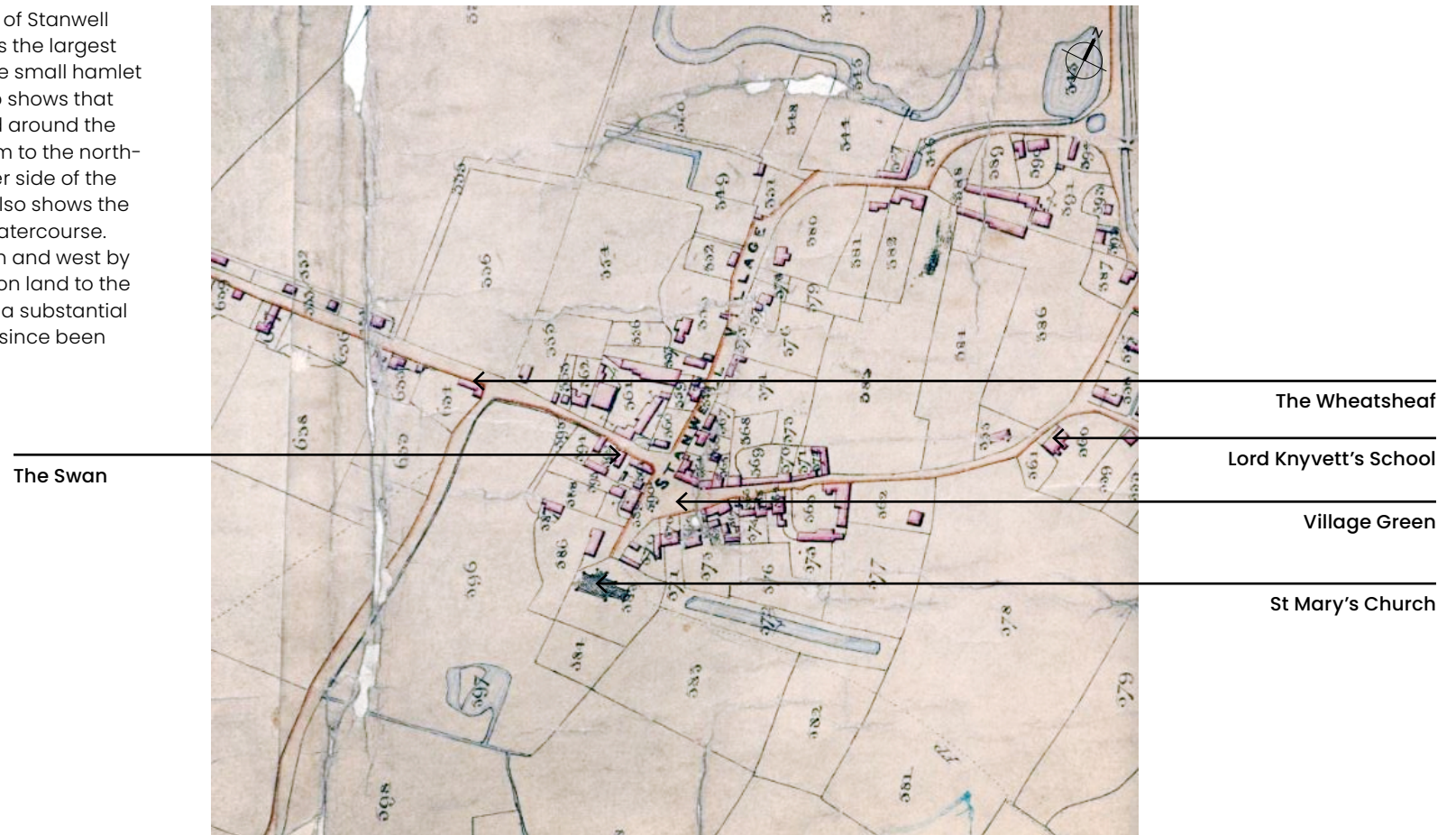


Stanwell as record in John Cary's 1801 map.

## SECTION 2.0: ASSESSING SPECIAL INTEREST



The 1841 tithe map provides a detailed view of Stanwell in the mid-19th century. Stanwell village was the largest settlement in the area, the closest being the small hamlet of West Bedfont to the south-east. The map shows that development in Stanwell was concentrated around the central village green, with a substantial farm to the north-east and gravel pits to the east, on the other side of the Duke of Northumberland's River. The map also shows the importance of fishponds fed by the local watercourse. Stanwell was surrounded to the north, south and west by meadows, with an area of surviving common land to the north-east. Directly west of the church was a substantial building (presumably a rectory) which has since been replaced with two modern dwellings.



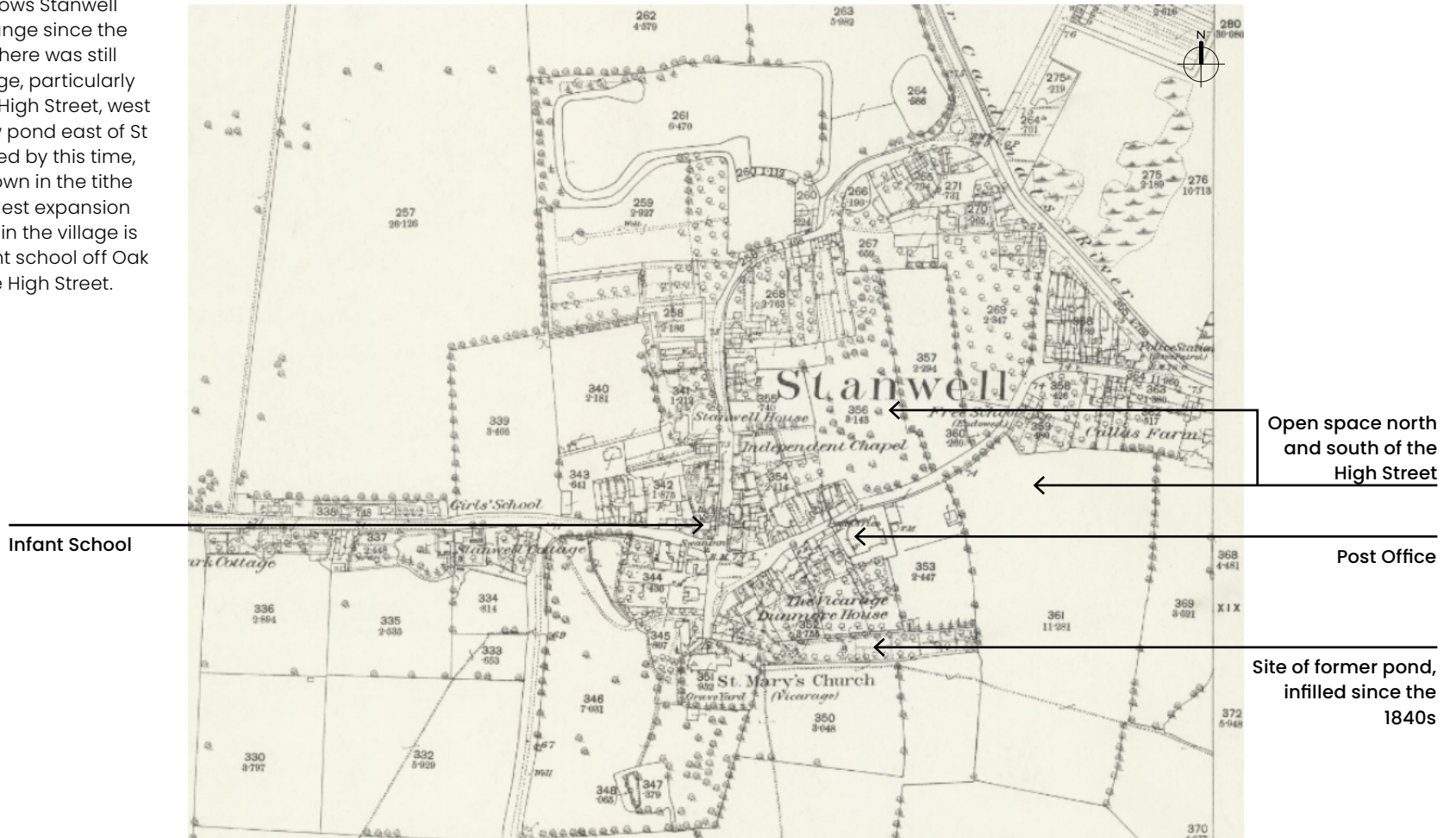
Stanwell as recorded in the 1841 tithe map.



## SECTION 2.0: ASSESSING SPECIAL INTEREST



The 1866 Ordnance Survey shows Stanwell had undergone very little change since the tithe survey 20 years earlier. There was still much open space in the village, particularly to the north and south of the High Street, west of the green. The long, narrow pond east of St Mary's Church had been infilled by this time, although the other ponds shown in the tithe map were still present. A modest expansion of the civic infrastructure within the village is evident, including a new infant school off Oak Road and a post office off the High Street.



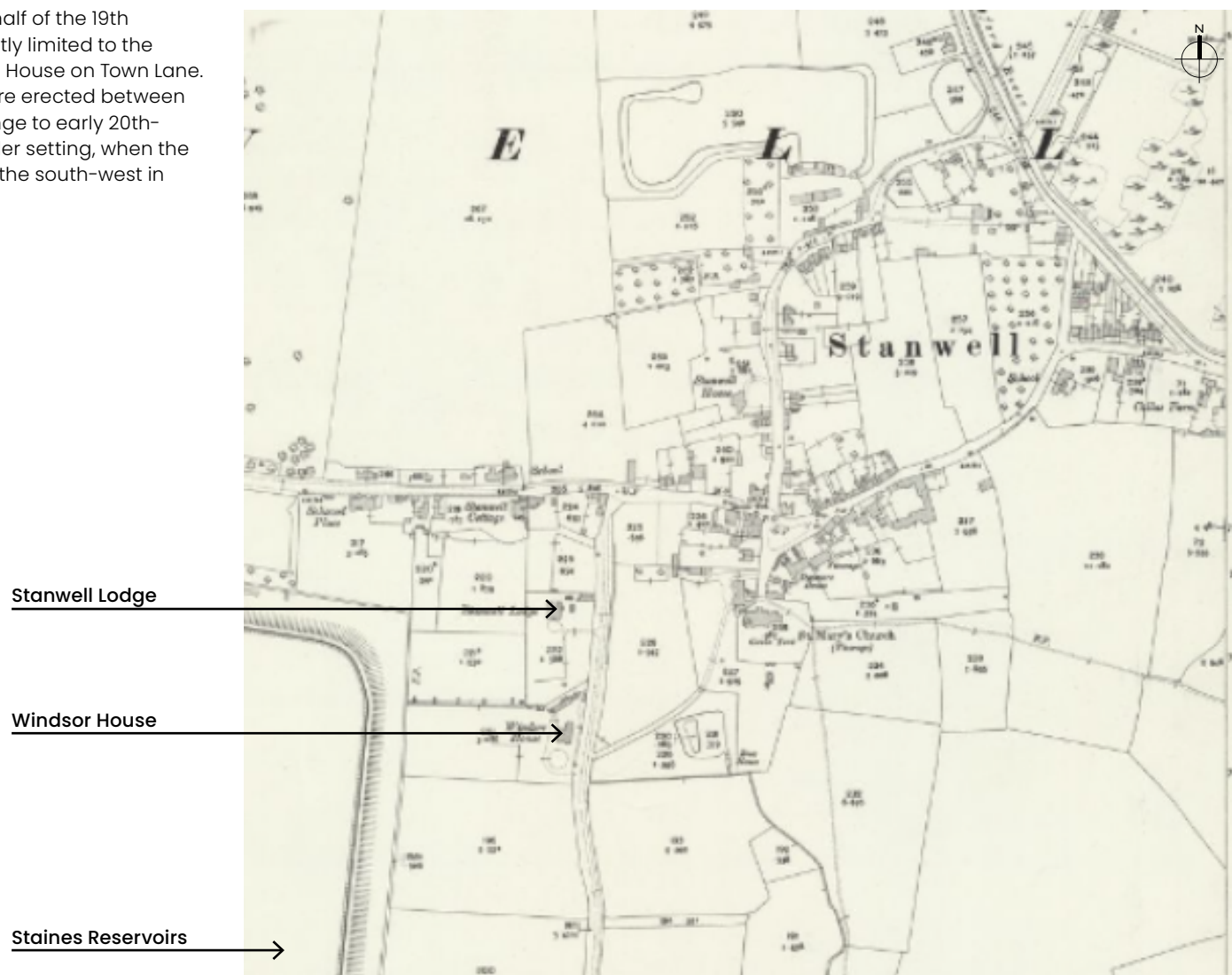
Stanwell as recorded in the 1866 Ordnance Survey



## SECTION 2.0: ASSESSING SPECIAL INTEREST



The rate of change during the second half of the 19th century was similarly slow, predominantly limited to the building of Stanwell Lodge and Windsor House on Town Lane. These substantial detached houses were erected between 1869 and 1894. The most dramatic change to early 20th-century Stanwell occurred within its wider setting, when the new Staines Reservoirs were laid out to the south-west in c.1900.



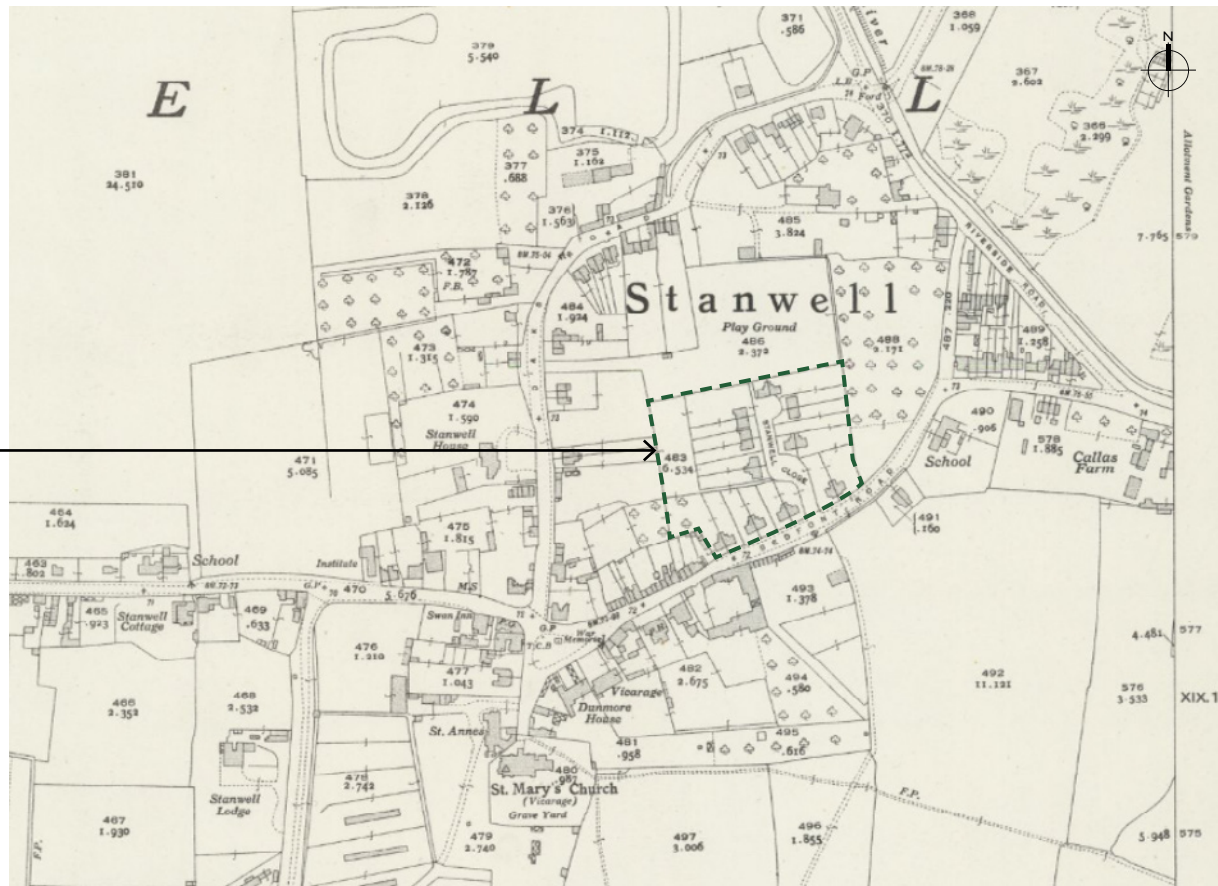
Stanwell as recorded in the 1914 Ordnance Survey

## SECTION 2.0: ASSESSING SPECIAL INTEREST



Development to the south, adjacent to the reservoirs, continued over the course of the 20th century. Within the village centre, new street-fronting houses and a cul-de-sac (Stanwell Close) had been laid out on former open land to the north of the High Street. Otherwise, the layout and configuration of the village in the 1936 Ordnance Survey appears largely as it did in earlier maps from the 19th century.

**New cul-de-sac and associated residential development**

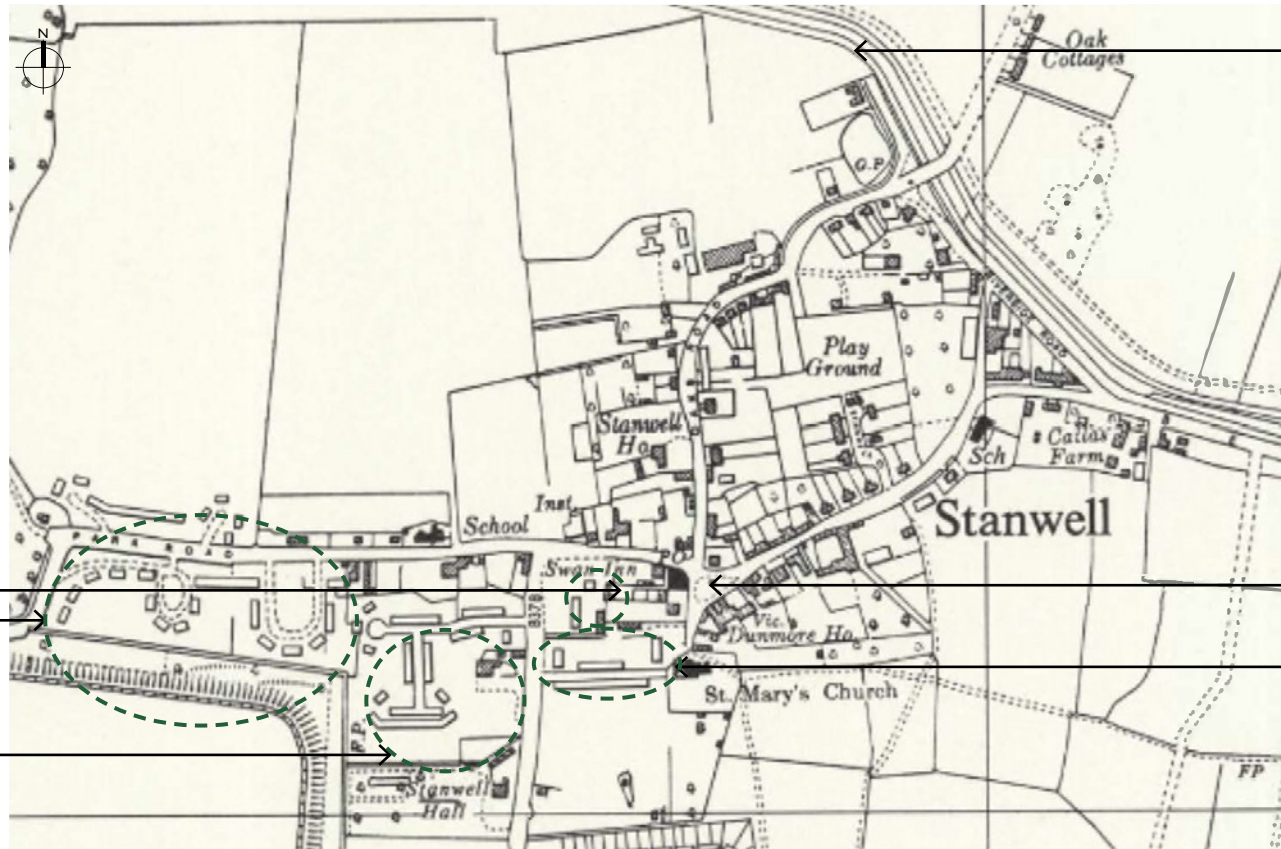


Stanwell as recorded in the 1936 Ordnance Survey

## SECTION 2.0: ASSESSING SPECIAL INTEREST



Post-war development during the 1940s and '50s saw dramatic changes to the wider setting of the village. Alongside the large estates to the south, there was also some additional residential development within the village itself, at the western end of Park Road and either side of Town Lane. In 1955, Heathrow Airport opened as London Airport. To accommodate this infrastructure, the course of the Duke of Northumberland's River was diverted to the west.



