

MANYGATE LANE ESTATE
CONSERVATION AREA APPRAISAL
MAY 2024



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



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.



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

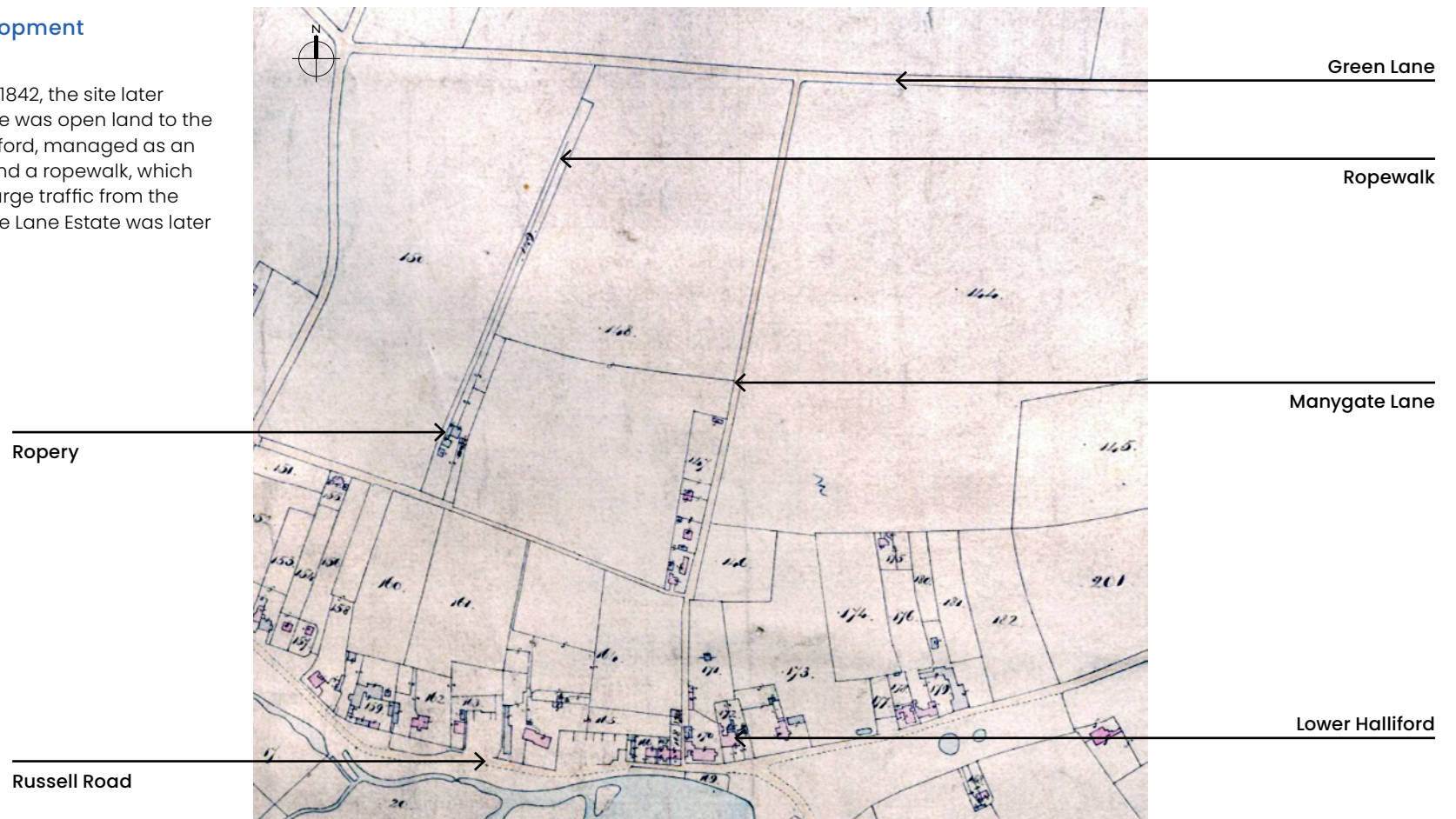
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2.2 Origins and Historic Development

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.

Hotel adjacent to station
Residential development near station



Shepperton Railway Station, opened 1864

Plots which would later be developed into the Manygate Lane Estate, occupied at this point by the late 19th-century villas

Lower Halliford

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.

