

LALEHAM  
CONSERVATION AREA APPRAISAL  
MARCH 2024 (DRAFT)

Pending:

- Full coverage of OS basemapping
- Remove draft stamp
- Boundary on historic maps



# LALEHAM: CONSERVATION AREA APPRAISAL

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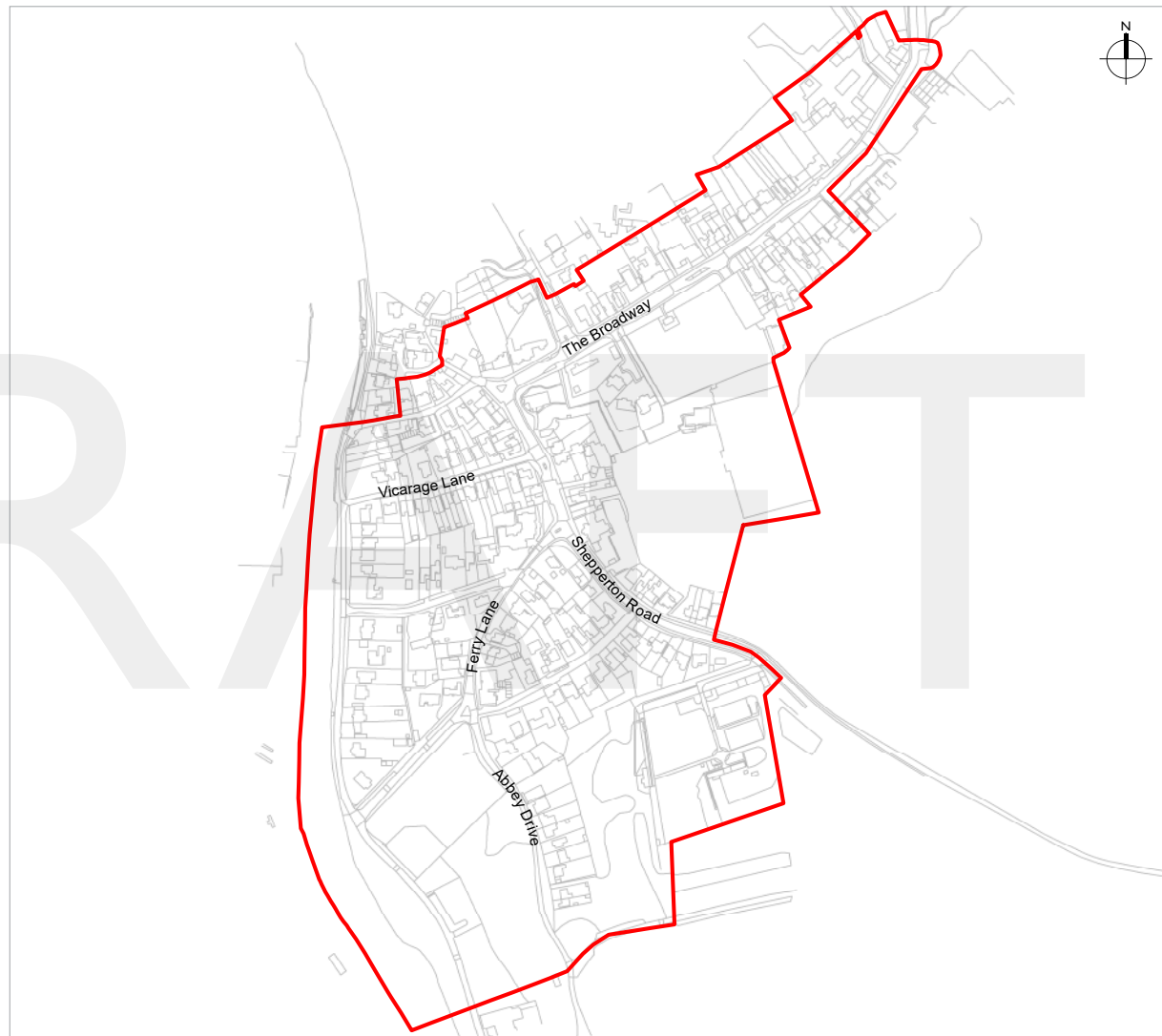


## 1.1 Introduction

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.