Course of river diverted west

Small development of mid-20th century housing at the top of Town Lane

New residential development on Parks Road, 1940s

New residential development off Town Lane, 1950s

Village green

New residential development off Town Lane, 1950s

Stanwell as recorded in the 1960 Ordnance Survey





### 2.3 Archaeological Potential

The archaeological landscape of Surrey is documented and protected under the remit of Surrey County Council, who recognise two levels of heritage asset designation in addition to statutory protection (scheduled monuments):

County Sites of Archaeological Importance (CSAI) – sites where there is a proven archaeological presence and where that archaeology is known to be of a standard and quality to require a definite presumption in favour of preservation in-situ.

Areas of High Archaeological Potential (AHAP) – defined zones which have been examined by the County Archaeologist and determined to likely contain good evidence for the existence of archaeological remains. The determination is largely based upon information in the County Historic Environment Record, as well as information on previous finds, past investigations, historic maps, aerial photograph, and thematic surveys.

Much of the Stanwell Village Conservation Area is overlapped by an AHAP, comprising the settlement's medieval core. Directly abutting the north-west corner of the Conservation Area is a further AHAP comprising the Stanwell Cursus and multi-period prehistoric features. Both areas are recognised for their very high significance.

### 2.4 Built Form and Architecture

Stanwell has an irregular grain of development which is typical of a village settlement that has evolved around a central church and along a principal thoroughfare (i.e. the High Street). There is a group of historically higher status dwellings around the village green which is indicative of a period of prosperity around the 18th and 19th centuries – these being Brook Cottage, Windsor Cottage, the Vicarage, Dunmore House and 40B High Street. These are larger, typically detached dwellings designed according to simple classical proportions and detailing. They are also notable for their prominent brick boundary walls.



The village green, as viewed travelling into Stanwell from the west.



## SECTION 2.0: ASSESSING SPECIAL INTEREST



Along the western section of the High Street buildings are typically set back from the street, including the village hall which has a small amenity space in front. The buildings on the eastern section of the High Street are generally built up against the pavement, the exception being the two groups of modern shops on the north side of the High Street, which are set back behind a widening in the pavement. The effect of this on the streetscape is that the modern commercial signage is not visible until moving directly past and the historic buildings remain prominent features.

There is evidence of historic commercial activity at the corner of the High Street and Church Approach, where a traditional shopfront fascia has been retained above the ground floor windows of 22 High Street. The diagonal positioning of the building also points to a historic shopfront and the retention of a cast iron oven at the entrance to 20 High Street further indicates traditional commercial activity.



The village hall on the High Street.



Evidence of a former shopfront at 22 High Street.



A retained section of a cast iron oven at 20 High Street.



## SECTION 2.0: ASSESSING SPECIAL INTEREST



The three public houses punctuating the High Street are a further indicator of the thoroughfare's historic prominence, as well as the growth of the local community in the 18th and 19th centuries. The Wheatsheaf marks the entrance to Stanwell from the west; the Swan forms part of the historic core of the village; and the Five Bells historically marked the entrance from the east although the settlement has since expanded much further eastwards, beyond the boundary of the Conservation Area. The Wheatsheaf and The Swan are similar in their architectural style – both having a light painted exterior and hipped tiled roofs – and the open spaces associated with the main pub are indicative of traditional coaching inns.



The Wheatsheaf at the corner of Park Road and Town Lane.



Five Bells on the High Street.

The roofscape across the Conservation Area is varied, with hipped and pitched roofs principally covered with clay tiles, although slate and pantiles are also evident. There is a notably high proportion of surviving brick chimneystacks and clay pots which add further variety to the roofscape. Parapets are evident on the properties on the south side of the central village green, which is in keeping with their more refined classical design.



The varied roofs around the village green.

## SECTION 2.0: ASSESSING SPECIAL INTEREST



The scale of building across the Conservation Area is generally domestic, ranging from modest terraces to the grander detached buildings around the Green, but generally all two storeys with attic space. An exception to this is the uncharacteristic massing of the extension above Bakers Court/20 High Street.

The predominant building material is brown and red brick. There are some instances where render or a painted finish punctuates the sequence of exposed brick elevations within the streetscape, such as the external treatments of The Wheatsheaf, 48 High Street and 61 High Street. Some of the historically higher status properties have additional detailing in stone, including gatepost finials marking entrance points within the characteristic brick boundary walls. The lower portions of wall in front of Brook Cottage and the Vicarage are supplemented with traditional iron railings.



Traditional timber sash windows on the High Street

Windows across the Conservation Area are typically traditional timber sash units, proportioned according to the style and type of building. A particularly unusual example is the Gothic arch feature in the glazing bars of the windows at Cheyne Cottage on Oaks Road. Some properties have pastiche uPVC replacements which are conspicuous by their disproportionately thick frames and false glazing bars. There are also instances where uPVC casement units have been installed.

Gutters and downpipes are generally discreet and appropriately positioned across the Conservation Area, although it is suspected that there has been extensive modern replacement using PVC.



Unusual Gothic windows on Oak Road





## 2.5 Trees and Open Spaces

The Stanwell Village Conservation Area centres on the village green at the junction of the High Street and Church Approach. This is a modest-sized lawned wedge with a prominent mature tree and a traditional iron bench encircling it. Additional benches positioned elsewhere on the green are illustrative of its role as a community space. The village green is also the location of the Stanwell war memorial, which is a highly visible landmark on the main thoroughfare through the village and in traditional close proximity to the church. Short timber bollards demarcate the boundaries of the green and protect its grass from vehicle damage.

Another mature tree prominently frames the entrance to St Mary the Virgin as viewed from Church Approach. There is

a generous turning circle in front of the church's entrance, which is surfaced with modern tarmac and opened up to its generous current proportions following the replacement of an earlier dwelling to the west with two smaller modern properties. Tarmac is the standard road and pavement treatment throughout the Conservation Area.

In summer months, trees and other planting located in both public spaces and private gardens all contribute to a verdant character.

Beyond the church, outside of the Conservation Area, is the broad open space of the Village Park. This is an important feature within the setting of the Conservation Area and frequently accessed via the paths through the church yard.

The streetlights throughout the Conservation Area are uniform in style, with traditional lanterns and black finish. Their style and size is in keeping with the character of the Conservation Area and are supplemented with traditional cast iron road signs and a group of three cast iron bollards on the High Street.



Church Approach, which is a modern re-landscaping of the original access route to the church



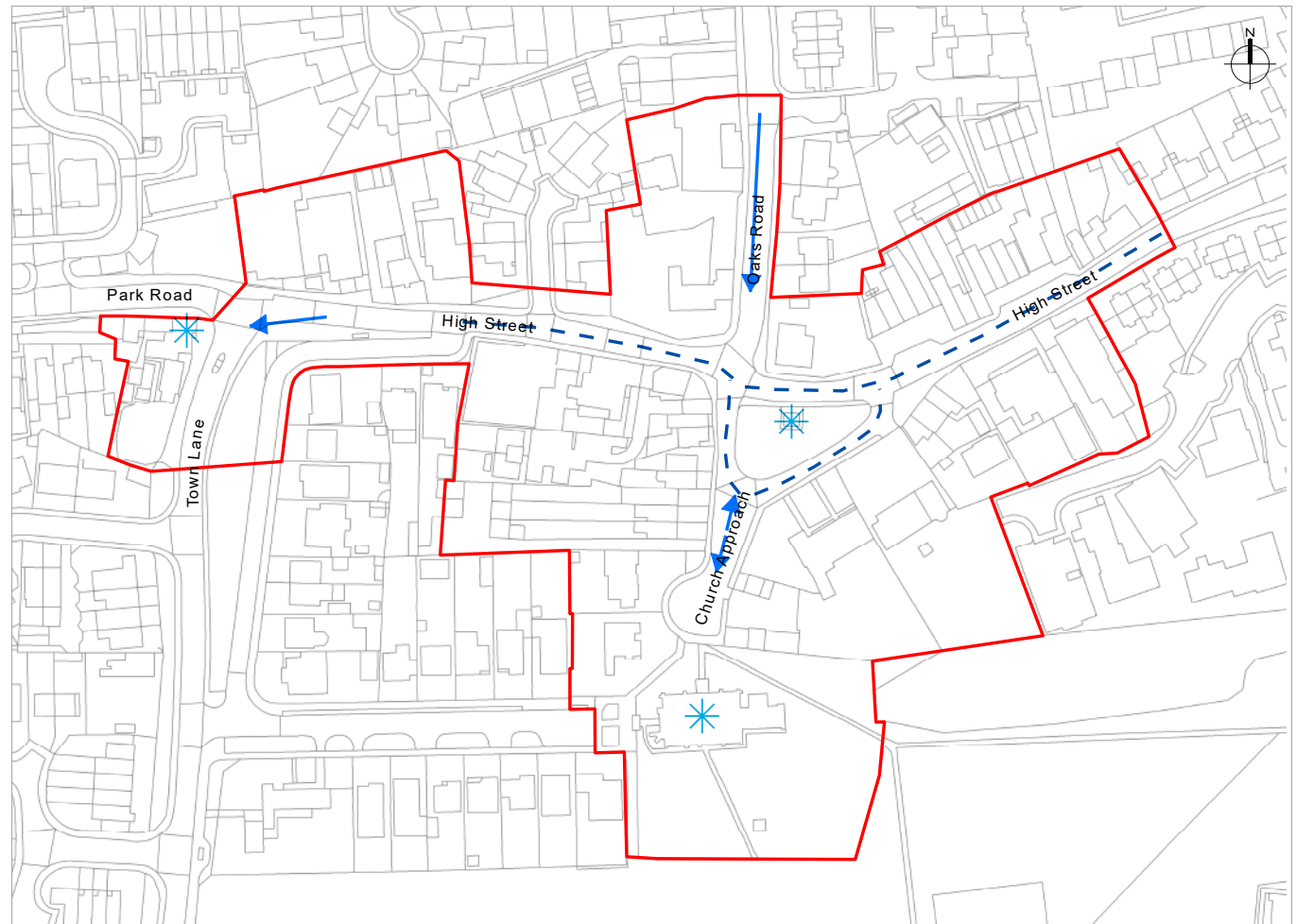
Examples of the traditional streetlighting in the Conservation Area.





## 2.6 Views

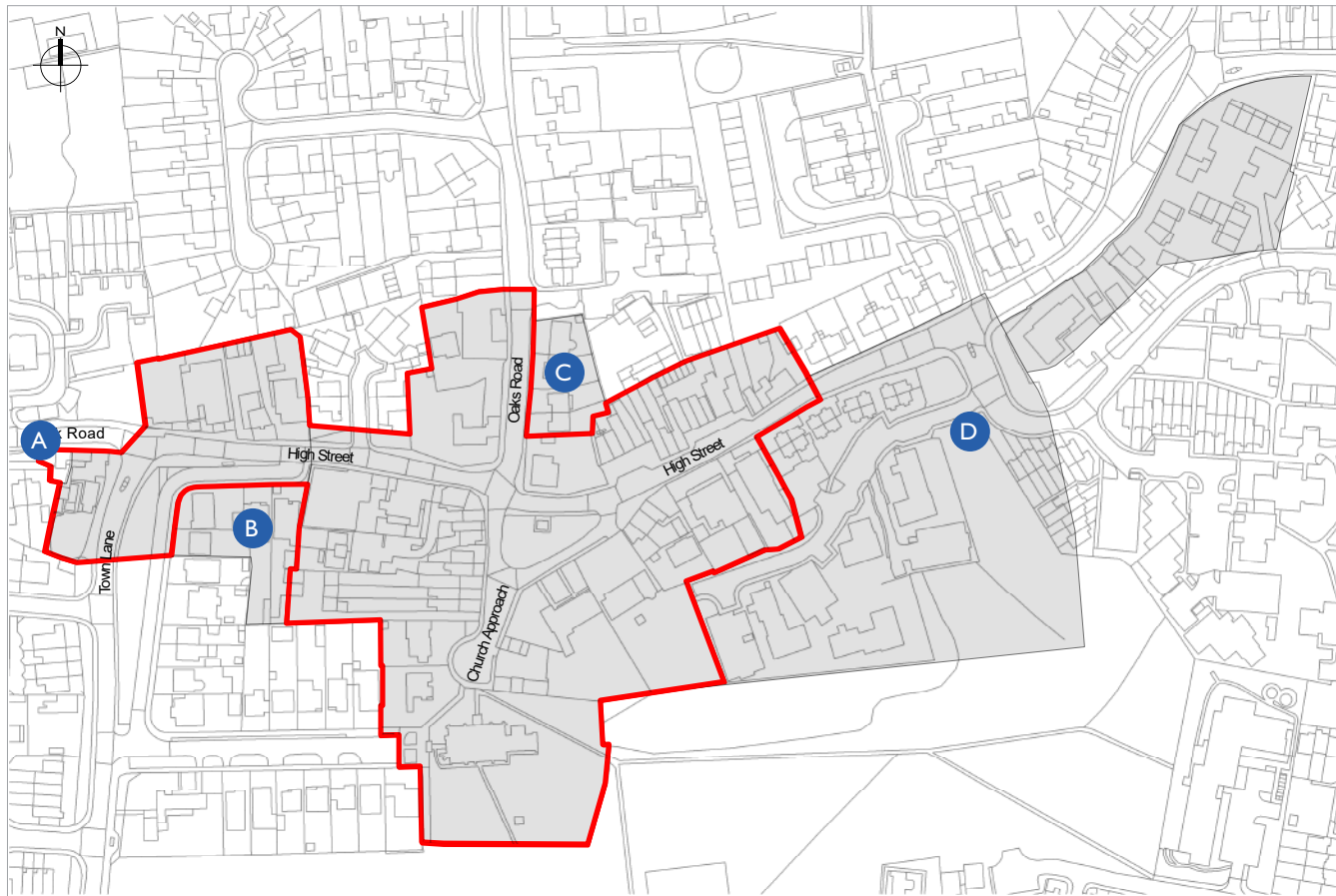
The church spire and war memorial on the village green are the principal eye-catchers within the Conservation Area. There are views of the church between gaps in buildings and over the roofscape at various locations in and around the Conservation Area, this serving as a traditional marker of the village centre. Views are otherwise generally funnelled along the streetscapes, with the village green serving as a focal point at the junction of the High Street, Church Approach and Oaks Road. The Wheat sheaf is another landmark feature by virtue of its positioning at the corner of Park Road and Town Lane.



**VIEWS PLAN**

- 2024 Conservation Area Boundary
- ✱ Landmark
- - - Streetscape Views
- ➔ Key Views

*This plan is not to scale*



**BOUNDARY REVIEW**

- 2024 Conservation Area Boundary
- Previous Conservation Area Boundary

*This plan is not to scale*

### 3.1 Inclusions

**A** The boundary has been re-drawn slightly at its far west end to incorporate the cottage and associated space adjoining The Wheatsheaf. The cottage continues the characteristic style and proportions of the main pub, including the same quoin detailing.

### 3.2 Exclusions

**B** The residential properties at the top of Town Lane, between the mini roundabout and The Swan are modern developments post-dating the Second World War. Although the use of brick and tall boundary walls are characteristic of the Conservation Area, this group is not of sufficient special historic or architectural interest to warrant inclusion within the boundary.

**C** The two pairs of semi-detached properties on the east side of Oaks Road post-date the Second World War and do not exhibit any of the characteristic features of the Conservation Area.

**D** The previous boundary east of 56 High Street encompasses largely modern developments until it terminates at the former Lord Knyvett’s school. The configuration is illogical in relation to current plot boundaries and the former schoolhouse already has extensive protection as a listed building and scheduled monument. To emphasise the integrity of the Conservation Area as recognition of the historic village core, this extension along the High Street has been excluded.



- Replacement of traditional windows with uPVC units:** Modern units are typically positioned flush with a building's external elevation and consequently reduce the characteristic depth of historic facades created by older windows set back within the reveal. uPVC units typically also have thick frames and false glazing bars which are intended to copy traditional styles but are in reality misproportioned. With traditionally constructed buildings, there is also potential for uPVC windows to worsen issues concerning damp and moisture build up internally.
- Inappropriate mortar repairs:** This issue particularly affects the characteristic boundary walls at the centre of the Conservation Area. Mortar which has been applied thickly and sits proud of the brick face ('ribbon pointing') causes issues in the longer term with the bricks' ability to expel moisture. Pointing repairs using a cement-based mortar also causes this problem. Both approaches to repointing have potential to cause spalling and deterioration of the brickwork.
- Efflorescence and vegetation growth:** This issue also affects the characteristic boundary walls at the centre of the Conservation Area, especially as these are frequently supplemented with adjacent planting. Efflorescence is indicative of moisture being expelled, leaving a mineral build up on the surface which is to be expected within certain parameters but excessive cycles of wetting/drying can ultimately accelerate the deterioration of the mortar and brickwork. Vegetation rooting within the mortar joints can also cause structural instability if left unmanaged.
- Surface water pooling:** In periods of prolonged or heavy rainfall, several locations within the Conservation Area suffer localised pooling. In the long term, insufficient drainage has potential to erode road surfaces and kerbstones, as well as splash further moisture up the lower sections of nearby structures and thereby accelerate their decay.
- Telecommunication poles and wires:** Prominent poles and high-level wires are positioned at intervals throughout the Conservation Area, including one on the village green. Visually, these compete with the historic character of the streetscapes and detract from the traditional style and proportions of the lantern streetlights.
- Satellite dishes:** As the Conservation Area primarily contains residential properties, there is a large number of externally-mounted satellite dishes – frequently on primary or highly visible elevations. These are modern features which individually detract from the architectural quality of their host building and cumulatively impact the wider streetscapes.
- Modern commercial signage:** Supplementary signage including banners and A-boards are detracting features within the streetscape but are generally only present in relation to the operational pubs and two groups of modern shops on the north side of the High Street.
- Modern shopfronts:** The two groups of shops within the Conservation Area are modern infill developments with various different styles of shopfront. Some have traditional features such as a canopy and stall riser; however, the majority have overly-prominent facias and window stickers.



