

UPPER HALLIFORD
CONSERVATION AREA APPRAISAL
MAY 2024



UPPER HALLIFORD: CONSERVATION AREA APPRAISAL

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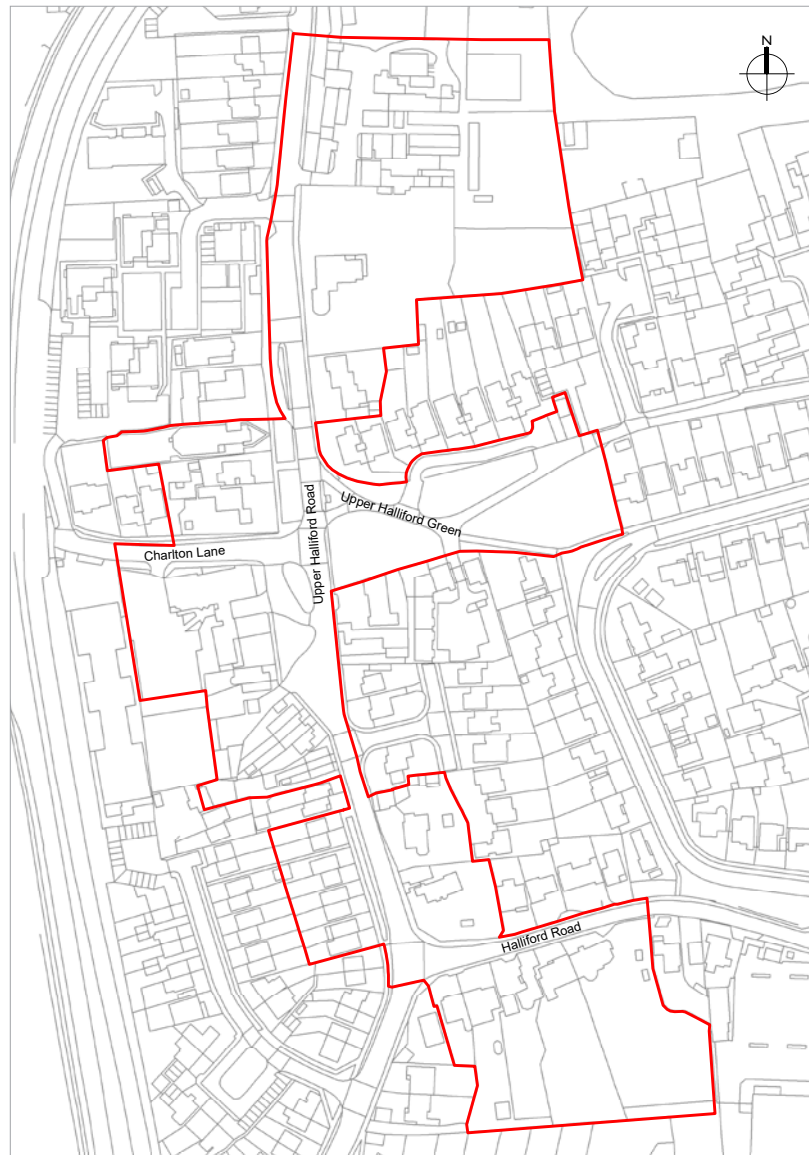


1.1 Introduction

The Upper Halliford Conservation Area was originally designated in February 1993. This Conservation Area Appraisal has been prepared in April 2024 and is intended as Supplementary Planning Guidance. It follows advice given by Historic England as set out in *Advice Note 1: Conservation Area Appraisal, Designation and Management* published 8 February 2019.

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

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



— 2024 Conservation Area Boundary
This plan is not to scale



1.2 Planning Policy Context

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

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

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

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

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

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

1.3 Summary of Key Elements

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

- Its origins as a rural medieval village with a long history of occupation.
- Its historic configuration, centred around the village green, and the retention of its principal historic thoroughfares.
- Domestic scale and massing, with the majority of properties set back within garden plots and behind boundary treatments.
- The survival of many historic brick walls, some reaching substantial heights.
- An eclectic mixture of architectural styles, which illustrates the historic evolution of the village and contemporary architectural fashions.