— 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

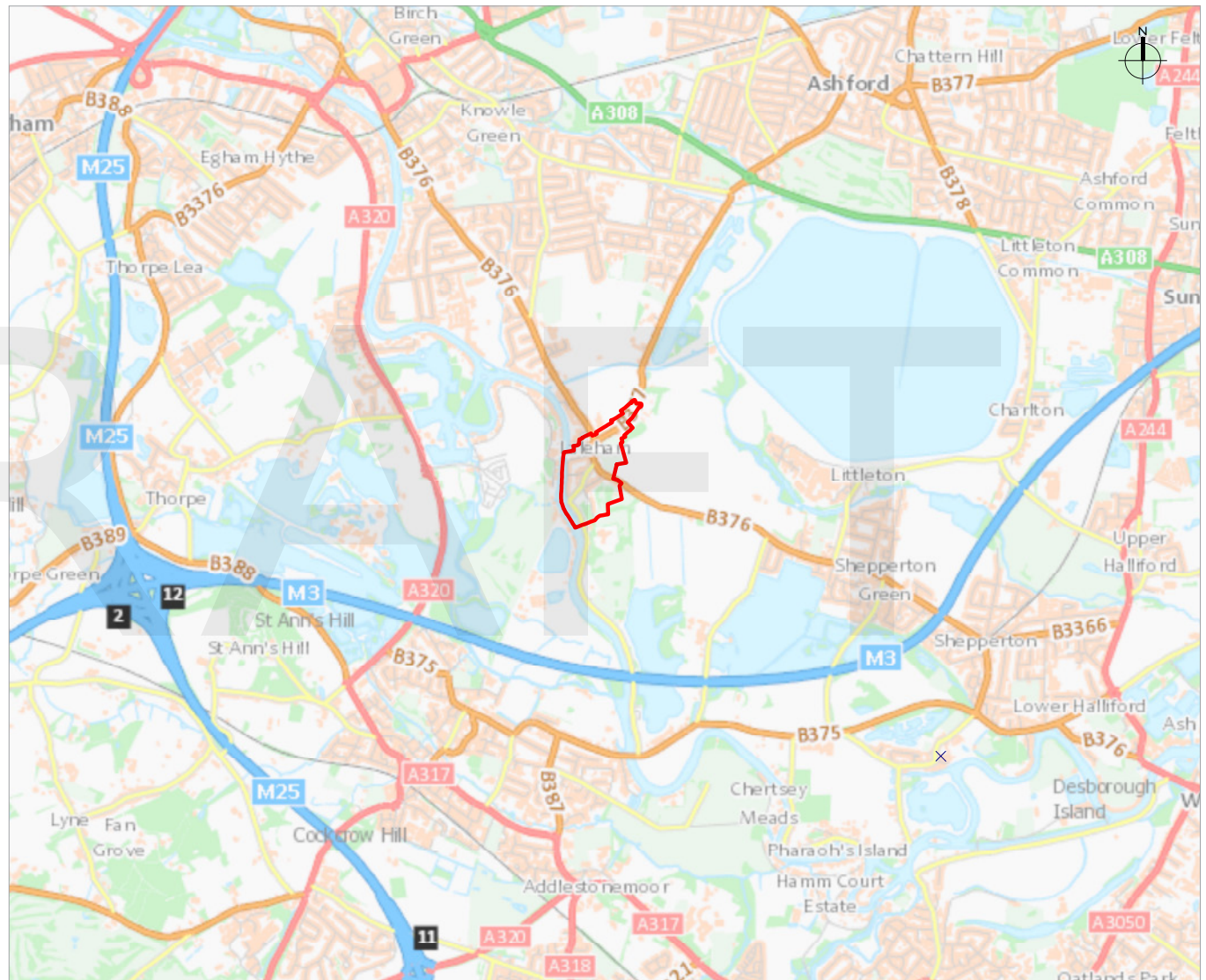
The key themes and features which define the character of the Laleham Conservation Area are:

- 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 scaled 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.



**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

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.

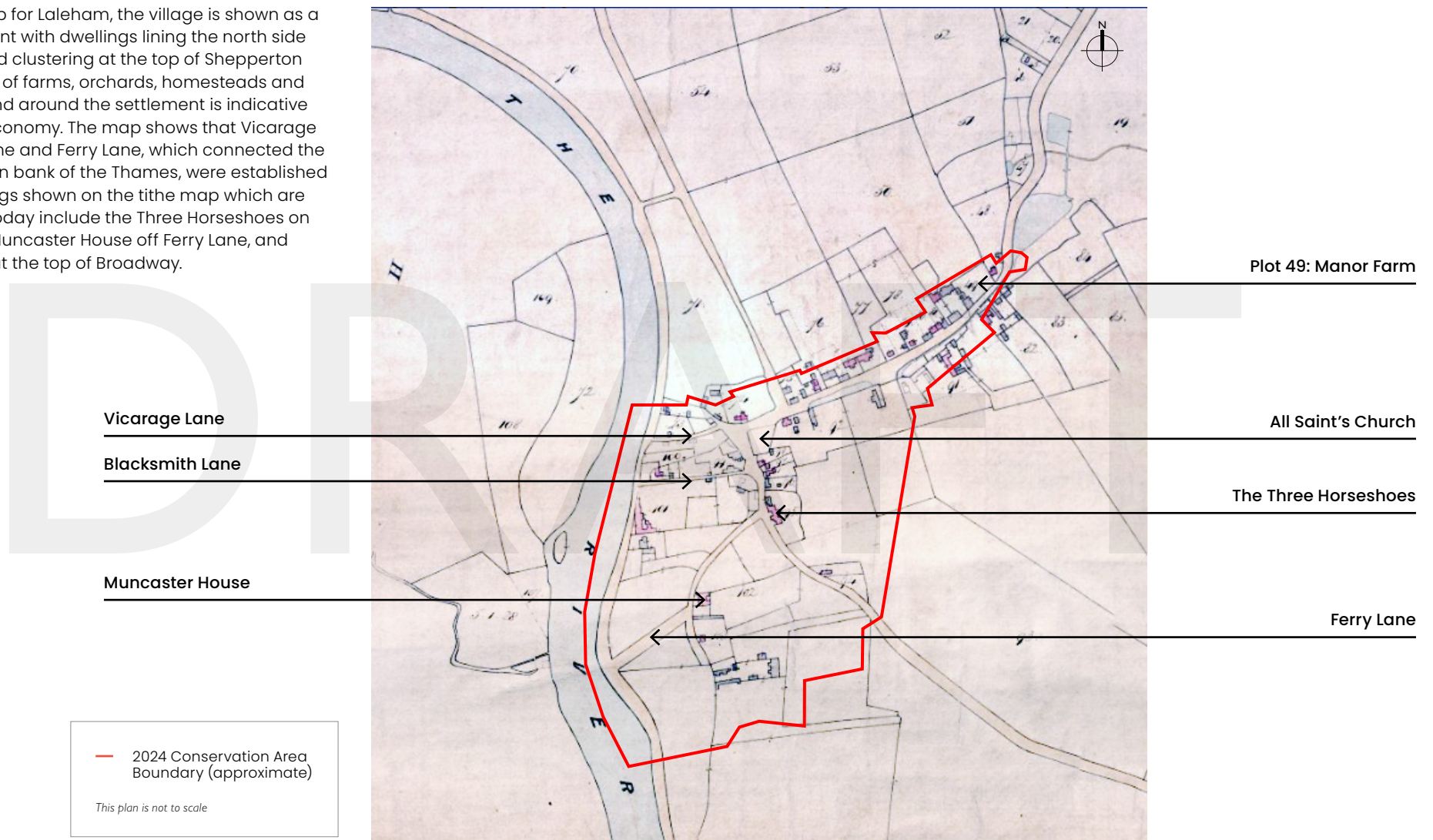


Laleham as recorded in John Cary's 1801 map.