An example of ribbon pointing, efflorescence and vegetation growth affecting a brick wall

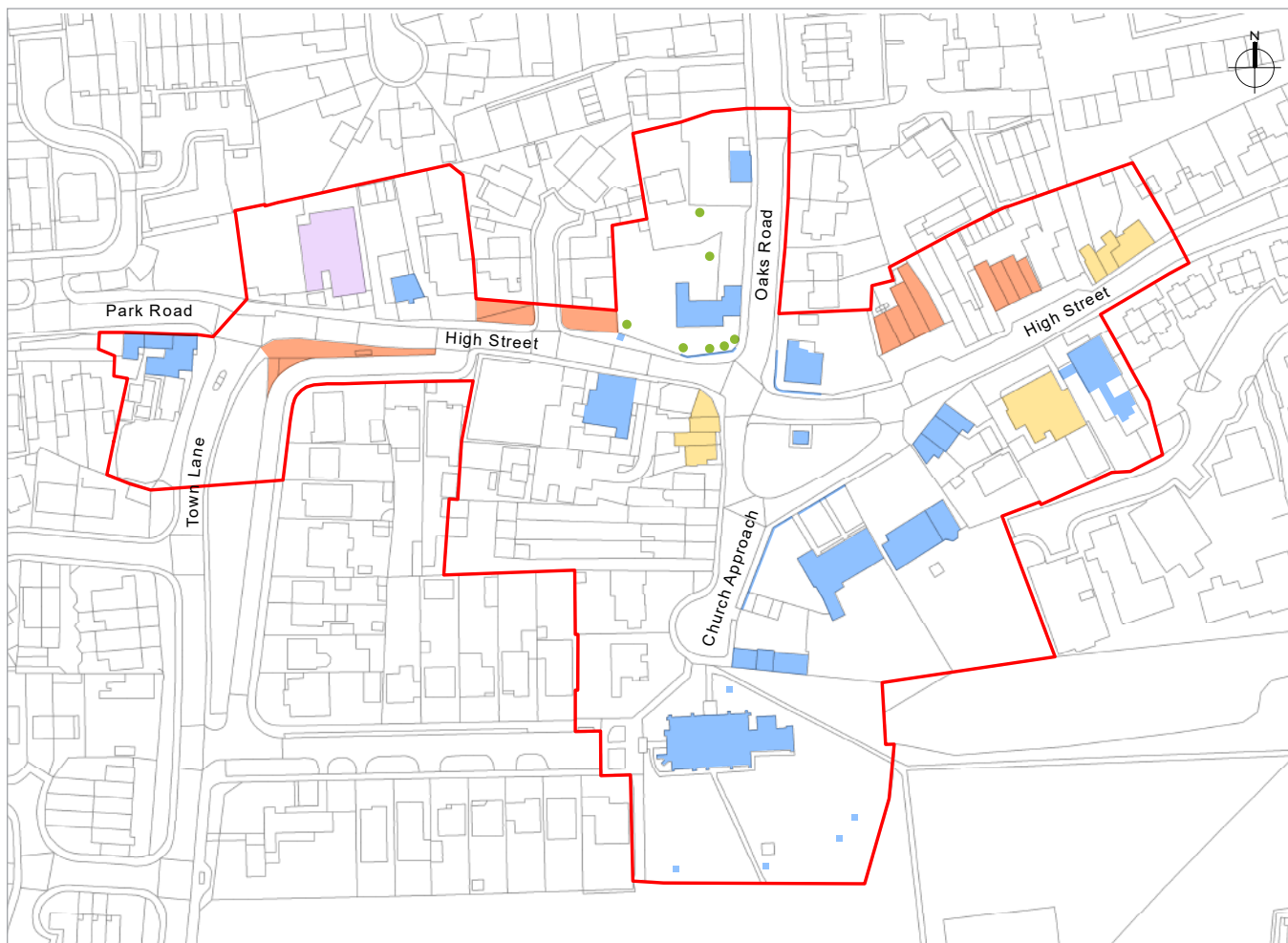


A telecommunications pole competing with a key view of the church



Modern shopfronts, which are out of keeping with the character of the Conservation Area





**HERITAGE ASSETS AND MANAGEMENT OPPORTUNITIES**

— 2024 Conservation Area Boundary

- Listed Building
- Locally Listed Building
- Positive Contributor

- Tree Preservation Order
- Opportunity for Enhancement

*This plan is not to scale*

## 5.1 Conservation Area Designation - Control Measures

In order to protect and enhance the Conservation Area, any changes that take place must conserve its character and special interest. Statutory control measures are intended to prevent development that may have an individually or cumulatively negative effect. Control measures within include:

- Planning permission will usually be required to totally or substantially demolish buildings or structure (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent to which permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted. For example, replacement windows, different elevational finishes or the installation of satellite dishes.
- Trees with a diameter of 75mm or greater, measured as 1.5m above the soil level are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a tree preservation order (TPO) is necessary.
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.





## 5.2 Conservation Aims and Best Practice

There is no generally accepted detailed definition of ‘best practice’ in conservation: it is a term used to describe the management of change (including repair) so that the integrity and character of a historic site is not eroded or compromised. It is not the intention of conservation best practice to prevent change from happening: alterations can still be carried out but should be subject to additional scrutiny to ensure that the special interest of the Conservation Area is protected.

It is the purpose of this Appraisal to provide guidance that will help achieve these aims. Overall, any change in the Stanwell Village Conservation Area should seek to:

- Preserve its historical features;
- Enhance, where possible, its special interest;
- Positively contribute to its established character; and
- Be high quality.

## 5.3 Positive Contributors and Opportunities for Enhancement

A positive contributor is a building, structure or feature which beneficially adds to the overall character of its local area. This is true of most buildings within a conservation area. The extent to which a building will positively contribute will largely depend on the integrity of its historic form and is not restricted to its principal elevation. For example, roofscapes and side/rear elevations all make a positive contribution. Modern buildings can also make a positive contribution where they have been sensitively designed to suit their setting. A list of positive contributors in the Stanwell Village Conservation Area is included in Appendix A; these are also identified on the heritage assets plan on the previous page.

Criteria for identifying positive contributors include:

- Group value;
- Associations with notable architects or other historical figures;
- Position and presence within the streetscape;
- Use of characteristic materials, architectural motifs or detailing;
- Physical or historical relationship with neighbouring buildings; and
- Historical use.

Beyond general conservation best practices, there are limited opportunities for additional enhancement within the Conservation Area. There is scope for future changes to the two groups of modern shops to include designs that are more sympathetic of the surrounding historic character and subsequently reduce their detracting visual impact. There is also potential to enhance the landscaping along the High Street west of Brook Cottage to improve the western approach into the centre of the village.

## 5.4 Repairs and Replacement

### 5.4.1 ‘Like-For-Like’

A term that is frequently used in conservation is ‘like-for-like’ replacement or repair. This is frequently – and mistakenly – taken to mean that a modern alternative that generally echoes the style of the element removed is acceptable. However, this is not accurate or acceptable. Like-for-like should always be interpreted as an alternative that matches the historic element removed in terms of its material, dimensions, method of construction, finish, means of installation and any other feature specific to the original element, such that the modern replacement is hardly discernible from the original (accepting that its condition will be greatly improved where the original has failed beyond repair).

For example, modern uPVC windows in imitation of Victorian-style sash windows but with false glazing bars and a top-hung casement opening mechanism do not constitute a like-for-like replacement for traditional timber-framed Victorian sliding sash windows, although they may appear stylistically similar.

### 5.4.2 Repairs and Replacement

Repairs and replacement are inevitable with any building or site, regardless of age; however, within a conservation area, it is especially important that this is carried out sensitively to protect the historic fabric of its buildings and respect the character of the wider area. Key points to remember when looking to carry out repair work or install replacement features are:

A method of repair that was suitable for one building may not be suitable for another. Repair and replacement should always be considered on a case-by-case basis.

- Repairs using appropriate materials and techniques are always preferable over wholesale replacement.
- Where a historic feature has degraded beyond repair, replacement should be carried out on a like-for-like basis.
- Where seeking to improve failing modern features, a traditionally-designed alternative using appropriate materials is preferable. For example, the replacement of uPVC gutters and downpipes with lead, cast iron or coated aluminium alternatives that better reflect the traditional character of the Conservation Area.
- Cement-based mortars and/or ribbon pointing are harmful to historic brickwork and masonry. Repairs to any pointing should be carried out in a lime mortar after any cementitious mortar has been raked out. This will ensure the longevity of the historic built fabric.



- Due consideration should be given to the sustainability of the repair or replacement, i.e. what is its lifespan? What maintenance will be required to prolong this?
- Reversibility is an important consideration as better alternative may become available in the future.
- Historic external detailing should be retained or, where damaged beyond repair, replaced on a like-for-like basis. This includes (but is not limited to): the texture and colour of render; size and colour of bricks used, and the bond in which they are laid; stone dressings; and chimneystacks.
- The reinstatement of historic features that have been lost is favourable. For example, re-exposing brickwork that had been rendered or painted over.

The repair and replacement of windows can have a notable effect on the character and special interest of the conservation area, both positively and negatively. The aim should always be to retain historic windows wherever they survive, carrying out refurbishment work where needed to make sure they remain usable. Timber frames are preferable over uPVC for a number of reasons, mainly their comparative slimness and breathable quality which has a positive knock-on effect on the overall condition of the historic building.

## 5.5 Maintenance

Maintenance differs from repair in that it is a pre-planned, regular activity intended to reduce instances where remedial or unforeseen work is needed. The higher the levels of maintenance, the less need to carry out repairs. Regular maintenance activity should include annual gutter clearing, seasonal vegetation control and repainting external joinery with an oil-based paint. This is not an exhaustive list and each historic building will have its own specific needs. Larger historic buildings and those which are listed may benefit from occasional condition surveys (usually around every five

years) to highlight their individual maintenance and repair needs.

The maintenance requirement of a building will depend on its age, materials and susceptibility to wear. Historic England, the Society for the Protection of Ancient Buildings (SPAB) and other heritage bodies publish specialist guidance on the suitable maintenance and repair methods for different historic buildings.

## 5.6 Trees

Trees are afforded extra protection within the Conservation Area and there are several tree preservation orders already in place. Any tree surgery work should be carried out only once the relevant permission has been sought. The management of the planted elements within the conservation area is beneficial to its overall appearance and potentially also to the condition of the buildings where root damage may pose a threat.

## 5.7 Public Realm

Public realm features, including bins, bollards, seating and planters, etc. often become outdated in their appearance. This can be due to heavy wear, antisocial behaviour or as a result of poor design and short-lived trends. Successful public realm schemes are contextual, using high-quality materials that echo the character of the wider area. Any additions or amendments to the public realm will also need to take account of highways and other relevant regulations.

## 5.8 Modern and New Development

It is not the intention of conservation area designation to prevent new development or entirely exclude existing modern development where this is woven into a surrounding historic space. Instead, it puts in place a process whereby any proposals are more thoroughly studied to ensure that the special interest of the conservation area is protected and opportunities to improve its character are identified.

New development can range from entire new buildings to the introduction of new features, however small, on existing buildings. New development within the setting of the conservation area should also be carefully managed as it has the potential to detract from its character and special interest. The potential for substantial new development inside the conservation area boundary is generally limited to the replacement or alteration of those buildings, generally from the mid-late 20th century, which do not positively contribute to its character. Any proposals will need to be considered on a case-by-case basis and take account of:

- The significance of any existing building affected;
- The impact on the setting of neighbouring listed buildings and/or positive contributors;
- How local features and materials can be incorporated into the new design;
- Whether or not any historical plot boundaries survive or could be recoverable;
- The impact of the overall scale, massing and design on the wider streetscape;
- The loss of any important rear/side elevations or views of these;
- Characteristic boundary treatments and planting;
- The potential for below-ground or built archaeology; and
- Any other heritage or conservation constraints identified.



## SECTION 5.0: MANAGEMENT PLAN

The addition of new features on existing buildings can be detrimental to the individual buildings as well as the overall character of their wider setting if unmanaged. Specifically:

- Television aerials and satellite dishes should not be fixed to principal or highly visible elevations, or chimneystacks.
- Features such as external lighting and security cameras should be as discreet as possible.
- Solar panels should be restricted to rear or secondary elevations, especially where a building forms one of a group.
- Internal alterations can have an external impact; for example, staircases cutting across windows or the removal of chimneybreasts necessitating the removal of the associated chimneystack.



Spelthorne Borough Council, *Stanwell Village Conservation Area Preservation and Enhancement Proposals*, 1992.

*A History of the County of Middlesex: Volume 3, Shepperton, Staines, Stanwell, Sunbury, Teddington, Heston and Isleworth, Twickenham, Cowley, Cranford, West Drayton, Greenford, Hanwell, Harefield and Harlington*, ed. Susan Reynolds (London, 1962).

Spelthorne Borough Council, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016), <https://www.spelthorne.gov.uk/article/17644/Listed-and-locally-listed-buildings-information>

Surrey County Council Archaeology, <https://www.surreycc.gov.uk/culture-and-leisure/archaeology>

National Heritage List for England, <https://historicengland.org.uk/listing/the-list/>

Historic England, <https://historicengland.org.uk/>

Society for the Protection of Ancient Buildings, <https://www.spab.org.uk/advice>



# APPENDIX A: HERITAGE ASSETS



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Address	Heritage Status	Additional Assessment
Stanwell war memorial, High Street	Grade II listed	List entry number 1393523
Forecourt wall and gate piers of Dunmore House, 40 High Street	Grade II listed	List entry number 1187045
Dunmore House, 40 High Street	Grade II* listed	List entry number 1204875
40B High Street	Grade II listed	List entry number 1298895
Boundary wall between 40B and entrance to Coachman's Cottage, High Street	Grade II listed	List entry number 1204814
Coachman's Cottage, 38 High Street	Grade II listed	List entry number 1187041
Churchyard tombs x5	Grade II listed	List entry number 1281005 / 1187043 / 1298896 / 1204863 / 1187044
Church of St Mary	Grade I listed	List entry number 1187042
The Vicarage, 42 High Street	Grade II listed	List entry number 1187046
46 and 48 High Street	Grade II listed	List entry number 1204882
Old Farm Guest House, 56 High Street	Grade II listed	List entry number 1187047
Windsor Cottage, 29 High Street	Grade II listed	List entry number 1298894
Cheyne Cottage, 7 Oaks Road	Grade II listed	List entry number 1298901
Brook Cottage, boundary walls and iron railings, 25 High Street	Grade II listed	List entry number 1187040

Address	Heritage Status	Additional Assessment
The Swan Public House, High Street	Grade II listed	List entry number 1204809
The Wheatsheaf Inn and Wheatsheaf Cottages	Grade II listed	List entry number 1298902 (NB: the conversion of the historic pub into residential dwellings was permitted in 2023).
13 High Street	Grade II listed	List entry number 1187039
Milestone, High Street	Grade II listed	List entry number 1204803
Village Hall, High Street	Locally listed	LL/071, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
22/22a/24 High Street	Positive contributor	The retained fascia of a historic shopfront on the corner of this group is especially notable. The replacement windows are in keeping with the proportions of the building and wider character of the Conservation Area.
Five Bells Public House, High Street	Positive contributor	A good example of an early 20th-century pub with traditional features.
57-61 (odds) High Street	Positive contributor	Historic interest as a 19th-century development with original proportions. Potential for enhancement with replacement of modern windows with traditional units.

Additionally, the National Heritage List for England still identifies a Grade II listed granary (list entry number 1187048) east of 56 High Street, which no longer exists.

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UPPER HALLIFORD  
CONSERVATION AREA APPRAISAL  
MAY 2024

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# UPPER HALLIFORD: CONSERVATION AREA APPRAISAL

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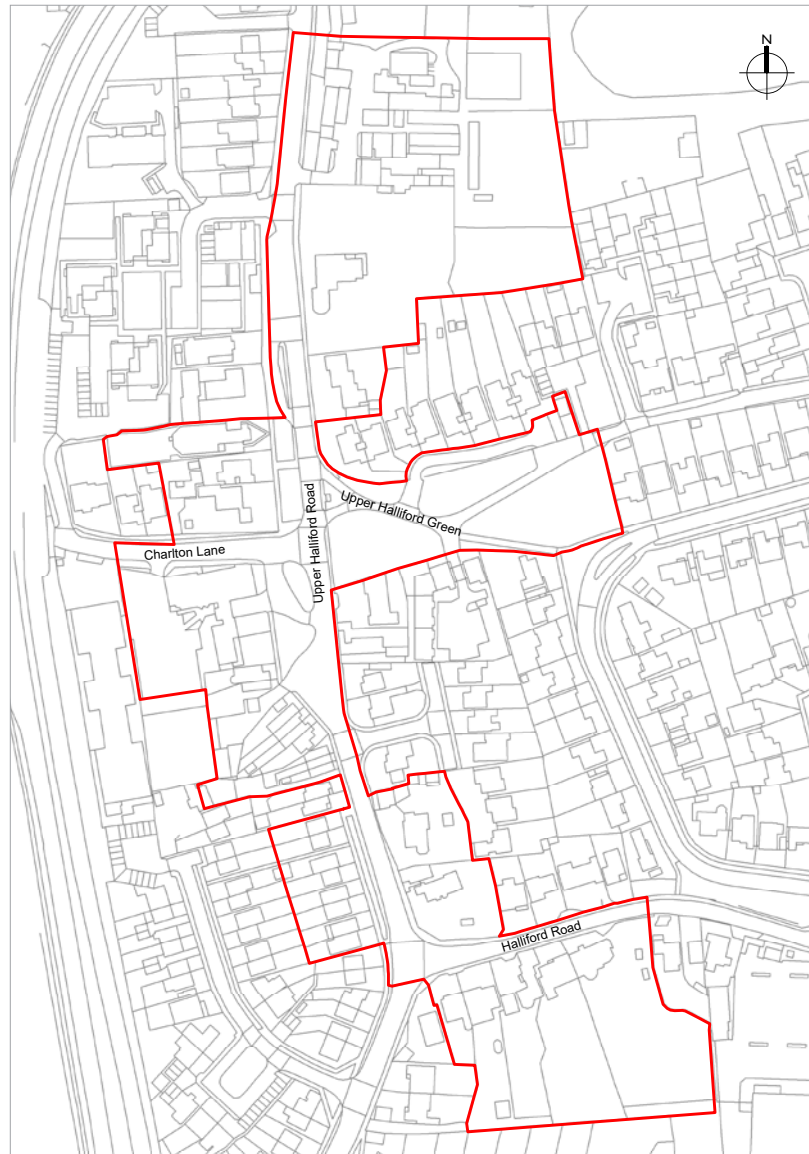


## 1.1 Introduction

The Upper Halliford Conservation Area was originally designated in February 1993. This Conservation Area Appraisal has been prepared in April 2024 and is intended as Supplementary Planning Guidance. It follows advice given by Historic England as set out in *Advice Note 1: Conservation Area Appraisal, Designation and Management* published 8 February 2019.