- The survival of a number of smaller dwellings of historically humble status, including the row of brick-built cottages at Grange Farm, which reference the rural agricultural character of the settlement prior to the loss of several historic farmsteads.
- The survival of the village green and several substantial green verges.
- Mature planting throughout the Conservation Area, both within important open spaces and along property boundaries.



2.1 Location and Setting

The Upper Halliford Conservation Area is located just under a mile north of the River Thames and Lower Halliford. It is roughly half a mile east of the M3 Motorway. It is bounded to the north, east and north-west by residential development, with open fields to the south. The Halliford Bypass runs roughly parallel to Upper Halliford Road just west of the Conservation Area, beyond which lies Sunbury Golf Course.

The Conservation Area is centred around the village green and the principal historic thoroughfare, Upper Halliford Road, which runs north-south through the village. The built environment within the Conservation Area is eclectic in configuration, style and age, with buildings stretching from humble 18th-century structures to 1950s houses.

Principal access routes are via Upper Halliford Road from the north, Halliford Road from the east and Gaston Bridge Road from the south, which is now connected to the Halliford Bypass. Since the construction of the Bypass in the later 20th century, which truncated Charlton Lane, there has been no access into the village from the west.



LOCATION PLAN

— 2024 Conservation Area Boundary

This plan is not to scale

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2.2 Origins and Historic Development

2.2.1 Timeline

Early History

The first documented reference to Halliford is from 962 AD, and there was a settlement here by 1194. Upper and Lower Halliford were referenced as separate settlements in the 13th century. At this time, Lower Halliford was the seat of the manor with Upper Halliford being an affiliated hamlet.

Medieval and Early Modern Eras

Although the earliest built structures in Upper Halliford date from the 18th century, the principal roads, centred on the village green, likely represent a medieval configuration. During the medieval and early modern eras, most of the parish was occupied by commons and open fields, and the local economy was supported by agriculture.

18th Century

Like Lower Halliford to the south, during the 18th century Upper Halliford saw the construction of substantial dwellings in large private grounds and the gentrification of formerly lower-status houses. An example is Halliford Manor (formerly known as Clock House) which was likely constructed in the mid-18th century alongside Clock Cottage (its former coach house). The historic core of the Goat Inn also dates from the 18th century.

19th Century

The number of grand private residences in Upper Halliford continued to grow during the 19th century. Surviving examples include Halliford House (1803) and Frith Grange (early 19th-century core). Historic maps indicate that 19th-century Upper Halliford was also home to several farms and many modest dwellings.

20th Century

Until St Andrew's Church was constructed circa 1900, religious conformists in Upper Halliford were served by the parish church over a mile away in Shepperton (there was once an 18th-century non-conformist chapel and mission room on Upper Halliford Road, since lost). The mid to late 20th century has been characterised by residential development, particularly around the village green.



2.2.2 Illustrated Historical Development

Cary's map of 1801 records Upper Halliford as 'Upper Hawford'. The historic configuration of the main roads into and out of the village - Upper Halliford Road, Halliford Road and Gaston Bridge Road - are shown. The map also shows Charlton Lane, which has since been truncated by the Halliford Bypass but historically connected Upper Halliford with Charlton to the north-west. Upper Halliford Road is recorded as the main thoroughfare, with buildings aligned on either side.