## 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

— 2024 Conservation Area Boundary (approximate)

*This plan is not to scale*



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



— 2024 Conservation Area Boundary (approximate)  
This plan is not to scale



Laleham as recorded in the 1897 Ordnance Survey.

## SECTION 2.0: ASSESSING SPECIAL INTEREST



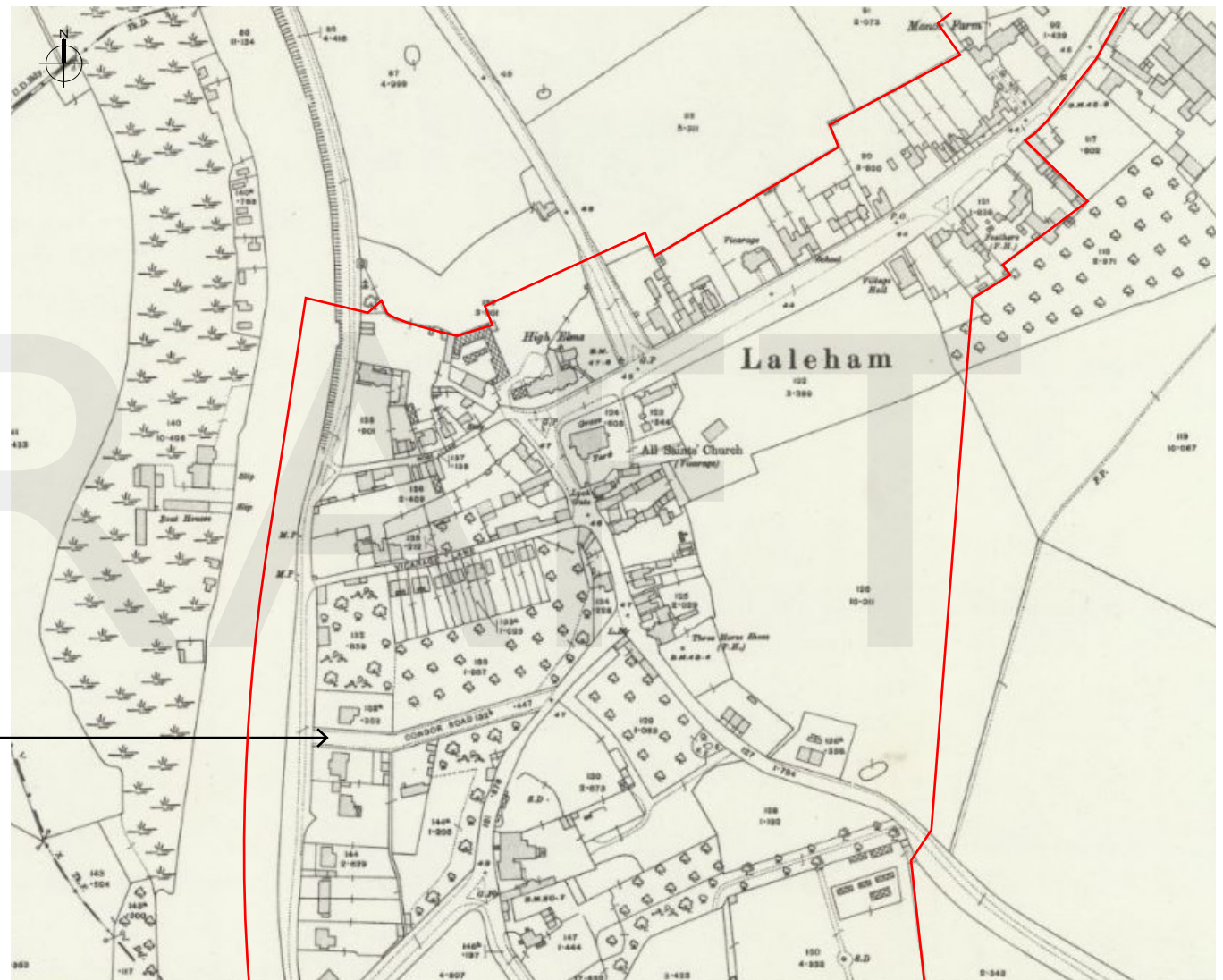
The 1914 Ordnance Survey indicates a faster rate of development than previously seen in Laleham. New detached and semi-detached houses were erected on the site of the former Osmanthorpe estate. A new or enlarged street (Condor Road) is shown cutting through the former gardens, providing another route 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.