This Conservation Area Appraisal seeks to analyse the special architectural and historic interest of the Upper Halliford Conservation Area. It also identifies opportunities for beneficial change and the need for additional protection. The Appraisal also reviews the boundary and provides justification for a series of recommended alterations.

The review of the Upper Halliford Conservation Area and the production of the Conservation Area Appraisal are part of a wider aim by Spelthorne Borough Council to preserve or enhance the special character and appearance of the Conservation Area. It will also enable sustainable decisions to be taken about its future management.



— 2024 Conservation Area Boundary

*This plan is not to scale*



# SECTION 1.0: INTRODUCTION

## 1.2 Planning Policy Context

Section 69 1(a) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states that a Conservation Area is an 'area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. It goes on to state that the duty of Local Planning Authorities is 'from time to time to review the past exercise of functions under this section (Section 69(2)) and to determine whether any parts or any further parts of their area should be designated as Conservation Areas'.

Section 72 of the 1990 Act further states that, 'with respect to any buildings or land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area' (in the exercise of the Local Planning Authority's planning function). In order to carry out this duty the character of the Conservation Area needs to be clearly defined and understood (i.e. a character appraisal).

This appraisal complies with government guidance on the management of the historic environment through the *National Planning Policy Framework (NPPF)* as amended in December 2023. The appropriate conservation of heritage assets is one of the 'Core Planning Principles' that underpins the planning system.

Further details of the conservation of heritage assets are set out in the NPPF at Chapter 16, *Conserving and enhancing the Historic Environment*. Para 195 states that '[Heritage assets] are an irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.

Para 198 states that '*Local Planning Authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area...*' The Upper Halliford Conservation Area Appraisal follows the latest guidance provided by Historic England as set out in 'Advice Note 1: Conservation Area Appraisal, Designation and Management (second edition)' published 8 February 2019.

Local planning policy is currently managed under the 2009 Development Plan, which will soon be superseded by the policies set out in the Emerging Local Plan 2022-2037.

## 1.3 Summary of Key Elements

The key themes and features which define the character of the Upper Halliford Conservation Area are:

- Its origins as a rural medieval village with a long history of occupation.
- Its historic configuration, centred around the village green, and the retention of its principal historic thoroughfares.
- Domestic scale and massing, with the majority of properties set back within garden plots and behind boundary treatments.
- The survival of many historic brick walls, some reaching substantial heights.
- An eclectic mixture of architectural styles, which illustrates the historic evolution of the village and contemporary architectural fashions.

- The survival of a number of smaller dwellings of historically humble status, including the row of brick-built cottages at Grange Farm, which reference the rural agricultural character of the settlement prior to the loss of several historic farmsteads.
- The survival of the village green and several substantial green verges.
- Mature planting throughout the Conservation Area, both within important open spaces and along property boundaries.



## 2.1 Location and Setting

The Upper Halliford Conservation Area is located just under a mile north of the River Thames and Lower Halliford. It is roughly half a mile east of the M3 Motorway. It is bounded to the north, east and north-west by residential development, with open fields to the south. The Halliford Bypass runs roughly parallel to Upper Halliford Road just west of the Conservation Area, beyond which lies Sunbury Golf Course.

The Conservation Area is centred around the village green and the principal historic thoroughfare, Upper Halliford Road, which runs north-south through the village. The built environment within the Conservation Area is eclectic in configuration, style and age, with buildings stretching from humble 18th-century structures to 1950s houses.

Principal access routes are via Upper Halliford Road from the north, Halliford Road from the east and Gaston Bridge Road from the south, which is now connected to the Halliford Bypass. Since the construction of the Bypass in the later 20th century, which truncated Charlton Lane, there has been no access into the village from the west.

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**LOCATION PLAN**

— 2024 Conservation Area Boundary

*This plan is not to scale*

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## 2.2 Origins and Historic Development

### 2.2.1 Timeline

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#### Early History

The first documented reference to Halliford is from 962 AD, and there was a settlement here by 1194. Upper and Lower Halliford were referenced as separate settlements in the 13th century. At this time, Lower Halliford was the seat of the manor with Upper Halliford being an affiliated hamlet.

#### Medieval and Early Modern Eras

Although the earliest built structures in Upper Halliford date from the 18th century, the principal roads, centred on the village green, likely represent a medieval configuration. During the medieval and early modern eras, most of the parish was occupied by commons and open fields, and the local economy was supported by agriculture.

#### 18th Century

Like Lower Halliford to the south, during the 18th century Upper Halliford saw the construction of substantial dwellings in large private grounds and the gentrification of formerly lower-status houses. An example is Halliford Manor (formerly known as Clock House) which was likely constructed in the mid-18th century alongside Clock Cottage (its former coach house). The historic core of the Goat Inn also dates from the 18th century.

#### 19th Century

The number of grand private residences in Upper Halliford continued to grow during the 19th century. Surviving examples include Halliford House (1803) and Frith Grange (early 19th-century core). Historic maps indicate that 19th-century Upper Halliford was also home to several farms and many modest dwellings.

#### 20th Century

Until St Andrew's Church was constructed circa 1900, religious conformists in Upper Halliford were served by the parish church over a mile away in Shepperton (there was once an 18th-century non-conformist chapel and mission room on Upper Halliford Road, since lost). The mid to late 20th century has been characterised by residential development, particularly around the village green.



2.2.2 Illustrated Historical Development

Cary's map of 1801 records Upper Halliford as 'Upper Hawford'. The historic configuration of the main roads into and out of the village - Upper Halliford Road, Halliford Road and Gaston Bridge Road - are shown. The map also shows Charlton Lane, which has since been truncated by the Halliford Bypass but historically connected Upper Halliford with Charlton to the north-west. Upper Halliford Road is recorded as the main thoroughfare, with buildings aligned on either side.



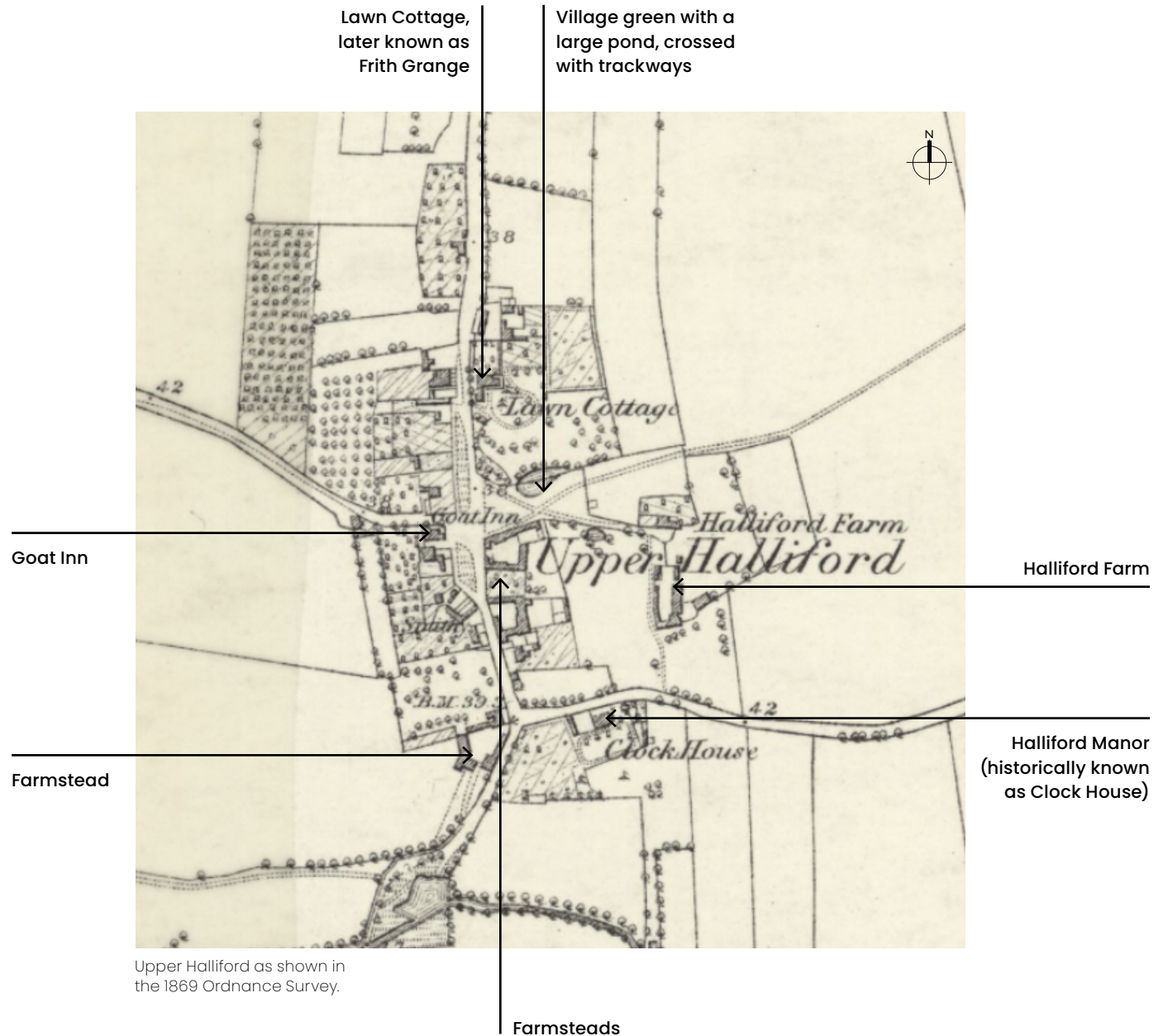
Upper Halliford as shown in John Cary's map, 1801.

## SECTION 2.0: ASSESSING SPECIAL INTEREST



The 1869 Ordnance Survey illustrates the historic centrality of the village green to Upper Halliford. The green is shown to have been crossed with trackways in a similar position to the current access roads. To the north of the green was a pond, presumably used for watering horses and livestock from the surrounding farms. South of the green, two groups of structures arranged around central courtyards indicate the site of historic farmsteads. The dwelling known as 'Rose Cottage' at 14 Upper Halliford Road was originally part of the southern farmstead. To the far east of the green lay a further farmstead known as 'Halliford Farm'.

As well as illustrating the rural, agricultural character of 19th-century Upper Halliford, the 1869 Ordnance Survey also demonstrates that the village had attracted the construction of substantial dwellings in private, often landscaped grounds. These include Halliford Manor, or 'Clock House' as it was then known (18th century) and Frith Grange (19th century), identified on the map as 'Lawn Cottage'. The map shows the 18th-century Goat Inn, then occupying a much smaller footprint, on the corner of Upper Halliford Road and Charlton Lane.



## SECTION 2.0: ASSESSING SPECIAL INTEREST



Changes evident in the Ordnance Survey of 1898 include the construction of Halliford Manor House, between Halliford Manor and Clock Cottage (the former coach house for the earlier dwelling). All three properties are shown in the 1898 Ordnance Survey as one estate known as 'Clock House', which shows the 19th-century addition was conceived as an extension rather than a separate residence. New glasshouses had been constructed in the grounds of the house, on the boundary with Gaston Bridge Road.

The pond straddling the boundary of the village green and the grounds of 'The Lawn' (later Frith Grange) had been partially infilled. 'The Lawn' had been extended to the south. New residential dwellings had been built on the west side of Upper Halliford Road since 1869.



'The Lawn' -  
extended since 1869

Pond on green partially  
infilled since 1869

Clock House extended  
to the west, reducing the  
open space between the  
18th-century dwelling to  
the east and its affiliated  
coach house

New glasshouses in the  
grounds of Clock House

Upper Halliford as shown in the 1898 Ordnance Survey.



## SECTION 2.0: ASSESSING SPECIAL INTEREST



By the Ordnance Survey of 1912, the property known today as Frith Grange had been altered to achieve its current proportions. The house had been disconnected from a linear structure to the south to which it was adjoined in 1898.

No.42 Upper Halliford Road, to the south of Frith Grange, had been adapted or rebuilt. Its footprint in the 1912 Ordnance Survey is roughly commensurate with its current proportions.

The 1912 map shows St Andrews Church (c.1900) for the first time. It also shows additional buildings on the site known today as Grange Farm.



Additional infrastructure on the site of Grange Farm

Frith Grange - remodelled since 1898 in line with current proportions

42 Upper Halliford Road, rebuilt or remodelled since 1898

St Andrew's Church, c.1900

Upper Halliford as shown in the 1912 Ordnance Survey.

## SECTION 2.0: ASSESSING SPECIAL INTEREST



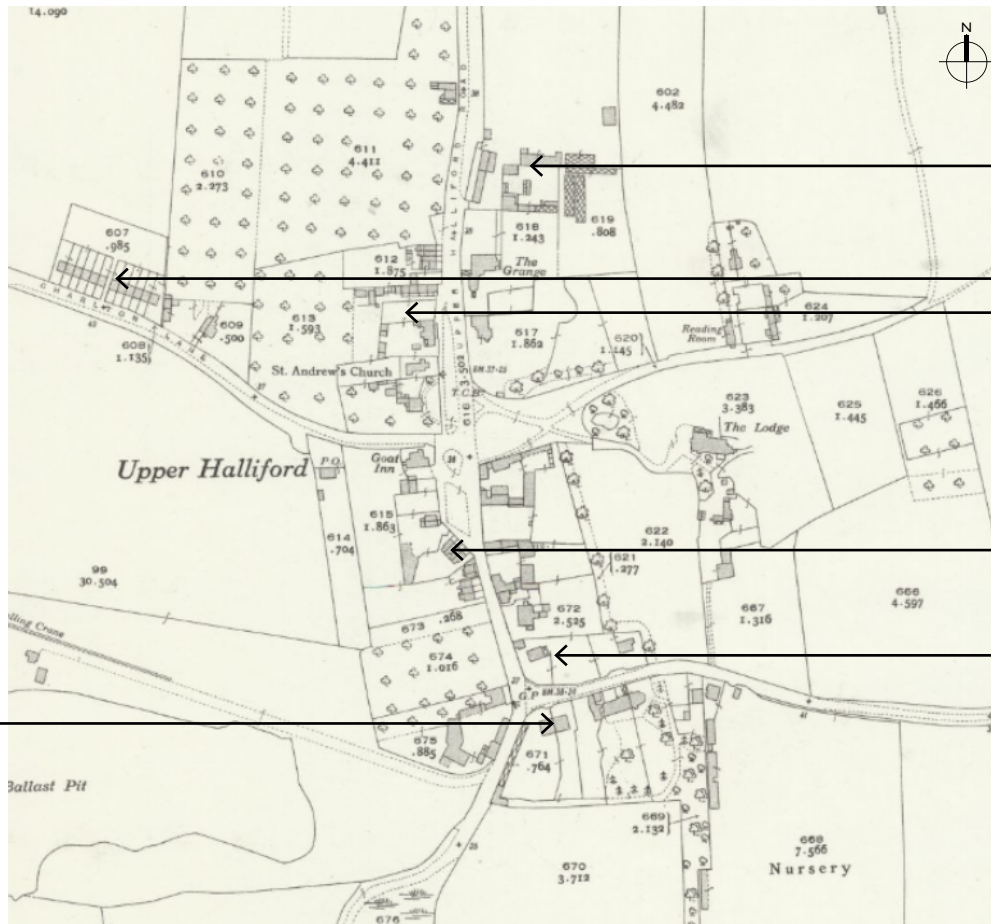
Several changes can be seen in the Ordnance Survey of 1934. New plot boundaries within the grounds of Clock House indicate that the house had by this time been subdivided to provide Halliford Manor, Halliford Manor House and Clock Cottage. A new pair of houses had also been built to the west in the former grounds of Clock House.

A house in private grounds, shown facing onto Upper Halliford Road at the junction with Gaston Bridge Road and Halliford Road in 1912, had been demolished. The plot boundaries had been redrawn and the house had been replaced with the current 4 Upper Halliford Road.

A small terrace of four houses had been erected in the centre of the village, in the grounds of a former smithy which had been demolished since 1912. The map also shows new terraces on Charlton Lane just west of the Conservation Area boundary.

The Goat Inn had been extended, and the infrastructure at Grange Farm, to the north of the village, had continued to develop. A former non-conformist chapel opposite Frith Grange had been demolished since 1912.