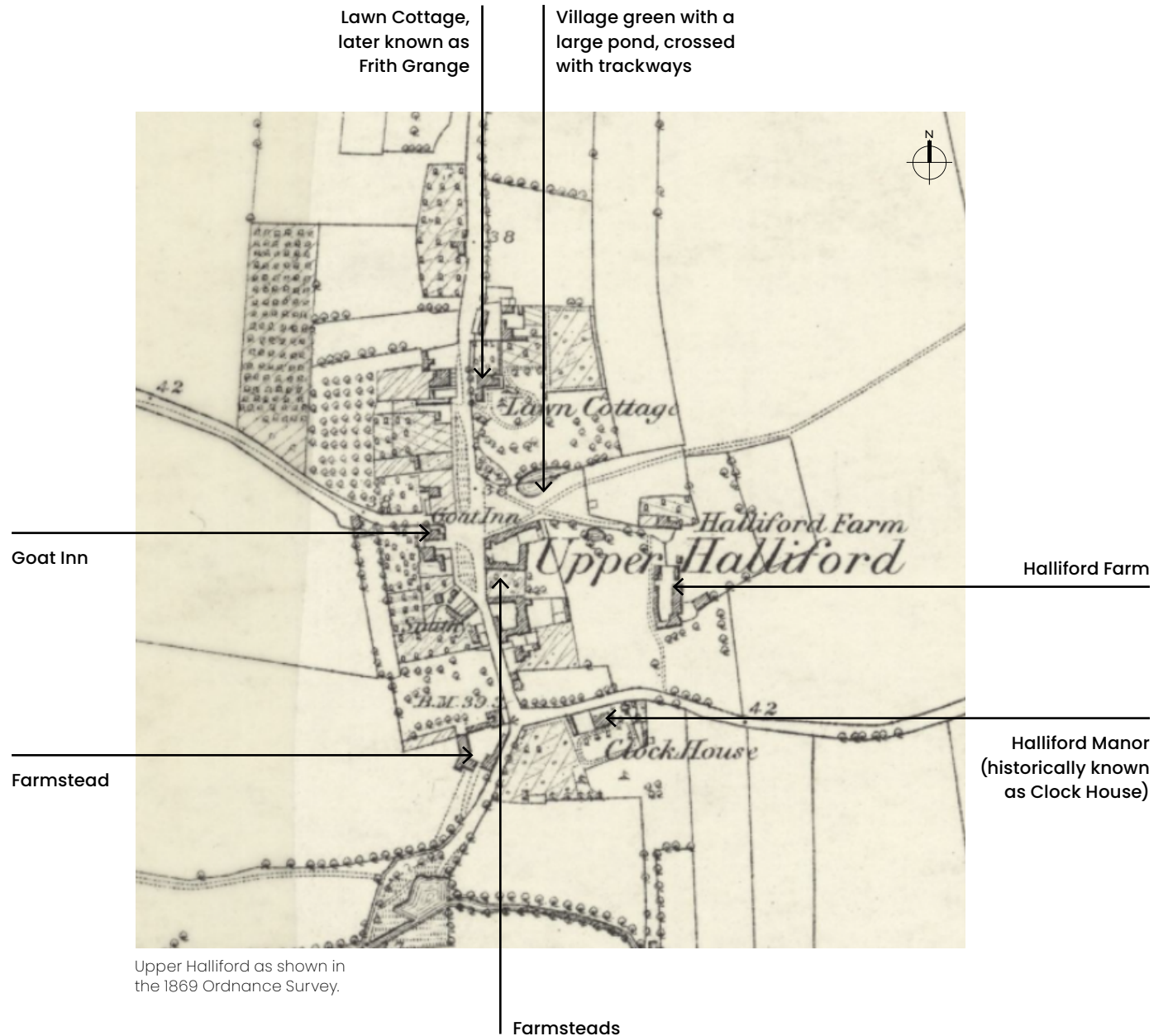
Upper Halliford as shown in John Cary's map, 1801.

SECTION 2.0: ASSESSING SPECIAL INTEREST



The 1869 Ordnance Survey illustrates the historic centrality of the village green to Upper Halliford. The green is shown to have been crossed with trackways in a similar position to the current access roads. To the north of the green was a pond, presumably used for watering horses and livestock from the surrounding farms. South of the green, two groups of structures arranged around central courtyards indicate the site of historic farmsteads. The dwelling known as 'Rose Cottage' at 14 Upper Halliford Road was originally part of the southern farmstead. To the far east of the green lay a further farmstead known as 'Halliford Farm'.

As well as illustrating the rural, agricultural character of 19th-century Upper Halliford, the 1869 Ordnance Survey also demonstrates that the village had attracted the construction of substantial dwellings in private, often landscaped grounds. These include Halliford Manor, or 'Clock House' as it was then known (18th century) and Frith Grange (19th century), identified on the map as 'Lawn Cottage'. The map shows the 18th-century Goat Inn, then occupying a much smaller footprint, on the corner of Upper Halliford Road and Charlton Lane.