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

— 2024 Conservation Area Boundary (approximate)

*This plan is not to scale*

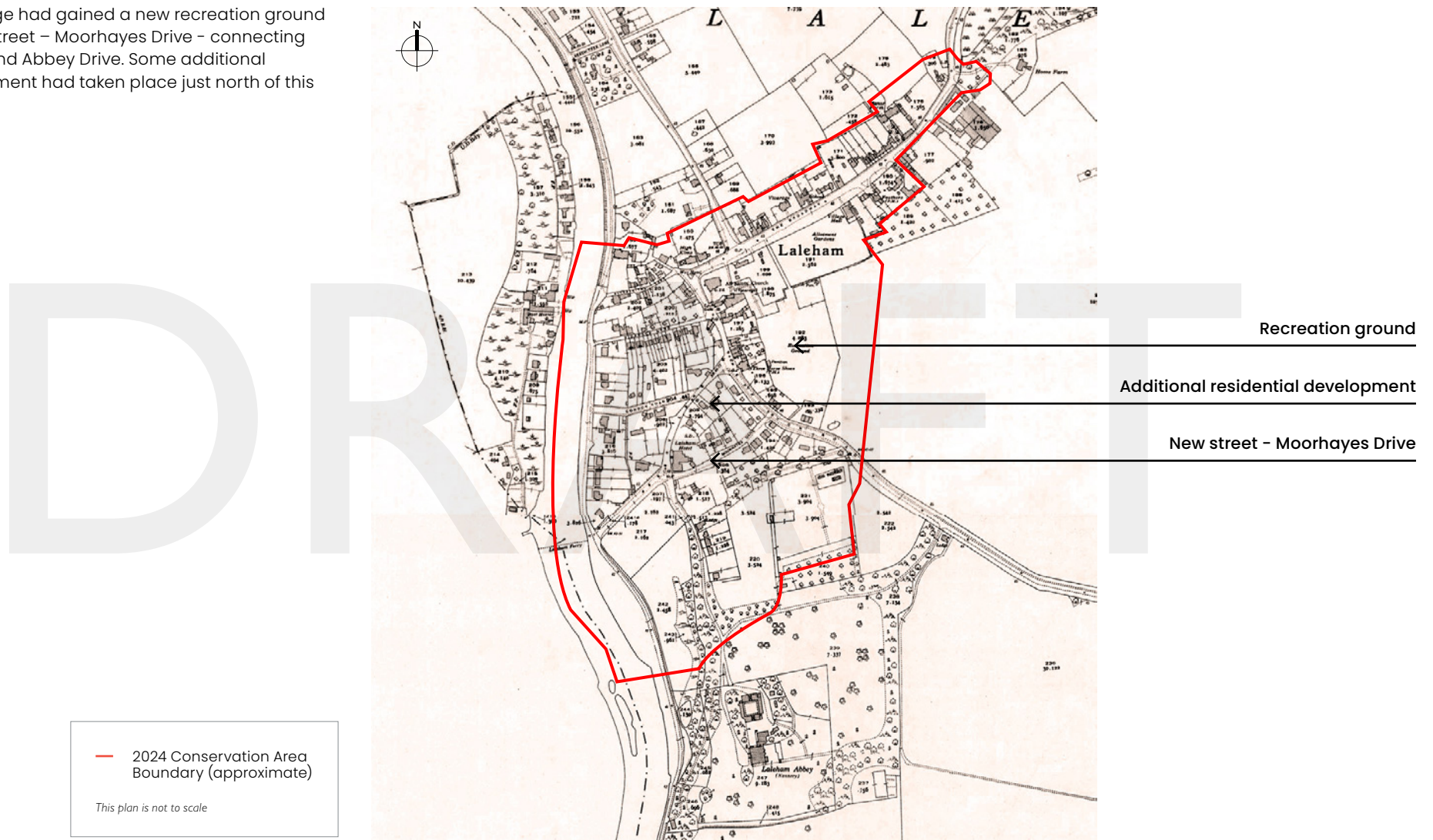


Laleham as recorded in the 1914 Ordnance Survey.