**New pair of houses since 1912. Former grounds of 'Clock House' subdivided since 1912**



**New structures at Grange Farm since 1912**

**New terraced housing off Charlton Lane**

**Site of former chapel demolished since 1912**

**Terrace of four houses built within plot boundary of former smithy**

**Property fronting Upper Halliford Road in 1912 demolished and replaced with no. 4 Upper Halliford Road.**

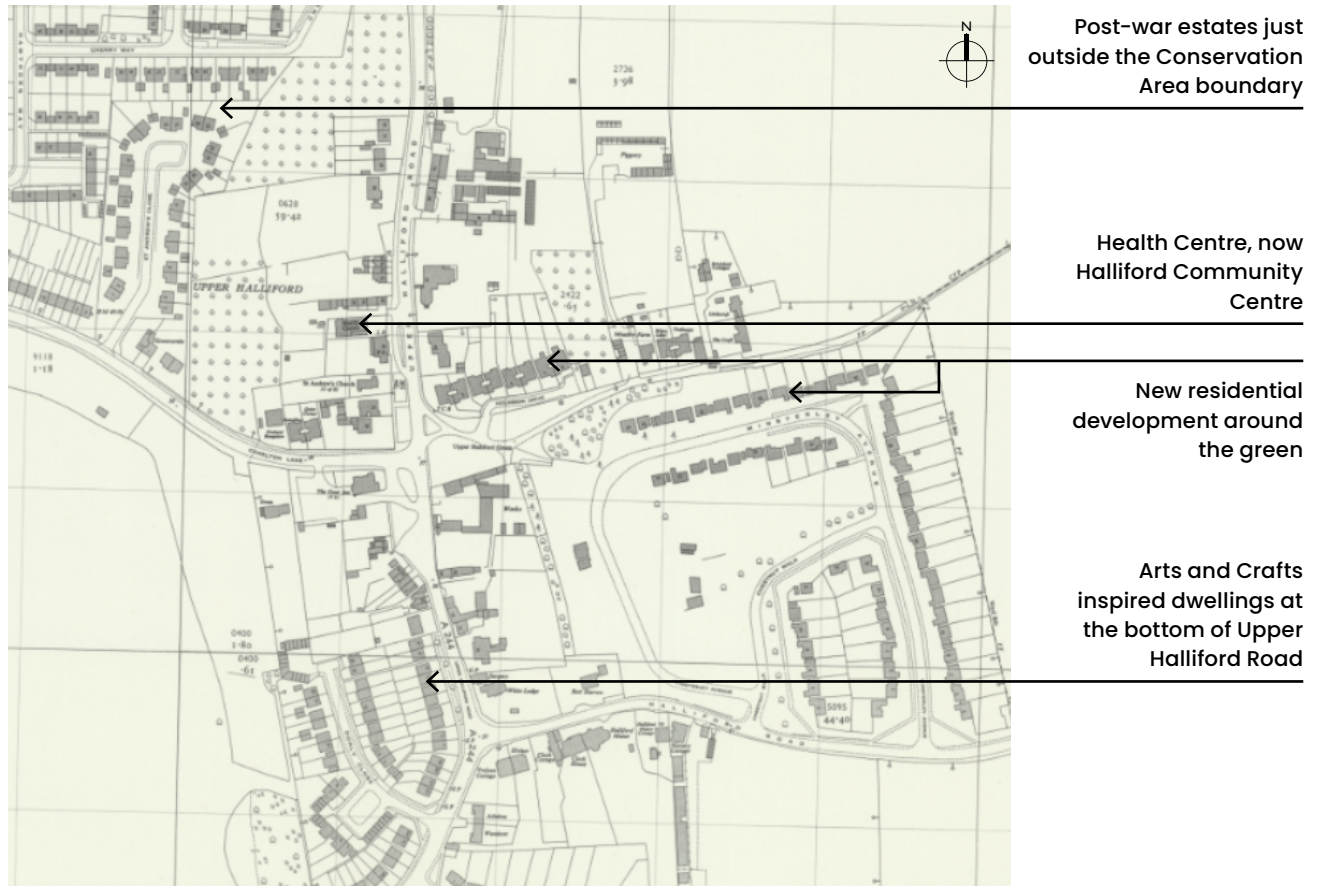
Upper Halliford as shown in the 1934 Ordnance Survey.

## SECTION 2.0: ASSESSING SPECIAL INTEREST



There was much residential development both within and adjacent to the Conservation Area boundary between 1934 and 1961. This included the construction of the four pairs of distinctive mid-20th century houses on the western side of Upper Halliford Road. Residential estates had also been built around the village green.

Since 1961, the former farmsteads on the west side of Upper Halliford Road have been lost and a new estate, Home Farm Close, had been built. The bypass has been constructed since this date.



Upper Halliford as shown in the 1960 Ordnance Survey.





### 2.3 Archaeological Potential

The archaeological landscape of Surrey is documented and protected under the remit of Surrey County Council, who recognise two levels of heritage asset designation in addition to statutory protection (scheduled monuments):

County Sites of Archaeological Importance (CSAI) – sites where there is a proven archaeological presence and where that archaeology is known to be of a standard and quality to require a definite presumption in favour of preservation in-situ.

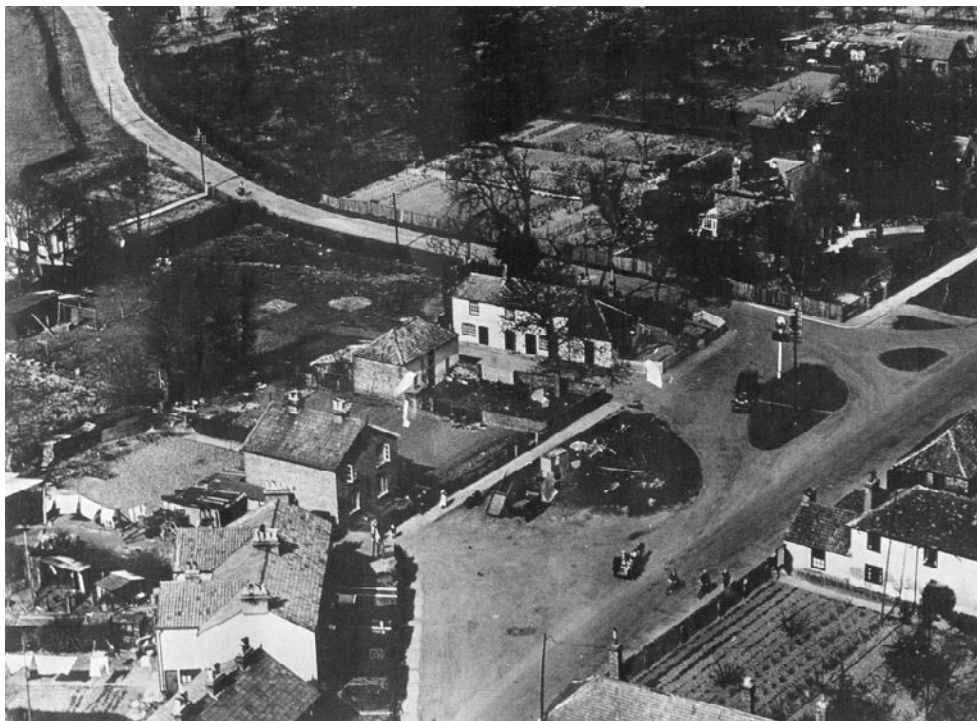
Areas of High Archaeological Potential (AHAP) – defined zones which have been examined by the County Archaeologist and determined to likely contain good evidence for the existence of archaeological remains. The determination is largely based upon information in the County HER, as well as information on previous finds, past investigations, historic maps, aerial photograph, and thematic surveys.

There are no AHAPs, CSAIs or scheduled monuments in the Upper Halliford Conservation Area.

### 2.4 Built Form and Architecture

Upper Halliford Conservation Area is centred around the village green. Historic structures are concentrated on Upper Halliford Road (which runs north-south through the village) and at the western end of Halliford Road (which connects Upper Halliford with Sunbury to the east). The Conservation Area generally has an open built grain, characterised by detached historic properties set back from the road within gardens of varying sizes. More recent residential development in the Conservation Area likewise comprises detached or semi-detached houses with enclosed front gardens.

The Conservation Area has a strong sense of openness, particularly in the centre of the village where the green and the substantial verges opposite afford large areas of open space. The road is also significantly wider in this area. The age and original function of this open space opposite the green, used today for parking, is unclear; it was present in the mid-19th century and may have originally been common land associated with the green.



Aerial imagery of Upper Halliford during the 1920s, looking north-west. The wider section of road to the east of the Goat Inn is shown here. The grass verges may represent areas of former common land, around which roads were subsequently formed or expanded. Reproduced with permission of the Sunbury and Shepperton Local History Society.



## SECTION 2.0: ASSESSING SPECIAL INTEREST



In scale and appearance, the Conservation Area is overwhelmingly domestic, with most evidence of historic agricultural activity having been lost during the 20th century. The Goat Inn is a surviving example of historic commercial activity. There are a mixture of large two-storey dwellings with attic space (Halliford Manor), modest cottages (29-35 Upper Halliford Road) and single-storey structures (various ranges around the Goat Inn).

The Conservation Area contains an eclectic mixture of architectural styles, which together illustrate the evolution of Upper Halliford from a small agrarian hamlet to a desirable rural retreat in easy reach of London for the wealthy elite, and, by the early 20th century, into a larger village with enough inhabitants to merit the construction of its own church.

A small number of the historic buildings within the Conservation Area have a vernacular character, meaning they were built from local materials with little regard for architectural fashions. Examples include the row of plain, brick-built cottages at 66-70 Upper Halliford Road (part of Grange Farm) to the north of the Conservation Area. Where they survive, these structures give a sense of how the village would have appeared in earlier times.



The large Neo-Classical properties known as Halliford Manor (left) and Halliford Manor House (right).



The Goat Inn, a historic complex with a mixture of single and double storey ranges, the oldest of which date from the 18th century.



A row of brick-built cottages associated with Grange Farm to the north of the Conservation Area. Architectural detailing is minimal, and windows are irregularly arranged, which is typical of vernacular structures.

## SECTION 2.0: ASSESSING SPECIAL INTEREST



There are several larger dwellings within the Conservation Area which were either designed or gentrified in accordance with the latest architectural fashions during the 18th and 19th centuries. These include Halliford Manor and Halliford Manor House, which exhibit a range of Neo-Classical features including regularly arranged sash windows, parapets, projecting cornices / string courses and round-headed or segmental arches. More modest detached houses in the Conservation Area also incorporate Neo-Classical elements, for example the porticos to 49 Upper Halliford Road and The Old House (10 Upper Halliford Road).

Substantial dwellings built in Upper Halliford during the later 19th and early 20th centuries reflect the transition away from Neo-Classicism towards Gothic and vernacular-inspired domestic architecture. This is seen in features such as large street-fronting gables, decorative barge boards and steeply-pitched rooflines. The applied timber-framing to the 18th-century Clock Cottage is likely a 19th-century intervention, reflecting a contemporary interest in vernacular styles.

Later residential development reflects the influence of the Arts and Crafts movement, which was popular in the mid to late-19th century but influenced domestic architecture well into the 20th century. Typical features of the Arts and Crafts style included the use of local, high-quality materials (including richly coloured brick and tile), asymmetrical roofs and leaded or stained glass.



49 Upper Halliford Road. An 18th or early 19th-century dwelling with typical Georgian detailing including a square plan, regularly arranged sash windows and a small portico articulating the principal entrance.



42 Upper Halliford Road, built between 1898 and 1912, illustrates the contemporary fashion for the Tudor Gothic style – with hood moulds over the windows, decorative barge boards, and a strong emphasis on verticality achieved through the steeply-pitched roofs and pointed arches to the front porch.



Four pairs of mid-20th century houses on the west side of Upper Halliford Road. The influence of the Arts and Crafts movement can be seen in the asymmetrical roofline, leaded lights, use of richly coloured red brick and decorative hung tiles.





The materiality of the Conservation Area is varied, constituting a mixture of exposed red and yellow brick, painted brick, and render. Most roof coverings are clay tile although some are slate. There are some prominent examples where lead has been used as weather-proofing or decoration, for example the cupola at Clock Cottage and the dormers to The Old House on Upper Halliford Road.

The roofscape is dominated by pitched and hipped roofs. The differing heights of the buildings and the prevalence of dormers and chimney stacks of multiple sizes and designs affords a varied character.



St Andrews Church, constructed in 1900, utilised a traditional materiality of exposed red and yellow brick.



The distinctive lead-covered cupola on Clock Cottage, Halliford Road.



Brick boundary walls are characteristic of the Conservation Area, particularly around the village green and the eastern side of Upper Halliford Road. In many cases, boundary walls partially obscure the principal elevations of historic dwellings, an effect compounded in the warmer months by mature planting on property boundaries, providing privacy. Some of the historically higher-status properties utilise gate piers to announce their principal entrance (those to Halliford Manor are Grade II listed). Modern properties (excluding those on the north side of the green, which are bounded by a historic brick wall) are generally enclosed by a mixture of low brick walls, timber fencing and plain cast iron railings. The village green is largely edged by knee rail fencing.



The brick wall separating nos. 1-8 Holmbank Drive from the village green, parts of which constitute the historic boundary wall of 42 Upper Halliford Road. The grounds of this large house were subdivided after 1934 to accommodate additional residential development along the northern side of the green.

There has been widespread replacement of historic sash and casement windows with uPVC units throughout the Conservation Area. These replacements are conspicuous by their disproportionately thick frames and false glazing bars. Some historic timber units survive, for example at the Goat Inn. Doors to historic buildings visible from the public highway generally have a traditional appearance, with some conspicuous modern replacements.

Historic gutters and downpipes have been widely replaced or supplemented with uPVC rainwater goods. In some instances, modern downpipes are inappropriately placed, cutting across highly visible elevations and detracting from their aesthetic interest.



A low brick wall outside the historic property known as Rose Cottage on Upper Halliford Road.



Modern uPVC rainwater goods detract from the aesthetic interest of this principal elevation.





## SECTION 2.0: ASSESSING SPECIAL INTEREST

### 2.5 Trees and Open Spaces

Central to the special interest of Upper Halliford is its village green, a roughly rectangular-shaped piece of land in the centre of village which fronts onto Upper Halliford Road. Historic maps show that the green has, at least since the mid-19th century, been intersected by small trackways or footpaths. The green is now surrounded by modern residential development and these trackways have been formalised to form access roads with a modern surface finish.

The lawned areas of the green are protected from vehicular access by knee-high fencing which lines the access roads and the western boundary with Upper Halliford Road. To the north and south are historic brick walls which denote the former boundaries of adjacent dwellings.

On the western side of Upper Halliford Road, deep green verges separate the thoroughfare from adjacent development. It is possible that these areas represent parcels of former common land which were once contiguous with the green. Like the green, the verges are planted with mature trees. Together these spaces serve to soften the streetscape in the centre of the village, providing a generous sense of openness and recalling the rural origins of the Conservation Area.

The combination of street trees and boundary planting on both Upper Halliford Road and Halliford Road provide a pleasant backdrop to views throughout the village, adding colour and texture to the streetscapes.

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Looking towards the eastern edge of the green from the main access road, illustrating the impact of mature trees. Note the knee-high fencing, which is visually prominent within the green.



Generous green verges with mature planting on the western side of Upper Halliford Road, looking south-west.

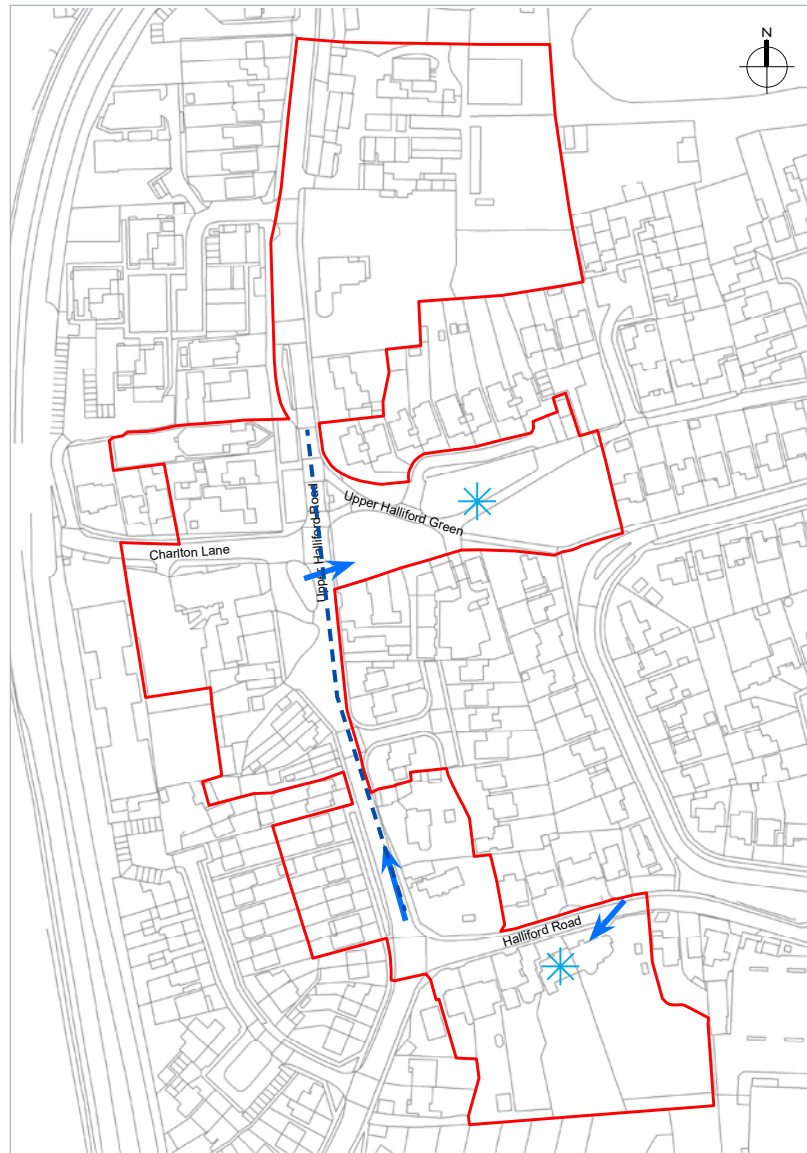


## 2.6 Views

The village green is a prominent landmark in the Conservation Area. This large open space has considerable visibility and is an important reminder of the historic rural character of the village. Looking into the green from the Goat Inn on Upper Halliford Road, it is possible to appreciate the historic boundary walls flanking the green to the north and south, expansive open space and the clustering of mature trees to the east of the green.

Halliford Manor, Halliford Manor House and Clock Cottage together form a local landmark, announcing the entrance to the historic core of the village from the south-east. They also illustrate the attraction of Upper Halliford as a location for substantial rural retreats from the 18th century.

The combination of historic buildings, boundary treatments and mature planting affords the southern half of Upper Halliford Road the most significant streetscape in the Conservation Area. Streetscape views further north and along Halliford Road feature substantial modern development and are of less significance.



**VIEWS PLAN**

- 2024 Conservation Area Boundary
- ✱ Landmark
- - - Streetscape Views
- ➔ Key Views

*This plan is not to scale*

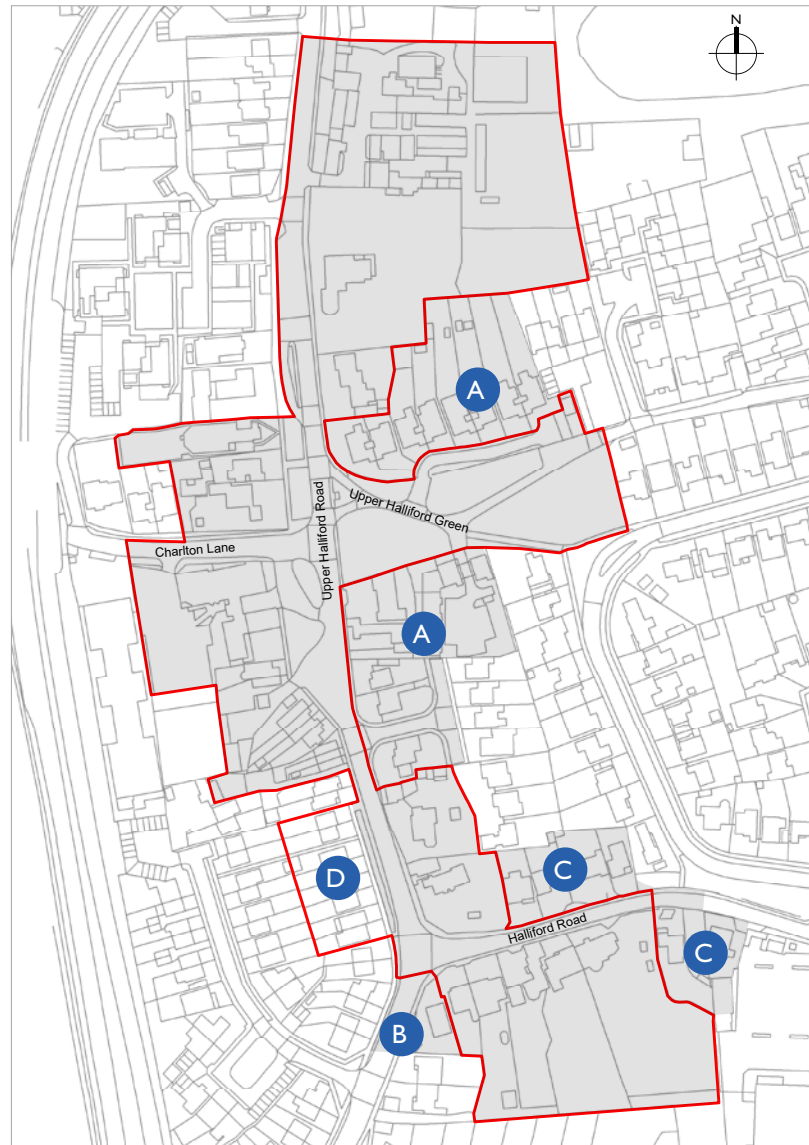


## 3.1 Exclusions

- A Exclusion of modern developments either side of the historic village green which do not contribute to the special interest of the Conservation Area.
- B Exclusion of a house constructed since the designation of the Conservation Area and whilst not detracting does not contribute to its special interest.
- C Exclusion of modern houses either side of Halliford Road which do not contribute to the special interest of the Conservation Area.