Upper Halliford as shown in the 1869 Ordnance Survey.

SECTION 2.0: ASSESSING SPECIAL INTEREST



Changes evident in the Ordnance Survey of 1898 include the construction of Halliford Manor House, between Halliford Manor and Clock Cottage (the former coach house for the earlier dwelling). All three properties are shown in the 1898 Ordnance Survey as one estate known as 'Clock House', which shows the 19th-century addition was conceived as an extension rather than a separate residence. New glasshouses had been constructed in the grounds of the house, on the boundary with Gaston Bridge Road.

The pond straddling the boundary of the village green and the grounds of 'The Lawn' (later Frith Grange) had been partially infilled. 'The Lawn' had been extended to the south. New residential dwellings had been built on the west side of Upper Halliford Road since 1869.



'The Lawn' -
extended since 1869

Pond on green partially
infilled since 1869

Clock House extended
to the west, reducing the
open space between the
18th-century dwelling to
the east and its affiliated
coach house

New glasshouses in the
grounds of Clock House

Upper Halliford as shown in the 1898 Ordnance Survey.

SECTION 2.0: ASSESSING SPECIAL INTEREST



By the Ordnance Survey of 1912, the property known today as Frith Grange had been altered to achieve its current proportions. The house had been disconnected from a linear structure to the south to which it was adjoined in 1898.

No.42 Upper Halliford Road, to the south of Frith Grange, had been adapted or rebuilt. Its footprint in the 1912 Ordnance Survey is roughly commensurate with its current proportions.

The 1912 map shows St Andrews Church (c.1900) for the first time. It also shows additional buildings on the site known today as Grange Farm.



St Andrew's Church, c.1900

Additional infrastructure on the site of Grange Farm

Frith Grange - remodelled since 1898 in line with current proportions

42 Upper Halliford Road, rebuilt or remodelled since 1898

Upper Halliford as shown in the 1912 Ordnance Survey.

SECTION 2.0: ASSESSING SPECIAL INTEREST



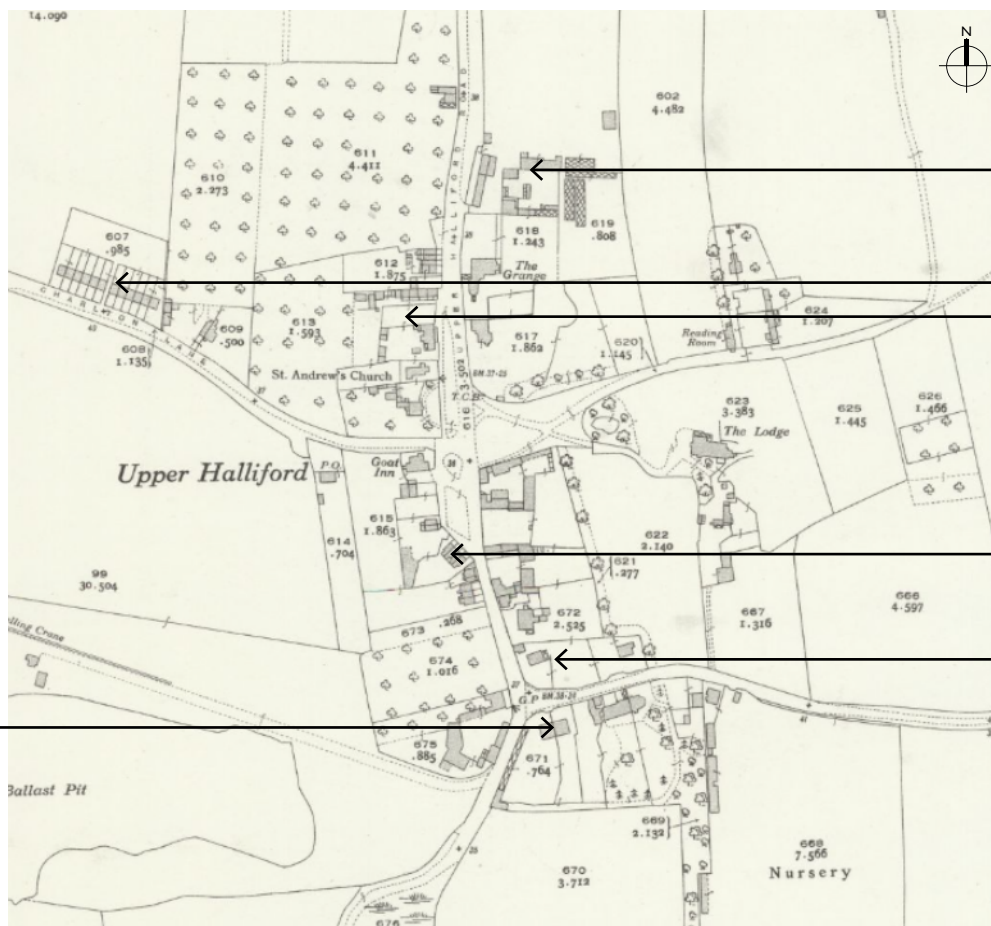
Several changes can be seen in the Ordnance Survey of 1934. New plot boundaries within the grounds of Clock House indicate that the house had by this time been subdivided to provide Halliford Manor, Halliford Manor House and Clock Cottage. A new pair of houses had also been built to the west in the former grounds of Clock House.