## 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.



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

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

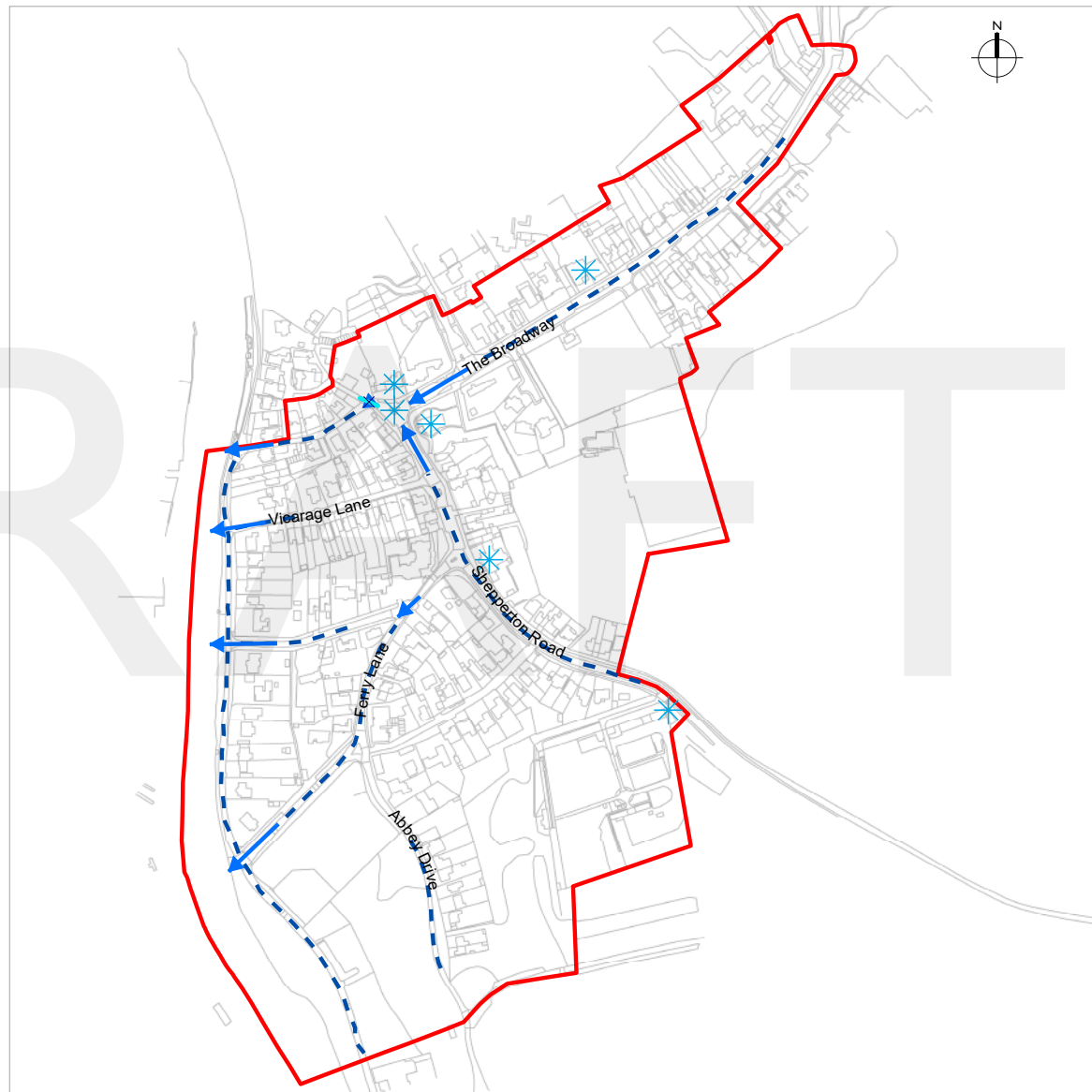




## 2.6 Views

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.

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**VIEWS PLAN**

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

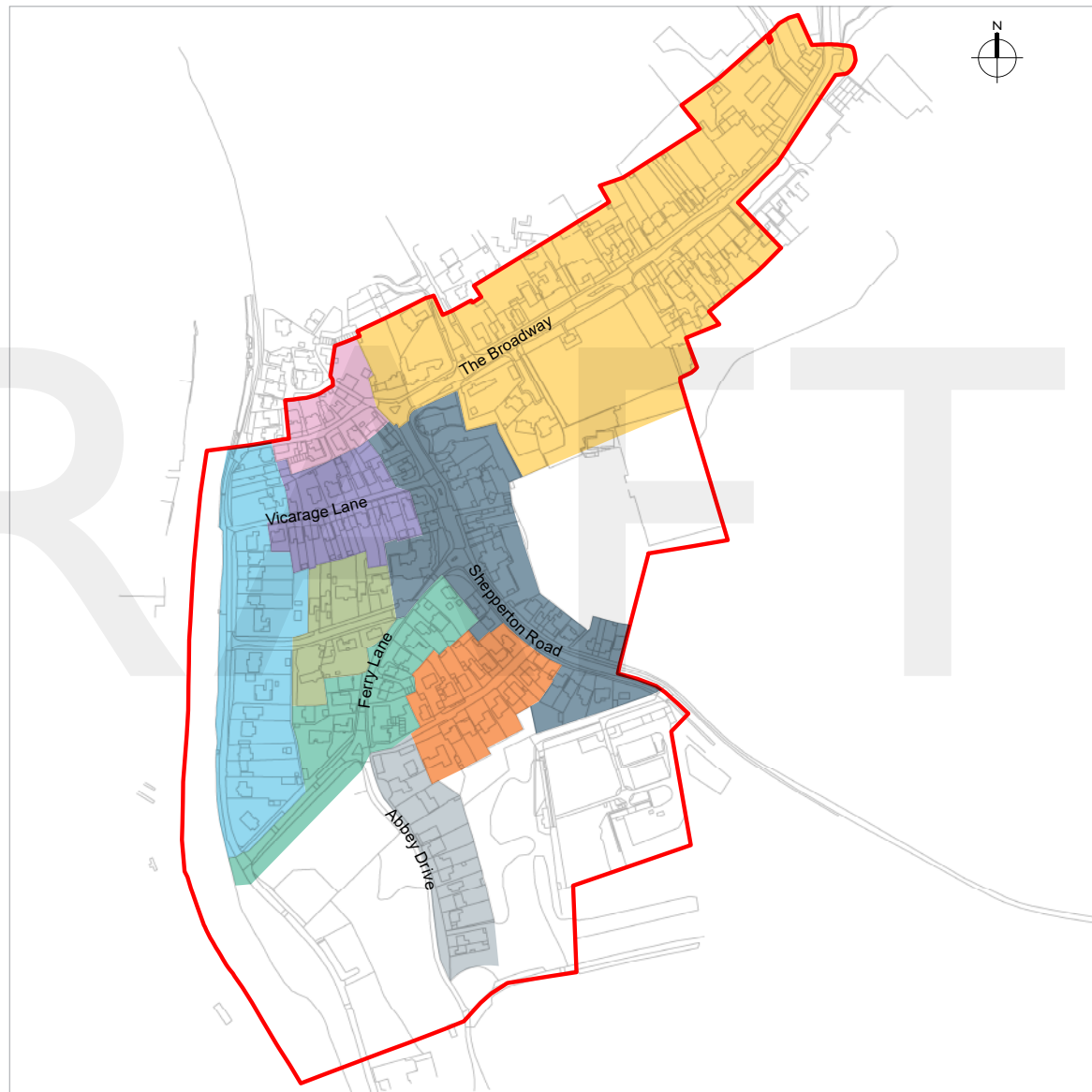
*This plan is not to scale*



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 road, 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.