## 3.2 Inclusions

- D Inclusion of four pairs of 1950s Arts and Crafts style houses on the west side of Upper Halliford Road which contribute to the eclectic architectural character of the Conservation Area and continued evolution of the village.



**BOUNDARY REVIEW**

- 2024 Conservation Area Boundary
- Previous Conservation Area Boundary

*This plan is not to scale*





- **Building condition:** Whilst most buildings in the Conservation Area are well maintained, there are a small number of instances where condition is having a negative effect on the appearance of the Conservation Area. The Goat Inn, which is highly visible within the centre of the Conservation Area, is suffering from flaking paintwork and staining from water run-off. The Old House (10 Upper Halliford Road) is in poor condition externally; the roof is showing signs of decay, the prominent leadwork to the dormers is degrading, there is extensive vegetation growth and flaking paint to the gate piers.
- **Condition of brick walls:** Many of the brick boundary walls are suffering from damp and decay due to the use of inappropriate cement mortars. This is particularly noticeable on the south side of Halliford Road, the east side of Upper Halliford Road, and to the south of the village green. In some areas brick walls have substantial vegetation growth, which has the potential to cause structural damage and advance the rate of deterioration.



Historic brick boundary wall deteriorating from inappropriate use of cement mortars.

- **Inappropriate boundary treatments:** There are instances where historic brick boundary treatments have been replaced or supplemented with timber fencing (outside The Goat Inn on Charlton Lane, for example). Likewise, some modern boundary treatments use materials other than brick (a particularly acute example being the modern fencing to the south side of the village green). Brick boundary walls are a key feature of the Conservation Area, with other types detracting from its special interest. There are opportunities to enhance the Conservation Area through the introduction of appropriate brick boundary treatments where these don't currently exist.



Visually prominent servicing and inappropriate timber fenced boundary treatment to the Goat Inn.

- **Replacement of traditional windows with uPVC units:** There has been widespread replacement of historic timber sash windows throughout the Conservation Area. Modern units are typically positioned flush with a building's external elevation and consequently reduce the characteristic depth of historic facades created by older windows set back within the reveal. uPVC units typically also have thick frames and false glazing bars which are intended to copy traditional styles but are in reality misproportioned. With traditionally constructed buildings, there is also potential for uPVC windows to worsen issues concerning damp and moisture build up internally.
- **Signage:** Commercial signage in the centre of the village detracts from the historic character and aesthetic appeal of the wider streetscape. This is currently an isolated issue but should continue to be monitored.
- **Street lights and telecommunication poles:** Tall modern streetlights with a standard municipal design are positioned at intervals throughout the Conservation Area. These compete with the historic character of the streetscapes. Taking opportunities to replace street lighting with more historically appropriate designs would enhance the Conservation Area. The detrimental visual impact of the telecommunication infrastructure on the green could be reduced through re-locating the wires below ground.



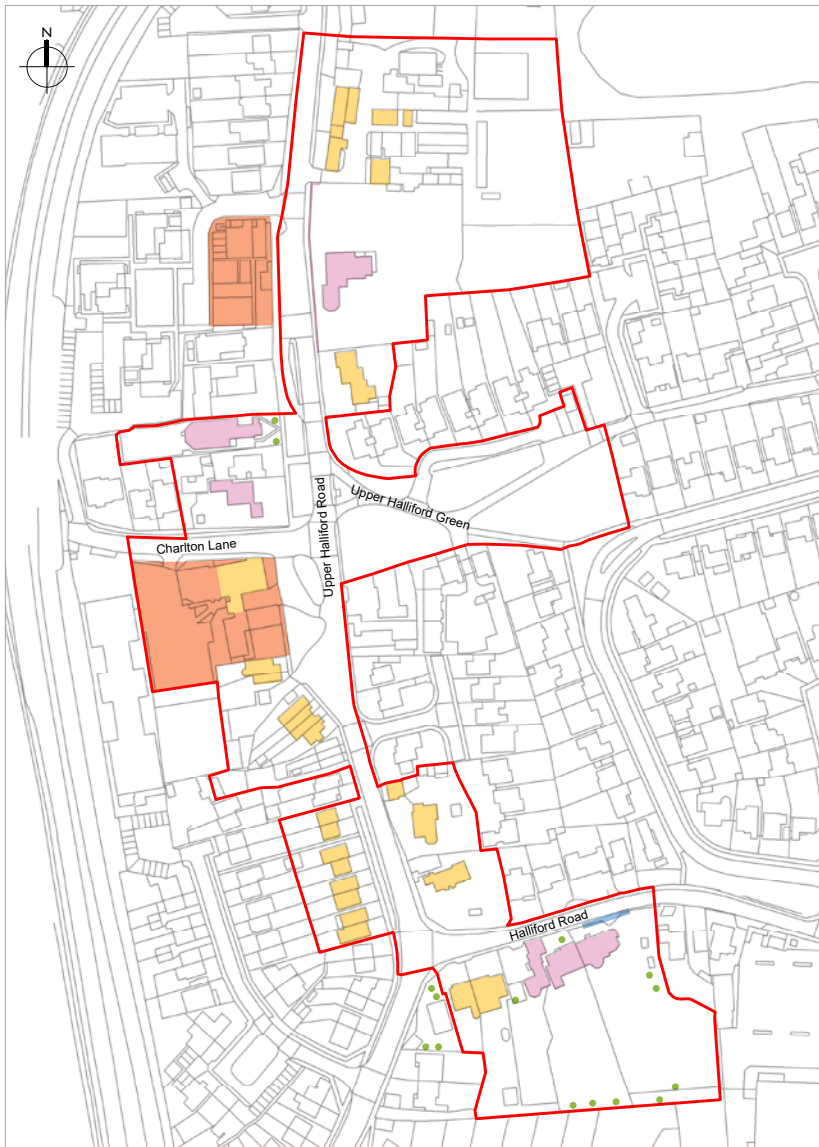


## SECTION 4.0: SUMMARY OF ISSUES

- **Satellite dishes, wires and services:** Due to the number of residential properties in the Conservation Area, there are a large number of externally-mounted satellite dishes, frequently fitted to primary or highly visible elevations. Similarly, there are several examples where trailing wires and downpipes cut across important elevations. The aesthetic interest of The Goat Inn is significantly eroded by large, conspicuous vents – particularly visible on the northern elevation fronting Charlton Lane. All these features individually detract from the architectural quality of their host building and cumulatively impact the wider streetscape.
- **Vulnerable green verges:** Where there are no formal kerbstones, some verges within the Conservation Area are susceptible to vehicle damage. The green verges are a key feature of the Conservation Area and should be maintained accordingly.
- **Road surfaces and pavements:** Some areas of the road surface are affected by potholes and uneven surface finish. Where these are present there is an increased risk of surface water ponding, splashback and other knock-on damage to historic structures and features. Such surfaces also visually detract from the appearance of the Conservation Area.



Potholed and uneven road surfaces detract from the visual appearance of the Conservation Area.



### HERITAGE ASSETS AND MANAGEMENT OPPORTUNITIES

- 2024 Conservation Area Boundary
- Listed Building
- Locally Listed Building
- Positive Contributor
- Tree Preservation Order
- Opportunity for Enhancement

*This plan is not to scale*

## 5.1 Conservation Area Designation - Control Measures

In order to protect and enhance the Conservation Area, any changes that take place must conserve its character and special interest. Statutory control measures are intended to prevent development that may have an individually or cumulatively negative effect. Control measures within include:

- Planning permission will usually be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent to which permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted. For example, replacement windows, different elevational finishes or the installation of satellite dishes.
- Trees with a diameter of 75mm or greater, measured as 1.5m above the soil level are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a tree preservation order (TPO) is necessary.
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.



## SECTION 5.0: MANAGEMENT PLAN

### 5.2 Conservation Aims and Best Practice

There is no generally accepted detailed definition of ‘best practice’ in conservation: it is a term used to describe the management of change (including repair) so that the integrity and character of a historic site is not eroded or compromised. It is not the intention of conservation best practice to prevent change from happening: alterations can still be carried out but should be subject to additional scrutiny to ensure that the special interest of the Conservation Area is protected.

It is the purpose of this Appraisal to provide guidance that will help achieve these aims. Overall, any change in the Upper Halliford Conservation Area should seek to:

- Preserve its historical features;
- Enhance, where possible, its special interest;
- Positively contribute to its established character; and
- Be high quality.

### 5.3 Positive Contributors and Opportunities for Enhancement

A positive contributor is a building, structure or feature which beneficially adds to the overall character of its local area. This is true of most buildings within a conservation area. The extent to which a building will positively contribute will largely depend on the integrity of its historic form and is not restricted to its principal elevation. For example, roofscapes and side/rear elevations all make a positive contribution. Modern buildings can also make a positive contribution where they have been sensitively designed to suit their setting. A list of positive contributors in the Upper Halliford Conservation Area is included in Appendix A; these are also identified on the heritage assets plan on the previous page.

Criteria for identifying positive contributors include:

- Group value;
- Associations with notable architects or other historical figures;
- Position and presence within the streetscape;
- Use of characteristic materials, architectural motifs or detailing;
- Physical or historical relationship with neighbouring buildings; and
- Historical use.

Beyond general conservation best practices, there are limited opportunities for additional enhancement within the Conservation Area. The Goat Inn is a prominent building at the centre of the village and would benefit from redecoration, reduction of external wiring / vents and rationalisation of the storage / refuse areas fronting Charton Lane.

There is scope for enhancing the public realm of the Conservation Area including pavements and street lighting. There are also opportunities for individual improvements to dwellings including restoring timber sash windows, reinstating appropriate brick boundary treatments and undertaking repairs to deteriorating brick walls.

There is scope to improve the immediate setting of the Conservation Area, particularly around the late-20th century flat-roof structures on the western side of Upper Halliford Road. Improved landscaping, regular maintenance of shop fronts and reduced visibility of commercial infrastructure would enhance the northern entrance into the Conservation Area.

### 5.4 Repairs and Replacement

#### 5.4.1 ‘Like-For-Like’

A term that is frequently used in conservation is ‘like-for-like’ replacement or repair. This is frequently – and mistakenly – taken to mean that a modern alternative that generally echoes the style of the element removed is acceptable. However, this is not accurate or acceptable. Like-for-like should always be interpreted as an alternative that matches the historic element removed in terms of its material, dimensions, method of construction, finish, means of installation and any other feature specific to the original element, such that the modern replacement is hardly discernible from the original (accepting that its condition will be greatly improved where the original has failed beyond repair).

For example, modern uPVC windows in imitation of Georgian or Victorian-style sash windows but with false glazing bars and a top-hung casement opening mechanism do not constitute a like-for-like replacement for traditional timber-framed Victorian sliding sash windows, although they may appear stylistically similar.



## 5.4.2 Repairs and Replacement

Repairs and replacement are inevitable with any building or site, regardless of age; however, within a conservation area, it is especially important that this is carried out sensitively to protect the historic fabric of its buildings and respect the character of the wider area. Key points to remember when looking to carry out repair work or install replacement features are:

A method of repair that was suitable for one building may not be suitable for another. Repair and replacement should always be considered on a case-by-case basis.

- Repairs using appropriate materials and techniques are always preferable over wholesale replacement.
- Where a historic feature has degraded beyond repair, replacement should be carried out on a like-for-like basis.
- Where seeking to improve failing modern features, a traditionally-designed alternative using appropriate materials is preferable. For example, the replacement of uPVC gutters and downpipes with lead, cast iron or coated aluminium alternatives that better reflect the traditional character of the Conservation Area.
- Cement-based mortars and/or ribbon pointing are harmful to historic brickwork and masonry. Repairs to any pointing should be carried out in a lime mortar after any cementitious mortar has been raked out. This will ensure the longevity of the historic built fabric.
- Due consideration should be given to the sustainability of the repair or replacement, i.e. what is its lifespan? What maintenance will be required to prolong this?
- Reversibility is an important consideration as better alternative may become available in the future.

- Historic external detailing should be retained or, where damaged beyond repair, replaced on a like-for-like basis. This includes (but is not limited to): the texture and colour of render; size and colour of bricks used, and the bond in which they are laid; stone dressings; and chimneystacks.
- The reinstatement of historic features that have been lost is favourable. For example, re-exposing brickwork that had been rendered or painted over.

The repair and replacement of windows can have a notable effect on the character and special interest of the conservation area, both positively and negatively. The aim should always be to retain historic windows wherever they survive, carrying out refurbishment work where needed to make sure they remain usable. Timber frames are preferable over uPVC for a number of reasons, mainly their comparative slimness and breathable quality which has a positive knock-on effect on the overall condition of the historic building.

## 5.5 Maintenance

Maintenance differs from repair in that it is a pre-planned, regular activity intended to reduce instances where remedial or unforeseen work is needed. The higher the levels of maintenance, the less need to carry out repairs. Regular maintenance activity should include annual gutter clearing, seasonal vegetation control and repainting external joinery with an oil-based paint. This is not an exhaustive list and each historic building will have its own specific needs. Larger historic buildings and those which are listed may benefit from occasional condition surveys (usually around every five years) to highlight their individual maintenance and repair needs.

The maintenance requirement of a building will depend on its age, materials and susceptibility to wear. Historic England, the Society for the Protection of Ancient Buildings (SPAB) and other heritage bodies publish specialist guidance on the suitable maintenance and repair methods for different historic buildings.

## 5.6 Trees

Trees are afforded extra protection within the Conservation Area and there are several tree preservation orders already in place. Any tree surgery work should be carried out only once the relevant permission has been sought. The management of the planted elements within the conservation area is beneficial to its overall appearance and potentially also to the condition of the buildings where root damage may pose a threat.

## 5.7 Public Realm

Public realm features, including bins, bollards, seating and planters, etc. often become outdated in their appearance. This can be due to heavy wear, antisocial behaviour or as a result of poor design and short-lived trends. Successful public realm schemes are contextual, using high-quality materials that echo the character of the wider area. Any additions or amendments to the public realm will also need to take account of highways and other relevant regulations.





## SECTION 5.0: MANAGEMENT PLAN

### 5.8 Modern and New Development

It is not the intention of conservation area designation to prevent new development or entirely exclude existing modern development where this is woven into a surrounding historic space. Instead, it puts in place a process whereby any proposals are more thoroughly studied to ensure that the special interest of the conservation area is protected and opportunities to improve its character are identified.

New development can range from entire new buildings to the introduction of new features, however small, on existing buildings. New development within the setting of the conservation area should also be carefully managed as it has the potential to detract from its character and special interest. The potential for substantial new development inside the Conservation Area boundary is generally limited to the replacement or alteration of those buildings, generally from the later 20th century, which do not positively contribute to its character. Any proposals will need to be considered on a case-by-case basis and take account of:

- The significance of any existing building affected;
- The impact on the setting of neighbouring listed buildings and/or positive contributors;
- How local features and materials can be incorporated into the new design;
- Whether or not any historical plot boundaries survive or could be recoverable;
- The impact of the overall scale, massing and design on the wider streetscape;
- The loss of any important rear/side elevations or views of these;
- Characteristic boundary treatments and planting;
- The potential for below-ground or built archaeology; and
- Any other heritage or conservation constraints identified.

The addition of new features on existing buildings can be detrimental to the individual buildings as well as the overall character of their wider setting if unmanaged. Specifically:

- Television aerials and satellite dishes should not be fixed to principal or highly visible elevations, or chimneystacks.
- Features such as external lighting and security cameras should be as discreet as possible.
- Solar panels should be restricted to rear or secondary elevations, especially where a building forms one of a group.
- Internal alterations can have an external impact; for example, staircases cutting across windows or the removal of chimneybreasts necessitating the removal of the associated chimneystack.



'Shepperton: The hundred of Spelthorne (continued)', in *A History of the County of Middlesex: Volume 3, Shepperton, Staines, Stanwell, Sunbury, Teddington, Heston and Isleworth, Twickenham, Cowley, Cranford, West Drayton, Greenford, Hanwell, Harefield and Harlington*, ed. Susan Reynolds (London, 1962), pp. 1-12. *British History Online* <http://www.british-history.ac.uk/vch/middx/vol3/pp1-12>

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Spelthorne Borough Council, Local List of Buildings and Structures of Architectural or Historic Interest – February 2004, <https://www.spelthorne.gov.uk/article/17644/Listed-and-locally-listed-buildings-information>

Pevsner, Nikolaus. *The Buildings of England: Middlesex*. 1951.

Surrey County Council Archaeology, <https://www.surreycc.gov.uk/culture-and-leisure/archaeology>

National Heritage List for England, <https://historicengland.org.uk/listing/the-list/>

Historic England, <https://historicengland.org.uk/>

Society for the Protection of Ancient Buildings, <https://www.spab.org.uk/advice>



Address	Heritage Status	Additional Assessment
Railings with gateway and end piers to front of Halliford Manor, Halliford Road	Grade II Listed	List entry numbers: 1067534 and 1029646
Halliford Manor, Halliford Road	Locally Listed Building	LL/057, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Halliford Manor House, Halliford Road	Locally Listed Building	LL/056, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Clock Cottage, Halliford Road	Locally Listed Building	LL/055, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Halliford House, 49 Upper Halliford Road	Locally Listed Building	LL/053, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
St Andrew's Church, Upper Halliford Road	Locally Listed Building	LL/054, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Frith Grange, 52 Upper Halliford Road	Locally Listed Building	LL/055, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)

Address	Heritage Status	Additional Assessment
66-70 Upper Halliford Road (including outbuildings to rear)	Positive Contributor	These dwellings were historically part of Grange Farm and with the outbuildings to rear represent the former agrarian character of Upper Halliford.
42 Upper Halliford Road	Positive Contributor	Late 19th century, possibly older, detached dwelling demonstrative of the eclectic architectural character and evolution of the village.
14 Upper Halliford Road (Rose Cottage)	Positive Contributor	Surviving remains of a former farmstead represent the former agrarian character of Upper Halliford.
10 Upper Halliford Road (The Old House)	Positive Contributor	Early 20th-century detached dwelling demonstrative of the eclectic architectural character and evolution of the village.
4 Upper Halliford Road	Positive Contributor	Late 19th / early 20th-century detached dwelling demonstrative of the eclectic architectural character and evolution of the village.
3-19 Upper Halliford Road	Positive Contributor	Four pairs of 1950s Arts and Crafts style houses demonstrative of the eclectic architectural character and continued evolution of the village.