A house in private grounds, shown facing onto Upper Halliford Road at the junction with Gaston Bridge Road and Halliford Road in 1912, had been demolished. The plot boundaries had been redrawn and the house had been replaced with the current 4 Upper Halliford Road.

A small terrace of four houses had been erected in the centre of the village, in the grounds of a former smithy which had been demolished since 1912. The map also shows new terraces on Charlton Lane just west of the Conservation Area boundary.

The Goat Inn had been extended, and the infrastructure at Grange Farm, to the north of the village, had continued to develop. A former non-conformist chapel opposite Frith Grange had been demolished since 1912.

New pair of houses since 1912. Former grounds of 'Clock House' subdivided since 1912



Upper Halliford as shown in the 1934 Ordnance Survey.

New structures at Grange Farm since 1912

New terraced housing off Charlton Lane

Site of former chapel demolished since 1912

Terrace of four houses built within plot boundary of former smithy

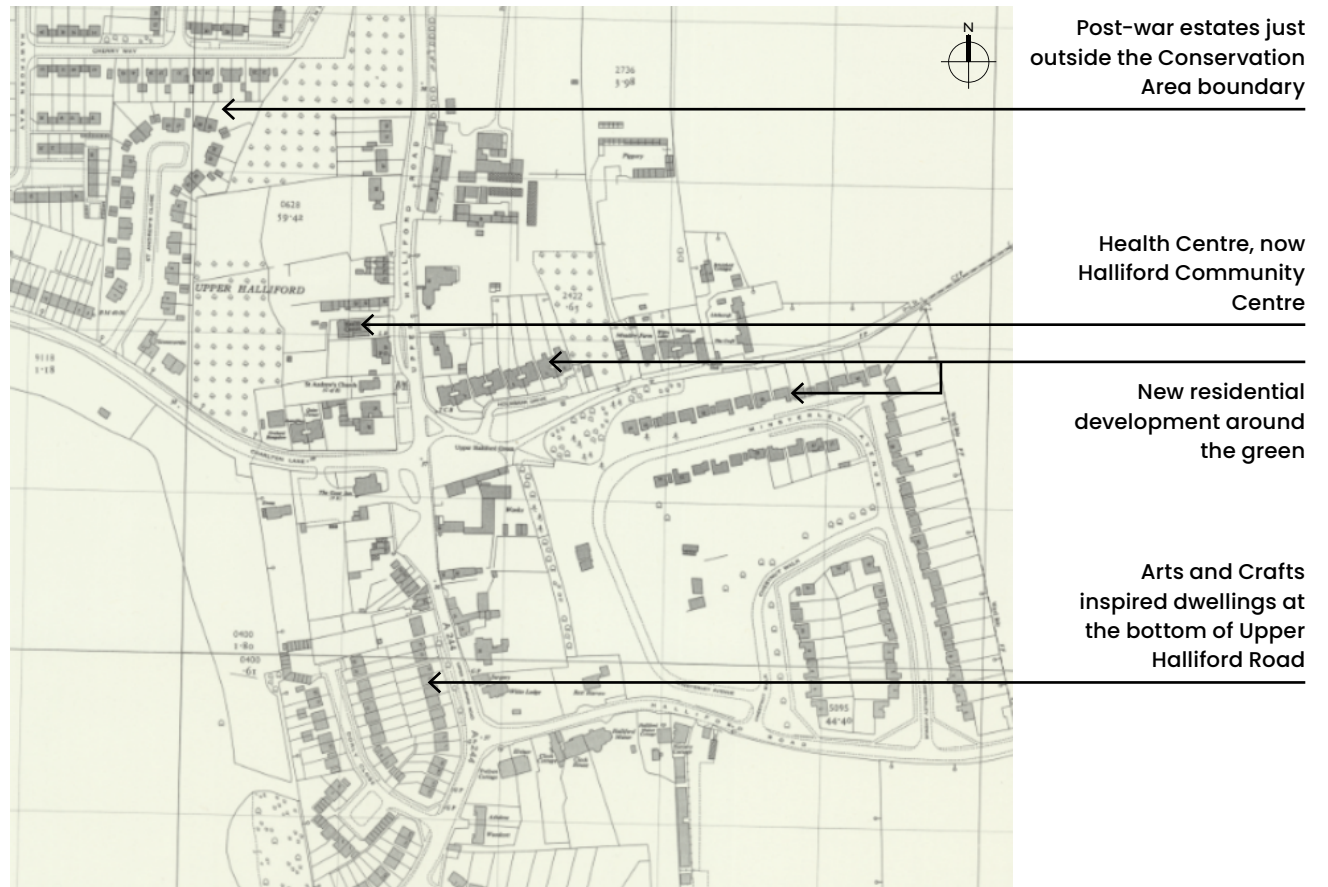
Property fronting Upper Halliford Road in 1912 demolished and replaced with no. 4 Upper Halliford Road.

SECTION 2.0: ASSESSING SPECIAL INTEREST



There was much residential development both within and adjacent to the Conservation Area boundary between 1934 and 1961. This included the construction of the four pairs of distinctive mid-20th century houses on the western side of Upper Halliford Road. Residential estates had also been built around the village green.

Since 1961, the former farmsteads on the west side of Upper Halliford Road have been lost and a new estate, Home Farm Close, had been built. The bypass has been constructed since this date.



Upper Halliford as shown in the 1960 Ordnance Survey.



2.3 Archaeological Potential

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

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

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