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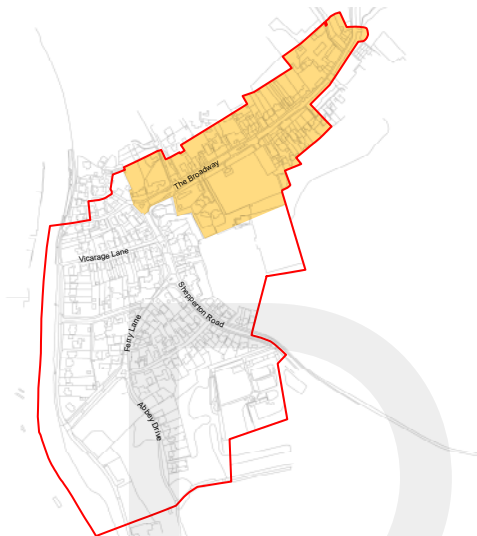
**CHARACTER AREAS PLAN**

- 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 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 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



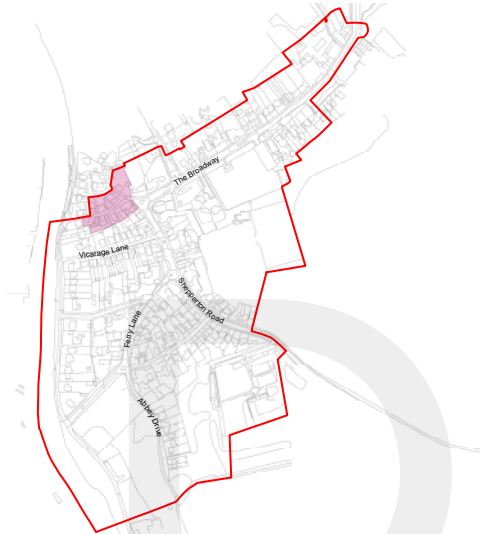
Simple 'polite' cottages



The wide boulevard of the Broadway



## 3.2 Character Area 2 – Blacksmith’s Lane



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 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.

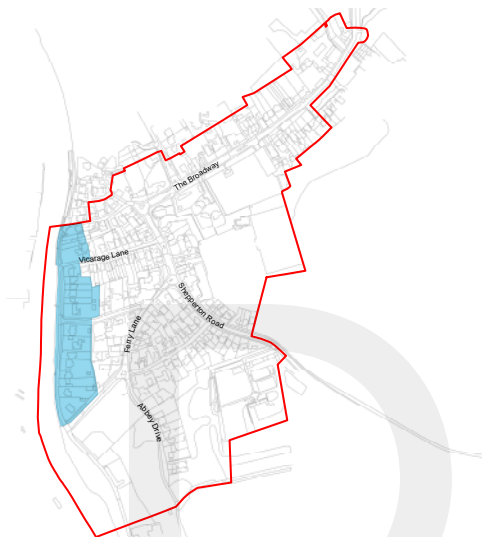
The entrance to Blacksmith’s Lane, where the informality of the highway and boundary walls emphasise its access-only character. Also note the traditional street lantern.



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.



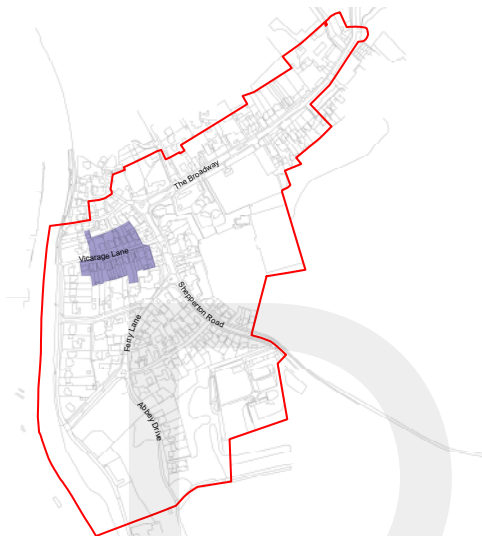
An example of balcony and dormer windows facing onto the river on Thames Side



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



## 3.4 Character Area 4 – Vicarage Lane



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.

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.



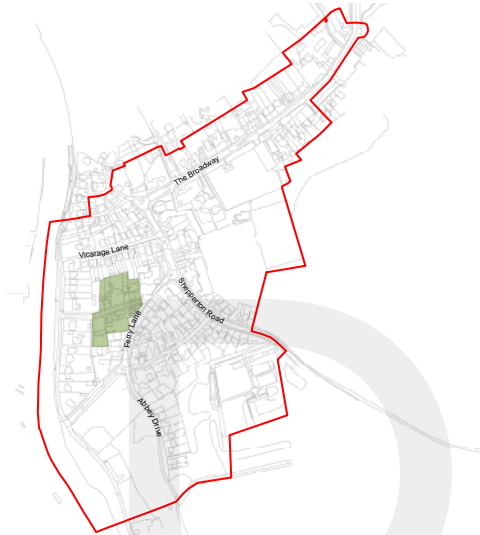
Later developments on Vicarage Lane, taking influence from the Arts & Crafts style



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



## 3.5 Character Area 5 – Condor Road

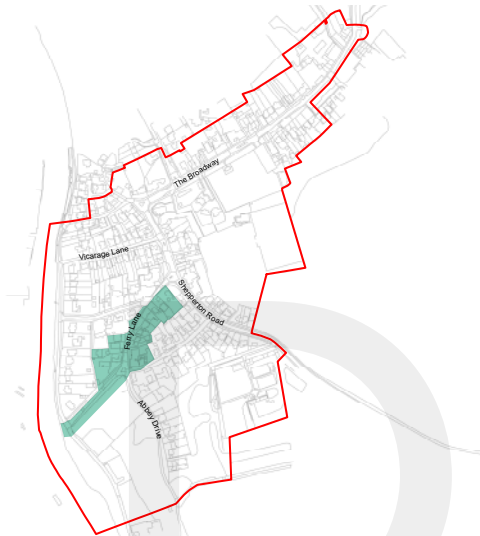


Although wholly residential in nature, the character of Condor Road is atypical compared to the rest of the Conservation Area, particularly in comparison with other routes leading down to Thames Side. The road surface is a hoggin-like material (i.e. compacted earth and aggregate), rather than tarmac, 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.