Address	Heritage Status	Additional Assessment
29-35 Upper Halliford Road	Positive Contributor	Row of four terraced cottages built between 1912 and 1934, demonstrative of the eclectic architectural character and evolution of the village.
39-41 Upper Halliford Road	Positive Contributor	Pair of late 19th-century semi-detached dwellings demonstrative of the eclectic architectural character and evolution of the village.
The Goat Public House, Upper Halliford Road	Positive Contributor	Village pub with 18th-century core, although much altered retains much historic character.
Trelyon Cottage and Elston, Halliford Road	Positive Contributor	Pair of early 20th-century semi-detached dwellings demonstrative of the eclectic architectural character and evolution of the village.



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# Environment and Sustainability Committee



**Date of meeting 14 January 2024**

<b>Title</b>	<i>Update to Sandbag Policy</i>
<b>Purpose of the report</b>	To review and approve the updated Sandbag Policy
<b>Report Author</b>	<i>Sandy Muirhead - Group Head Commissioning &amp; Transformation, SBC Applied Resilience</i>
<b>Ward(s) Affected</b>	All Wards
<b>Exempt</b>	<i>No</i>
<b>Exemption Reason</b>	N/A
<b>Corporate Priority</b>	Resilience
<b>Recommendations</b>	<b>Committee is asked to:</b>  <i>Review and approve the update to the Sandbag Policy</i>
<b>Reason for Recommendation</b>	There is a need to have a clear stance on sandbags in readiness for any flooding and to align our policy with neighbouring Boroughs to ensure consistency of approach when flooding from the Thames occurs

## 1. Summary of the report

- 1.1 This report explores staff safety and the practicalities of providing sandbags to residents during flood events within Spelthorne and a narrative to the updated Sandbag Policy.

### Background & Key Issues

- 1.2 A large proportion of the borough is located in areas of flood zone 2 (area at medium risk of flooding) and flood zone 3 (greater annual probability of flooding 1 in 100 in area 3a and 1 in 20 chance of flooding in area 3b) as designated by the Environment Agency with medium and high probability of flooding from local rivers. The floodplain of the lower Thames affects all but the northern region of the borough as well as the neighbouring boroughs of Runnymede and Elmbridge. The major towns and villages of Ashford

Shepperton Staines upon Thames and Sunbury are all at least in part located in regions of flood zone 2 and 3 medium to high probability of flooding.

- 1.3 The scale of properties at risk of flooding within the borough significantly exceeds the ability of the council to meet demand for sandbags. Deployment of sandbags by the council in response to requests from worried residents, present major safety, logistical and resourcing requirements, diverting significant efforts from statutory civil contingency responsibilities.
- 1.4 In addition, most evidence points to sandbags providing little to no practical defence from internal property flooding, particularly from rivers and ground water. The number of sandbags correctly lined and placed to defend an average detached property runs into multiple pallets. In addition, even with several operators the process to correctly deploy would normally take hours, rather than minutes. There would also be no defence against ground water flooding.
- 1.5 There are substantial health and safety risks to council staff, particularly in deploying sandbags, many of which cannot be adequately mitigated, presenting a very real risk of injury or fatalities, particularly during a wide-scale event.
- 1.6 Following the flooding of 2013/14, the council, along with the Environment Agency and Surrey County Council has worked with community groups to encourage and support community resilience plans for their local area. Support has focused on residents taking significant efforts to become more resilient to the impact of flooding (and indeed, where possible defend from flooding) and establishing closer links with groups during an emergency to assist with warning and informing, support to vulnerable residents and logistical support from the council.
- 1.7 If community resilience groups could be formed in Spelthorne and they have a viable plan in place, the Council could extend efforts to provide appropriate support, which may include provision of sandbags (or similar products) where deployment resourcing, understanding and mitigation of associated risks and a demonstrable benefit can be shown. Surrey Prepared are working on encouraging the formation of such groups in Elmbridge Runnymede and Spelthorne.
- 1.8 Threats to and impacts on critical infrastructure from flooding have been observed on several occasions in the UK. Although Spelthorne Borough Council does not have direct responsibility for the management and defence of critical infrastructure, as a Category One responder designated under the Civil Contingencies Act 2004, the Council may be asked to support in the defence of critical infrastructure during a major incident, including through responding to requests for sandbags.
- 1.9 The Council maintaining a small supply of sandbags and a clear route for further supplies would support both the objective of supporting community resilience groups and where necessary, supporting the defence of critical infrastructure. Therefore a new policy has been developed (Appendix 1)
- 1.10 The previous policy of community sandbag distribution centres was considered in lien with neighbouring boroughs to no longer be sustainable due to logistics, safety, staffing (even by community volunteers) and effectiveness to those areas needing some sandbags. (Appendix 2).

## **2. Analysis**

- 2.1 Analysis clearly demonstrates that it is not possible for the council or other agencies to defend properties from flooding through the use of sandbags. However, the trauma of flooding on a community cannot be underestimated, with some residents believing strongly that the Council has a duty to provide sandbags during a flood. Spelthorne Borough Council did deploy as many sandbags as possible to the community during the floods of 2013/14. Doing so went some way to demonstrating the council's efforts to support residents during flooding, although it should be noted, despite best efforts during 2013/14, there was little notable praise of the Council for efforts on this front and put staff safety at risk.
- 2.2 In addition, providing significant numbers of sandbags presented substantial safety, logistical and operational challenges. While some of these could be mitigated with improved systems, such as cross-referencing requests against flood risk and processing requests, the number of staff and contractors available to fill and deploy sandbags means there would be little hope of meeting demand during a moderate to large flood event.
- 2.3 The Civil Contingencies Act 2004 defines Spelthorne Borough Council as a Category One Responder and places numerous duties around supporting the multi-agency response as well as maintaining continuity of critical services. Attempting to provide maximum sandbag deployment diverts significant resources from these areas of responsibility and have shown to have extremely limited benefit during previous floods.
- 2.4 Neighbouring authorities having recently reviewed their own Sandbag Policies have adopted the same approach as outlined in the proposed Spelthorne policy. Alignment with neighbouring authorities within the Lower Thames area would assist implementation of the policy and consistent messaging in those Boroughs most vulnerable to flooding.

## **3. Options**

- 3.1 Option 1 to agree the revised sandbag policy to be clear to residents, and in line with neighbouring boroughs, our role in relation to the provision of sandbags during flooding.
- 3.2 Option 2 Not to agree to the policy and provide sandbags which would potentially endanger staff delivering to flooded areas and sandbags have limited effect in preventing flooding from the River Thames or ground water flooding.

## **4. Financial Implications**

- 4.1 An operating budget for a small stock of sandbags (or similar product) and associated management costs, including safety training, will be required. This would be in the order of £1,000 to £3,000/ annum (depending on winter flooding).
- 4.2 It is proposed funding derived from dividend payments from shareholdings in Applied Resilience could potentially be used to support an operating budget for emergencies.
- 4.3 Neighbourhood Services by the nature of the service, will be required to maintain supplies and arrangements for their deployment. This may include



provision for out of hours response where the deployment criteria have been met and deployment agreed by the Incident Management Team. An example maybe sufficient sandbags to avoid wash from vehicles travelling through floodwater entering properties.

- 4.4 During a major flood there would be a reliance on the Government activating the financial relief Bellwin scheme to support emergency response costs.

## **5. Risk considerations**

- 5.1 There is substantial risk to council staff in filling, delivering and deploying sandbags. While some of these risks can be mitigated, for example heavy lifting, others, particularly those associated with operating near flood water, particularly at times of Flood Warning or Severe Flood Warning (Risk to Life) impossible to fully mitigate.
- 5.2 There is no possibility of delivering the number of sandbags required to protect properties at risk during a major flood, and so a strategy of attempting to do so will ultimately fail.
- 5.3 Significant resources are allocated to managing requests for, filling, delivery and deployment of sandbags when taking requests from the public. These resources are required to support statutory services and emergency response arrangements such as rest centres.
- 5.4 The risk of failure to critical infrastructure during a major flood is not trivial and there have been several successful attempts in defending infrastructure during flood events, maintaining critical power and water supplies to hundreds of thousands. The Councils newly flexible policy would allow for better support to partners in these efforts.
- 5.5 Flooding leaves devastation in its wake and for those internally flooded can be impossible to get over. While there is no evidence that a meaningful defensive policy to flooding can be delivered by the Council, particularly through the supply of sandbags, some residents may feel that the council should provide large numbers of sandbags when requested in order to assist in defencing properties.
- 5.6 Longer term, it is hoped the River Thames Scheme will dramatically reduce flood risk within the Borough and should prompt a full review of the Sandbag Policy.

## **6. Procurement considerations**

- 6.1 If agreed, procurement of sandbags or similar products would be required.

## **7. Legal considerations**

- 7.1 There is no statutory responsibility on Spelthorne Borough Council to provide sandbags.
- 7.2 The council has a number of statutory duties under the Civil Contingencies Act 2004 as well as numerous expectations as part of Local Resilience Forums Emergency Plans. These do not include the provision of sandbags.
- 7.3 The Health and Safety at Work Act 1974 is relevant with respect to risks to responding staff.

## **8. Other considerations**

8.1 Adoption of the updated Sandbag Policy would bring it into line with neighbouring authorities at similar risk, Runnymede and Elmbridge Borough Councils.

## **9. Equality and Diversity**

9.1 Residents unable to deploy (or collect) sandbags could be perceived to be at a disadvantage. However, as the use of sandbags to successfully prevent internal property flooding for the majority of the borough is highly unlikely, the disadvantage is not clearly present. The Council shall focus on providing appropriate support to vulnerable residents, working in partnership with other relevant agencies such as Surrey County Council and the NHS. In most cases, remaining in-situ in a flooded property, or a property isolated by flooding and/or with a loss of key utilities such as drinking and wastewater or electricity, is not suitable for more vulnerable residents and support should focus on safe evacuation or/ or welfare provision.

## **10. Sustainability/Climate Change Implications**

10.1 Extreme weather events and associated flooding are expected to become increasingly frequent as a result of climate change.

10.2 Sandbags collected by Spelthorne Borough or Surrey County Councils must be considered hazardous waste and disposed at an appropriately licenced landfill.

## **11. Timetable for implementation**

11.1 Upon approval, procurement will commence for a small supply of sandbags or similar.

## **12. Contact**

12.1 Sandy Muirhead – [s.muirhead@spelthorne.gov.uk](mailto:s.muirhead@spelthorne.gov.uk)

12.2 Applied Resilience – [emma@appliedresilience.org](mailto:emma@appliedresilience.org)

**Background papers: None**

**Appendices:**

**Appendix 1: Proposed Sandbag Policy**

**Appendix 2: Current Sandbag Policy**

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### **Proposed Spelthorne Borough Council Position on Sandbags:**

To ensure the sandbag policy reflects best practice and is current. The following is proposed to be Spelthorne Borough Council's sandbag policy:

*“Spelthorne Borough Council cannot provide sandbags for all residents at risk of flooding. The Council retains a small reserve of sandbags and in rare instances, the council may exercise discretion in supporting vulnerable residents affected by localised flooding. This will depend on the availability of sandbags, specific flood conditions, and whether using sandbags would be practical, without encouraging unsafe behaviour such as entering floodwaters. Additionally, sandbags will only be supplied if they are likely to be effective in diverting floodwaters.*

*Those wishing to acquire sandbags are advised to identify alternative sources – such as builders' merchants and local DIY stores may stock sandbags, sand, or hydrosacs.*

*Residents in areas with a known risk of flooding are encouraged to make their own preparations in advance, ensuring their properties are safeguarded by appropriate flood prevention measures that can be deployed if flooding occurs. Please see below from the Council on measures households could consider taking - <https://www.spelthorne.gov.uk/article/16996/Flooding-advice>.*

*All households across the borough can register for flood alerts and use government guidance on making flood plans at - [Prepare for flooding: Protect yourself from future flooding - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/guidance/prepare-for-flooding).*

*Please note, once issued sandbags become the residents responsibility. The Council will not typically handle or pay for the collection and disposal of sandbags afterward.*

*Please see below for all the links relating to flooding on the Councils website:*

*<https://www.spelthorne.gov.uk/article/17000/Am-I-at-risk-of-flooding>*

*<https://www.spelthorne.gov.uk/article/17002/Be-prepared>*

*<https://www.spelthorne.gov.uk/article/17004/Flooding-FAQs>*

*<https://www.spelthorne.gov.uk/article/17006/Types-of-flooding>*

*<https://www.spelthorne.gov.uk/article/17008/Sandbags>*

*<https://www.spelthorne.gov.uk/article/17001/Quick-dial-codes>*

*<https://www.spelthorne.gov.uk/article/17847/Drains-and-sewers>*

*<https://www.spelthorne.gov.uk/article/17005/Watercourses-and-riparian-responsibilities>*

*<https://www.spelthorne.gov.uk/article/17007/Insurance>”*

*This statement would also mirror national government messaging around encouraging residents and businesses in the borough to consider personal planning and resilience in preparing for a flood. Spelthorne Borough Council (through their emergency planners) would also work and direct community flood groups to support such plans. Similar to the previous statement, the council will retain a reserve of sandbags that in rare instances they may distribute.*

*There are no equality implications arising from this policy, and it underscores the importance of residents and businesses being prepared to protect themselves and their properties proactively.*



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## Appendix 2

### Spelthorne Borough Council Current Sandbag Policy 22-24

#### Context and Background

Due to the geography of Spelthorne, some properties and land are at a high risk of major flooding. The risk is present all year round, however as winter approaches the flood risk is heightened due to increased likelihood of rainfall. The most recent major event being in 2014 with some areas also heavily impacted recently in Storm Henk (January 2024). Most natural flood events in the borough result from fluvial (river), pluvial (rain) and ground water flooding or a combination of these.

The primary mandate on Spelthorne Borough Council during a flood is to support residents whose homes have been made uninhabitable by providing rest centres led by Spelthorne's officers and/or alternative temporary accommodation. Below are the rest centres the council has pre-identified to use in the event of an emergency/flooding situation:

- Greeno Centre
- Fordbridge Centre

As well as this, the council also have a number of other direct duties needing to be carried out. The first of these being to ensure the welfare of vulnerable residents known through Spelthorne's services. These residents are to be contacted/evacuated depending on their needs. This requires considerable officer resource. The council will also be required to manage open spaces, working with partner agencies to support the response, assisting evacuation through our community transport for residents needing support. Then post flooding, Spelthorne Borough Council have a role in assisting those impacted whether this be through grants made available by central government as seen in Storm Henk or even just through working with Surrey County Council to provide skips to locations to support with disposals.

#### Current Spelthorne Borough Council Position:

Current Spelthorne Borough Council policy around sandbags can be seen below:

*"Whilst Spelthorne Council cannot provide sandbags for all residents at risk of flooding, we may look to deploy them at a very local level e.g. to protect infrastructure or where sandbags may have a positive net effect on reducing flood risk in some areas. The Council would not deliver sandbags to specific properties, so it is advisable to identify alternative sources from which to acquire sandbags – builders' merchants and local DIY stores may stock sandbags and sand.*

*Hydrosacs can also be purchased as an alternative to sandbags, which are easier to store and inflated when the threat of flooding is imminent.*

*If widescale flooding is expected, Community Sandbag Distribution Centres may be set up to allow greater access to sandbags. These centres will be run by volunteers and community groups, facilitated by the Council who will provide equipment, sand and an operating framework.*

*Sandbags will offer only limited protection and should only be used as a last resort when other measures are not in place - the array of products listed by the National Flood Forum are more likely to protect your home than sandbags."*

#### Challenges around current Spelthorne Borough Council Position:

In the event of a flood there is not a statutory duty for District and Boroughs to provide sandbags.

This policy has been reviewed in preparation for this upcoming winter as part of our winter preparedness preparation. The policy was benchmarked against the following:

- Whether the council's primary responsibilities in a flooding incident would be impacted by the distribution of sandbags.

## Appendix 2

- The overall effectiveness of sandbags in protecting property against fluvial, pluvial and groundwater flooding.
- The health and safety impacts on residents and officers.

As mentioned above in a flooding incident the council's main responsibility will be around providing rest centre support, welfare support for vulnerable residents and organising temporary accommodation to residents whose homes have been impacted. By repurposing staff to carry out sandbag provisions this would adversely impact the council's capability to carry out these critical functions.

Guidance around the effectiveness of sandbags/hydrosacs is also scarce both from the Environment Agency and Surrey County Council as the Lead Local Flood Authority with previous EA documents stating "*Sandbags are relatively ineffectively when compared with to purpose-designed flood protection products.*" Sandbags are particularly ineffective against groundwater flooding which heavily impacted Spelthorne Borough Council in 2014.

As well as the lack of clarity around the actual usefulness of sandbags, they are also heavy and difficult for both staff and residents to handle, ultimately carrying an inherent risk of injury. Sandbags are resource intensive with two officers required to fill them (approximately one hour to fill 12 sandbags) and delivery in flood conditions is unsafe for staff. They are also challenging to store in peacetime with the sacking material biodegradable leading to sandbags to perish over a period of time if unused. The council also does not have the capacity to store and distribute adequate numbers of sandbags for the number of households to be impacted across the borough. The Environment Agency does not provide a hard and fast number for the minimum number of sandbags needed to protect a property. Conservative figures state at least six sandbags are required to reduce the impact of 20cm (8 inch) depth of water for a standard door opening and with approximately 130 properties flooded in 2014 this amount of sandbags will not be feasible for the council to store.