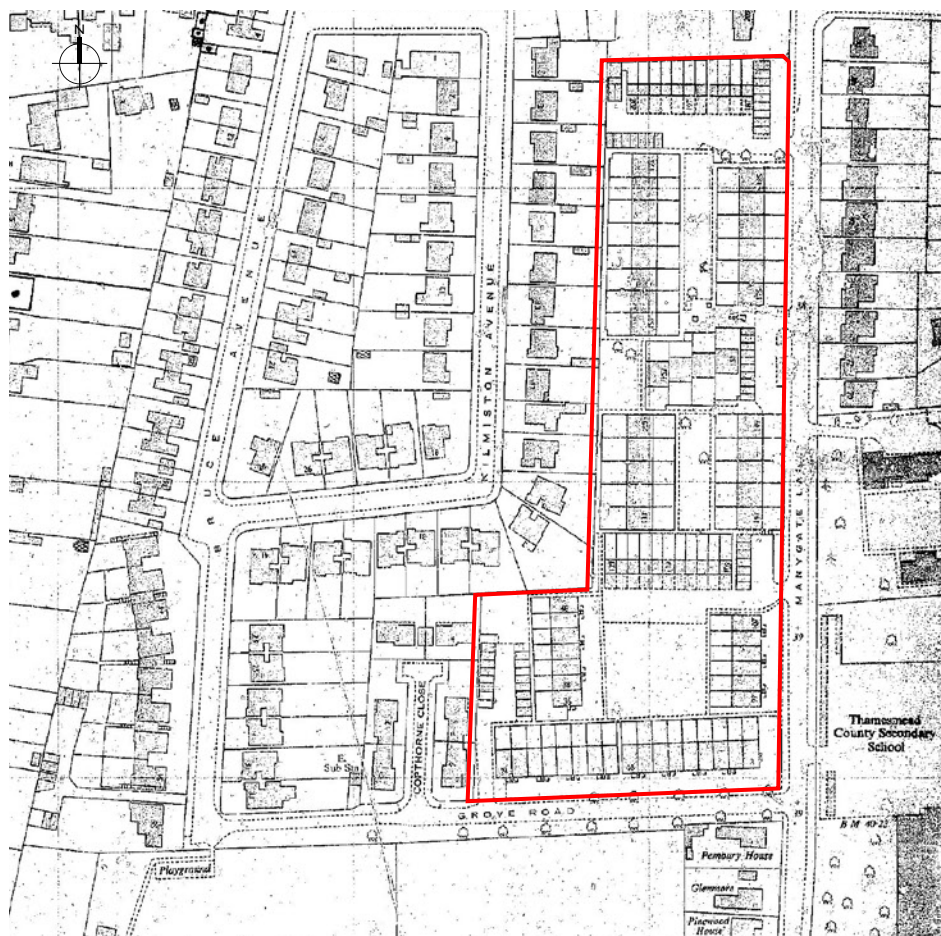
SECTION 2.0: ASSESSING SPECIAL INTEREST



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.

SECTION 2.0: ASSESSING SPECIAL INTEREST



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.

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.

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.

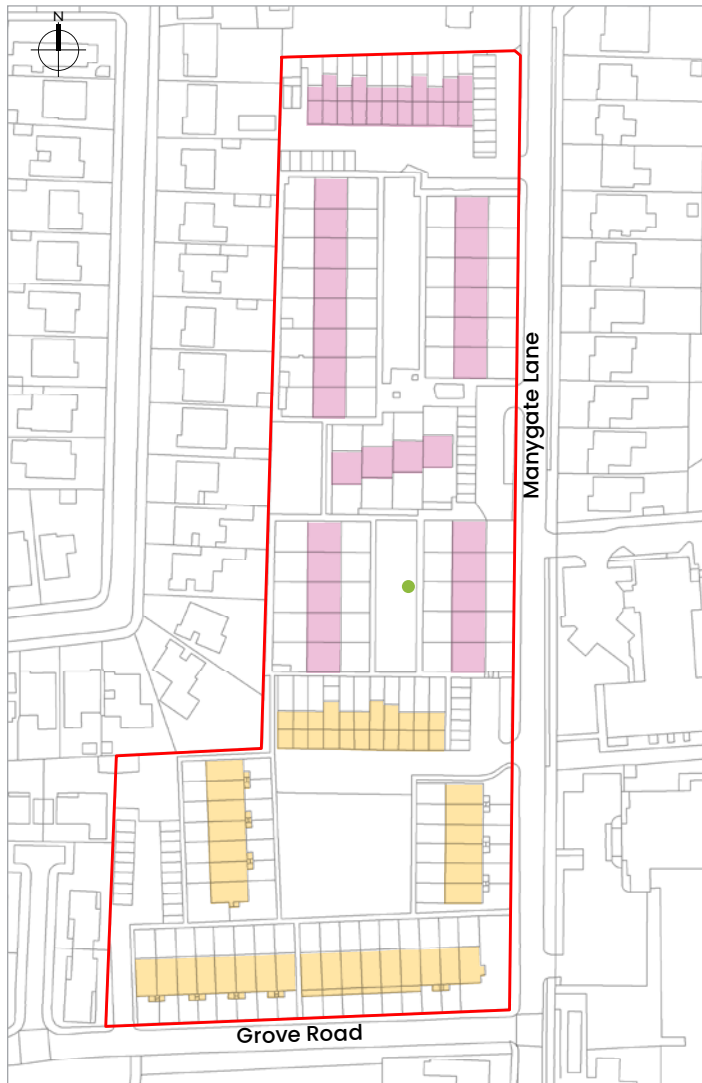
Extension of buildings: There has been some unfortunate extension to some dwellings. Although these are rear extensions, they are still visible from the paths, alleys and open spaces between the built blocks. The extensions, mostly in the form of conservatories, disrupt the original architectural intent 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.



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.



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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>



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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