Condor Road with winter tree cover



## 3.6 Character Area 6 – Ferry Lane



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.

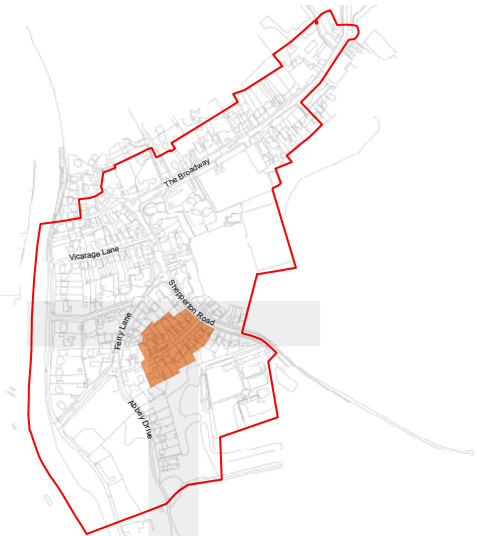
Tall brick boundary walls separating the properties from the highway are characteristic of Ferry Lane, continuing a common feature evident across Laleham. The tarmac-surfaced thoroughfare is semi-formal with a separate pedestrian pavement on one side, two-way traffic and traffic control measures. Further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

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

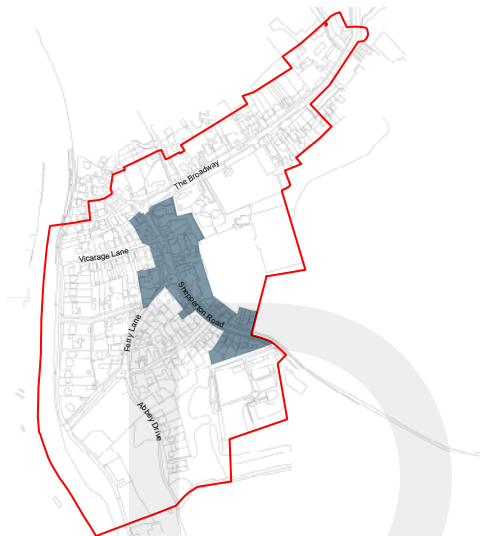


Moorhayes Drive is a modern residential street. It has some of the characteristics of a cut-through route connecting Shepperton Road with the river, but nothing of notable architectural or historic interest.





## 3.8 Character Area 8 – Shepperton Road



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.

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 lay out 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.



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



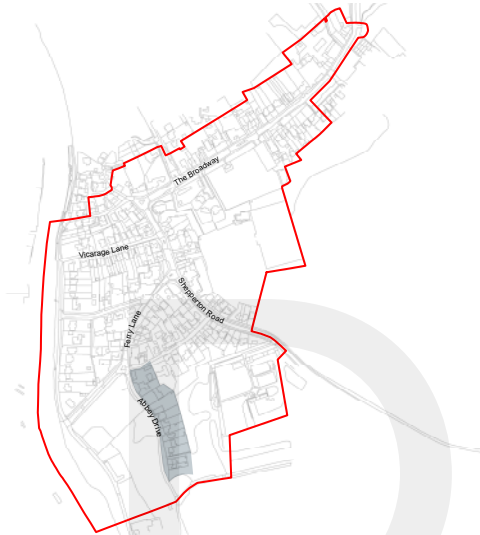
Later 19th-century development and commercial properties on Shepperton Road, which break with the Arts & Crafts influence



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



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



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))