**CORPORATE PLAN 2024-28 ACTION PLAN UPDATE**

Short-term actions: 2024-25

Medium-term actions: 2025-27

Long-term actions: 2027-28

<p><b>COMMUNITY</b></p> <p><b>Aim: To place the needs of the borough at the heart of everything we do; supporting residents to live healthy and fulfilling lives and empowering communities so they feel included, valued, supported and safe.</b></p>	
<p><b>Theme 1 - Clean and safe borough</b></p> <p><b>Making our borough a great place to live, keeping our borough safe, and encouraging communities to take pride in their area</b></p>	
<p><b>Action:</b></p>	<p><b>Update:</b></p>
<p>Short Term: Launch the <b>Keep Spelthorne Clean</b> initiative and engage with relevant agencies and businesses to take responsibility for their areas. Trial new ways of working to address the issues of <b>street sweeping</b> in difficult to access roads such as parking suspensions or prior notification boards, adapting to increasing demands and delivering solutions within existing resources.</p>	<p>A 4 page special Keep Spelthorne Clean feature was published in the Spring Bulletin magazine highlighting the initiative. Following a successful poster competition with local schools the following comms assets have been developed.</p> <ul style="list-style-type: none"> <li>• 3m x 1m banner to be printed on vinyl for our parks with QR code</li> <li>• Roll-up banner for reception</li> <li>• 20 social media assets</li> <li>• Poster template to host on website so residents can download to promote their own events</li> <li>• 8-page residents guide for website</li> <li>• 3 new Litter posters with QR code</li> <li>• 3 new dog fouling posters with QR code</li> </ul> <p>NS&amp;E committee agreed that we should trial different ways of working with residents to help keep their areas clean and help us to sweep more of the hard to access areas. We continue to trial parking suspension, signage, community clean days and a report will be presented to the relevant committee next year with the results of our trials and where possible options for future ways of working.</p> <p>Final posters have been designed and ready for print.</p> <p>20/12/2024 – Neighbourhood Services organised printing and posters are displayed around the borough.</p>
<p><b>Medium Term:</b> <b>Trial the use of QR codes on bins in key shopping areas, so residents can report full bins/litter concerns.</b></p>	<p>The signs with the QR codes have been installed and progress will be managed by way of the eforms. There is no deadline date for this project as it will be ongoing.</p>



<b>Theme 2 - Healthier communities</b> <b>Address the causes of health inequalities, promote more active and healthier lifestyles and our parks and open spaces.</b>	
<b>Action:</b>	<b>Update:</b>
<b>Short Term:</b> Install <b>five new inclusive play areas in parks</b> across the Borough.	All play areas have been tendered and we have seen a limited response to the exercise, 2 suppliers have been agreed and contracts will be issued, 1 is due to be retendered and another is going through the clarification stage before award. The equipment for 3 play areas has now been installed and the play facilities opened to MOP. 2 are outstanding and going through a fresh procurement exercise.
<b>Theme 3 - Empowered communities</b> <b>Communicating, listen and engage with residents, be an inclusive Council for all our residents and sustaining our Community Centre Network, adjusting to the needs of our residents.</b>	
<b>Action:</b>	<b>Update:</b>
<b>Short Term:</b> Launch a <b>Citizens' Panel</b> in 2024 to help shape the Council's decisions on services and policy. Introduce an online engagement tool to gain views on planning design codes in 2024.	The Citizens Panel is currently in the middle of sessions.

#### **ADDRESSING HOUSING NEED**

**To support the delivery of high-quality housing and solutions to allow residents to live independently which meets the needs of all sections of the community at every stage of life, addressing the challenges around availability, affordability and homelessness.**

#### **Theme 2 – Affordability**

**Maximise the provision of affordable homes through the planning process, support the delivery of social housing and work with partners to increase the range and affordability of housing.**

<b>Action</b>	<b>Update</b>
<b>Short Term:</b> Seek to maximise the <b>provision of affordable homes</b> through the planning process through viability assessments and s106 agreements.	Running Horse – Approved on appeal. S106 Agreement provides for a financial contribution to the LPA of £2.5m for the provision of off-site affordable housing within the borough. Hazelwood – Approved on appeal. Application includes 50% on site affordable housing.
<b>Short Term:</b> Proceed to Examination and <b>adopt the Local Plan</b> to guide how new sustainable development which benefits	The Council has received confirmation of the dates for the resumption of the Local Plan Examination.

our communities comes forward over the next 15 years.

**RESILIENCE**

**Aim: To ensure prudent management of our finances and resources and create a climate in which businesses and individuals can thrive. Work with our partners to maintain our preparedness for emergencies.**

**Theme 3 - Preparing for the effects of climate change: Maintaining our preparedness and response to borough emergencies**

<i>Action:</i>	<i>Update:</i>
<p><b>Short Term:</b> Manage our <b>parks and open spaces and commons</b> e.g. utilising tree planting and plant species to reduce risks of flooding.</p>	<p><i>No update at this time.</i></p>
<p><b>Short term:</b> Advise residents steps they can take to prepare for emergencies with a <b>'warning and informing' campaign</b> using a range of communication platforms.</p>	<p>Initial meeting has taken place with the LRF to combine comms strategies.</p>
<p><b>Short term:</b> Work with partners including Surrey County Council in developing a <b>climate change and resilience plan</b> for adoption in 2024.</p>	<p>Work has been completed on the Surrey Adaptation Strategy, which was published earlier in 2024. Spelthorne fed into this document and rather than developing a completely new strategy this one will be brought forward to E&amp;S in January 2025</p> <p>Additionally, we are working alongside Royal Holloway and additional partners including local Councils (Elmbridge, Runnymede and SCC) on a climate change adaptation research bid. Outcome of bid will be known by January 2025.</p>
<p><b>Medium Term:</b> Continued engagement with the Environment Agency and support the progress of the development consent order to build the channels and associated infrastructure for the River Thames Scheme.</p>	<p>This is an ongoing project which the Council continues to be fully engaged with so as to mitigate flood risk in the long term and is reported under Environment.</p>
<p><b>Medium Term:</b> Build on established flooding community groups</p>	<p>This is an area being picked up by Surrey Prepared and the Surrey Local Resilience Forum (SLRF)</p>

to prepare for flooding emergencies and assist when required.	Initiated conversations with the SLRF on this and also a workshop has been held to try and encourage community groups to be involved in preparing for any emergency not just flooding. SCC looking to seek funding to work with the National Flood Forum on community resilience to flooding
<b>Medium Term:</b> Work with Surrey County Council to implement relevant aspects of their 'Climate Change Adaptation and Resilience Strategy' to ensure it meets Spelthorne's requirements.	Adaptation strategy has now been published by SCC. We will work on building this into our adaptation theme within our climate change strategy action plan.
<b>Long Term:</b> Identify habitats with high biological carbon sequestration potential and planting species which can adapt to future environmental changes	Officers are exploring a new software Ai Dash which will calculate carbon sequestered across the borough, and identify areas to target to increase sequestration. Tiny Forests will also deliver on climate resilient planting – they'll provide cooling, air purification, reduce surface run-off, they're all native to support native wildlife optimally. A new interactive map is also being developed to showcase areas of biodiversity and sustainability projects across the borough which will help identify target areas (being led by the Climate Change Officer and GIS and LLPG Officer).
<b>Long Term:</b> Adapt Council assets to prepare for changing climate and weather conditions	When reviewing assets, we will investigate options for introducing measures that meet our climate change targets. Implementation of the recommendation report (RR) will be carried out in 2024/25; 2025/26 and 2026/27 which will enable emissions reduction measures. This work is ongoing  EPC and DEC certificates have been obtained for all municipal properties.

<b>ENVIRONMENT</b>	
<b>Theme 1 - Our Council's journey to Net Zero 2030</b>	
<b>Aim: Deliver actions in the Council's Climate Change Action Plan, operate sustainable practices and procurement and complete the New Leisure Centre, promoting Passivhaus standards.</b>	
<b>Action:</b>	<b>Update:</b>
<b>Short Term:</b> Introduce an <b>electric Spelride community transport bus</b> to our existing fleet.	The vehicle is now in operation on the Spelride fleet, feedback from users find the bus comfortable and a pleasant ride
<b>Short Term:</b> Become a <b>certified carbon literate</b> organisation.	We have met bronze requirements and are working achieving the additional criteria to meet silver accreditation level. An application has been made to the GIF for funds to apply for both accreditations.

<b>Short Term:</b> Develop a <b>NetZero tracker</b> to benchmark the Climate Change Strategy actions.	The climate team are using this to track climate change actions across the organisation. The tracker has been used to inform the 2024 climate change progress report
<b>Medium Term:</b> <b>Update other vehicles and equipment to electric including mopeds, mowers, leaf blowers and small vans (subject to technical and financial constraints)</b>	progress will be dependent on approval of growth bids. Bids have been put forward for 25/26 and grant funding applications have also been made
<b>Medium Term:</b> <b>Implement EV rapid charging points at Lammas car park and where feasible other locations in the Borough in 2025.</b>	We are currently investigating options and costings for EV rapid charging points across the borough.
<b>Medium Term:</b> <b>Identify further environmental enhancements and energy saving opportunities for Council properties e.g. white roofs to keep interiors cooler and air source heat pumps.</b>	The Council secured funding under Low Carbon Skill Fund (LCSF) 4 managed by Salix Finance which enable the preparation of heat decarbonisation plan (HDP) for 25 municipal properties.
<b>Long Term:</b> <b>All other Council vehicles to run by alternative fuel (e.g. electric/hydrogen powered) in line with government regulations.</b>	DE is currently gathering all relevant information in respect of the potential move from Diesel to HVO. A report will be presented to E&S on the proposal which will also require a growth bid to be submitted via the service plan for 25/26. Growth bids for EV vehicles have been put forward as well as growth to exchange fuel tanks and increase power supplies into the depot and nursery.
<b>Long Term:</b> <b>Reduce Council energy use by 50% by 2028 and explore Passivhaus opportunities for own portfolio. Complete full energy audits in 2028.</b>	SBC has successfully secured a decarbonisation bid which will allow the Council to take forward a number of projects We are looking at the installation of PV panels and Battery backup storage to provide all electricity provision at the Lammas recreation ground.
<b>Theme 2 - Protecting and enhancing our environment</b>	
<b>Aim: Improving air quality, reducing noise impacts, enhancing biodiversity across the borough and working with partners to deliver a greener future.</b>	
<b>Action:</b>	<b>Update:</b>
<b>Short Term:</b> Create a <b>Tree Nursery</b> at Laleham Nursery and seek opportunities for new	The tree nursery is now complete with a good rolling stock of trees for planting out in the borough in 24/25/26



species to meet climate change adaptation needs.	
<b>Short Term:</b> Work with key stakeholders to help address poor air quality by adopting a <b>revised air quality management area</b> and an <b>air quality action plan</b> for 2024-25.	The Air Quality Action Plan was adopted by the E&S Committee on 3 December 2024
<b>Short Term:</b> <b>Implement Biodiversity Net Gain (BNG) obligations</b> through the planning process and complete baseline surveys for Council BNG sites.	To address the increase in self-build applications which by passes the BNG process, the planners are now imposing a condition to ensure that such housing remains as self-build for three years (the maximum) to avoid it being sold off as non-self-build.  As of August 2024, there have been no biodiversity offsetting contributions paid to the authority over the last 2 years.
<b>Medium Term:</b> <b>Complete phase 2 of the Local Cycling and Walking Infrastructure Plan. (LCWIP)</b>	Regular progress meetings held with SCC on the phase 2 programme 08.24 - the feasibility study has established that some elements of the phase 1 scoping exercise cannot practically be implemented. a de-scoping and re-scoping exercise is currently underway. The additional cost of this work will be borne by SCC 09.24 - detailed consideration being given to alternative options for delivery under the re-scoping. 12.24 SCC developing a re-scoped delivery programme and setting up three borough ward cllr workshops to set out progress in January 2025.
<b>Medium Term:</b> <b>Work with local groups to enhance biodiversity through planting wildflower meadows in suitable locations.</b>	This spring we worked with BugLife and GreentheUK to organise a wildflower planting at Longlane rec and Stanwell moor rec. Local corporate volunteers carried out the planting.
<b>Medium Term:</b> <b>Promote and grow the Council's commercial waste service - Spelthorne Direct Services, assisting businesses to comply with legislation, be more efficient and reduce cost and waste.</b>	SDS is going from strength to strength and it is anticipated to reach a turnover in excess of £1m in 25/26  Progress is monitored by the board on a 2 monthly basis
<b>Long Term:</b> <b>Secure further LCWIP funding with Surrey County Council to fully</b>	Currently undertaking with Surrey CC a Phase 2 study to identify in detail appropriate routes which will determine case for progressing any schemes

<b>implement the scheme for the benefit our residents.</b>	
Long Term: <b>Continue support for the River Thames Scheme (which should be into its construction phase in 2027/28).</b>	Work on the development consent order is progressing well with submission expected in 2025. A statutory consultation took place in early 2024 and the results released in August 2024. A further consultation was held in September 2024 regarding options for the channel section through Ferris Meadow Lake. Project review being undertaken Nov 24 to Jan 25 to finalise details of the scheme.
Long Term: <b>Seek to minimise the impacts of the redesign of Heathrow's flightpaths (airspace changes) on our communities in terms of noise.</b>	A report is being presented to E&S Committee in January regarding the Easterly Alternations proposal.
<b>Theme 3 - Championing local action</b>	
<b>Aim: Supporting residents and businesses to lower their carbon footprint and promoting development of community environmental groups</b>	
<b>Action:</b>	<b>Update:</b>
<b>Short Term:</b> Promote and assist the development of <b>community environmental groups</b> across the borough to develop environmental initiatives and enhance biodiversity in our parks and open spaces, supporting the Climate Change Action Plan.	There is ongoing working with various groups in parks and with Talking Tree. a Green Forum event was held with Borough residents in spring 2024 and a further meeting with Talking Tree and resident groups with an interest in green actions will take place on 30 Sept 2024 and further ones planned in February 2025.
<b>Short Term:</b> Run a programme of <b>business energy and carbon reduction seminars</b> for local businesses offering practical advice and solutions.	The programme SustainSpelthorne is running, which provides SME's with advice on sustainability measures that will reduce their carbon and financial costs.
<b>Short Term:</b> Deliver <b>climate change audits</b> for businesses to enable them to reduce costs and adapt to greener energy solutions.	August 24: 28 SMEs have been approved, 23 grants claimed worth £190,580.67, and 188 annual tCO2 saved
<b>Medium Term:</b> Promoting local 'greening the grey' and neighbourhood 'Library of things' initiatives	Working on a comms campaign for next year on "greening the grey". Additionally, greening / biodiversity article has been submitted for the Summer Bulletin 2024. Articles will be submitted to the Winter 2024 bulletin.

via schools and community groups.	
<b>Medium Term:</b> Encourage the reduction of plastic waste by promoting water fountain facilities and work with partners to identify suitable locations to introduce new water fountains.	Need to develop a strategy for implementation and communications
<b>Long term:</b> Encourage the development of space for locally sourced community food growing initiatives.	We have successfully implemented 4 growing spaces across the borough using the Shared Prosperity Fund. We will continue to expand this in the long term and look for additional funding to assist communities to create these spaces.
<b>Long Term:</b> Encouraging circular economy development through repair cafes and education of residents about how to respond to climate change	Opened initial conversation on this, but a long term action as this will take time to develop.
<b>Long term:</b> Continue to identify available community and business grant funding opportunities for energy efficiency and decarbonisation initiatives.	Signed up for working with Surrey on a loan scheme which will help businesses to become "greener". A designated web page has been set up on the SBC website, in the climate/sustainability section, with information on grants. Working with Action Surrey on energy efficiency grant schemes for residents including HUG2. Solar Together is running for a third phase.

**SERVICES: To deliver a wide range of high-quality community focused and accessible services for everyone who lives and works in Spelthorne, striving for continuous improvement in all aspects of our work and providing excellent customer care.**

**Theme 2 - Digitally enabled and accessible services - Empowering customer experience, using customer insights for smarter service delivery and enabling remote accessibility to increase customer choice**

<b>Action:</b>	<b>Update</b>
<b>Short Term:</b> Bid for funding for digitalisation of planning services to improve digital engagement and community interaction.	The Systems Administrator attends regular Digital Planning Improvement Fund meetings and the TPO Working Parties with reps from the MHCLG and other LPAs. A monthly update report is sent through with progress and outstanding issues. The processes for data capture of documents for creating TPO Orders have been reviewed. On 7 August a temporary member of staff commenced work to carry out the data capture for the TPOs. The main issue concerns how we can spend the grant. We have a project in mind to

	<p>undertake big improvements to our website for users and the MHCLG has advised at present that the grant cannot be used to employ consultants for the implementation of projects. This may be reviewed. Both the Systems Administrator and the Planning Development Manager have communicated with Surrey Health BC who have similar problems over the funding.</p>
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## Spelthorne Borough Council Services Committees Forward Plan and Key Decisions

This Forward Plan sets out the decisions which the Service Committees expect to take over the forthcoming months, and identifies those which are **Key Decisions**.

A **Key Decision** is a decision to be taken by the Service Committee, which is either likely to result in significant expenditure or savings or to have significant effects on those living or working in an area comprising two or more wards in the Borough.

Please direct any enquiries about this Plan to [CommitteeServices@spelthorne.gov.uk](mailto:CommitteeServices@spelthorne.gov.uk).

## Spelthorne Borough Council

### Service Committees Forward Plan and Key Decisions for 1 January 2025 to 1 June 2025

Anticipated earliest (or next) date of decision and decision maker	Matter for consideration	Key or non-Key Decision	Decision to be taken in Public or Private	Lead Officer
Environment and Sustainability Committee 14 01 2025  Audit Committee 28 01 2025	2023-24 Audited Accounts SDS	Key Decision	Public	Paul Taylor, Chief Accountant
Environment and Sustainability Committee 14 01 2025	Conservation Areas	Key Decision	Public	Russ Mouny, Team Leader, Planning Development Management
Environment and Sustainability Committee 14 01 2025	Corporate Plan Actions Update - Environment and Sustainability Committee	Non-Key Decision	Public	Sandy Muirhead, Group Head - Commissioning and Transformation
Environment and Sustainability Committee 14 01 2025  Planning Committee 05 02 2025	Heathrow Easterly Alternation Consultation	Key Decision	Public	Esme Spinks, Planning Development Manager
Environment and Sustainability Committee 14 01 2025	Presentation from Talking Tree	Key Decision	Public	Sandy Muirhead, Group Head - Commissioning and Transformation

<b>Date of decision and decision maker</b>	<b>Matter for consideration</b>	<b>Key or non-Key Decision</b>	<b>Decision to be taken in Public or Private</b>	<b>Lead Officer</b>
Environment and Sustainability Committee 14 01 2025	Update to Sandbag Policy	Non-Key Decision	Public	Nick Moon, Risk and Resilience Manager, Sandy Muirhead, Group Head - Commissioning and Transformation
Environment and Sustainability Committee 04 03 2025	Green Initiatives Fund Bid - Climate Change Officer	Non-Key Decision	Public	Timothy Snook, Sustainability Officer
Environment and Sustainability Committee 04 03 2025	Green Initiatives Fund Bid - Electric Charge Points	Non-Key Decision	Public	Timothy Snook, Sustainability Officer
Environment and Sustainability Committee 04 03 2025	Green Initiatives Fund Bid - Electric Vans	Non-Key Decision	Public	Timothy Snook, Sustainability Officer
Environment and Sustainability Committee 04 03 2025	Green InitiativeS fund Bid - Solar Panels	Non-Key Decision	Public	Timothy Snook, Sustainability Officer
Environment and Sustainability Committee 04 03 2025	Surrey Climate Change Adaptation and Resilience Strategy (Surrey Adapt)	Non-Key Decision	Public	Sandy Muirhead, Group Head - Commissioning and Transformation, Timothy Snook, Sustainability Officer



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