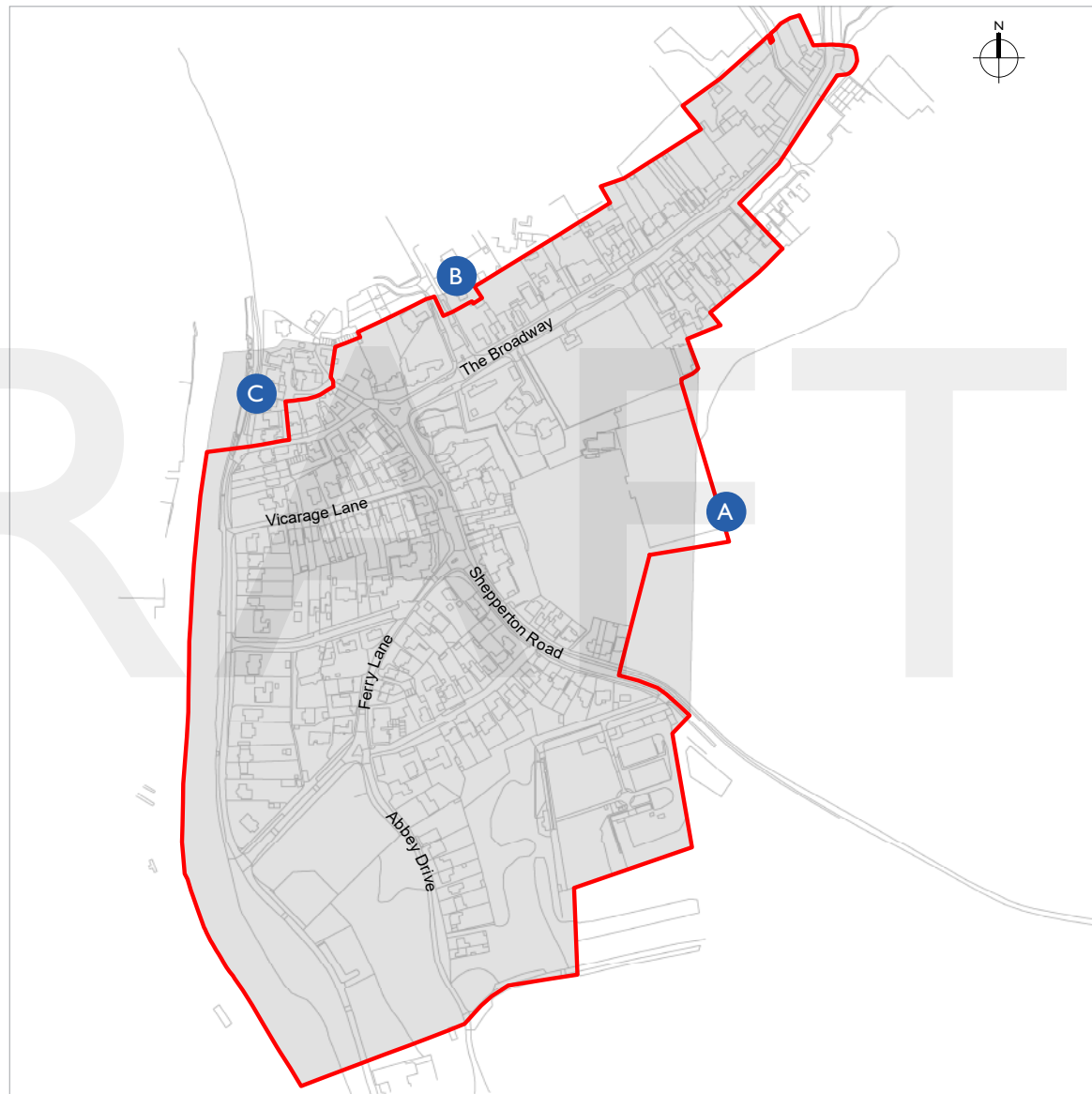


### 4.1 Inclusions

- 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.

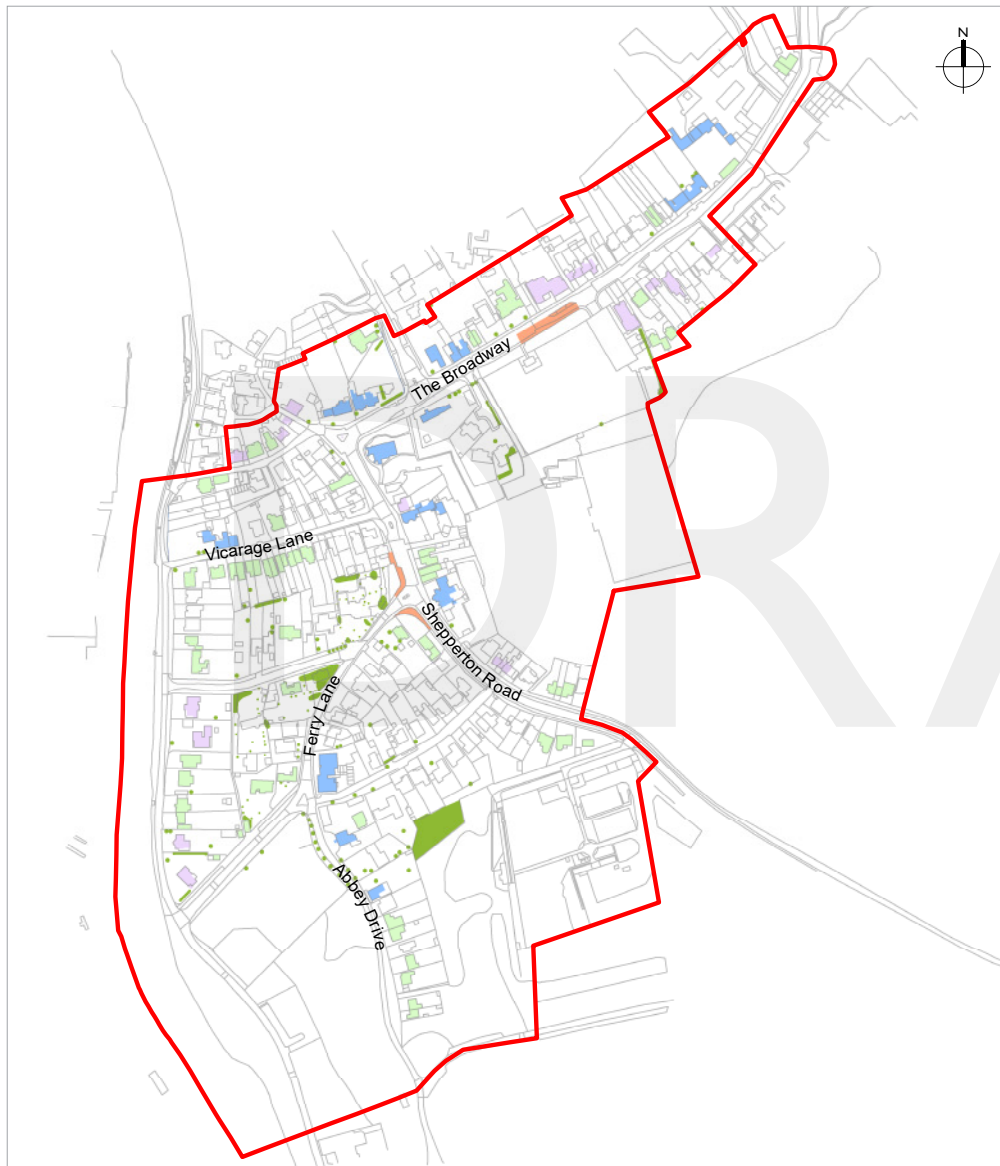
### 4.2 Exclusions

- 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.



- 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.

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'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>

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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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