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

2.4 Built Form and Architecture

Upper Halliford Conservation Area is centred around the village green. Historic structures are concentrated on Upper Halliford Road (which runs north-south through the village) and at the western end of Halliford Road (which connects Upper Halliford with Sunbury to the east). The Conservation Area generally has an open built grain, characterised by detached historic properties set back from the road within gardens of varying sizes. More recent residential development in the Conservation Area likewise comprises detached or semi-detached houses with enclosed front gardens.

The Conservation Area has a strong sense of openness, particularly in the centre of the village where the green and the substantial verges opposite afford large areas of open space. The road is also significantly wider in this area. The age and original function of this open space opposite the green, used today for parking, is unclear; it was present in the mid-19th century and may have originally been common land associated with the green.



Aerial imagery of Upper Halliford during the 1920s, looking north-west. The wider section of road to the east of the Goat Inn is shown here. The grass verges may represent areas of former common land, around which roads were subsequently formed or expanded. Reproduced with permission of the Sunbury and Shepperton Local History Society.

SECTION 2.0: ASSESSING SPECIAL INTEREST



In scale and appearance, the Conservation Area is overwhelmingly domestic, with most evidence of historic agricultural activity having been lost during the 20th century. The Goat Inn is a surviving example of historic commercial activity. There are a mixture of large two-storey dwellings with attic space (Halliford Manor), modest cottages (29-35 Upper Halliford Road) and single-storey structures (various ranges around the Goat Inn).

The Conservation Area contains an eclectic mixture of architectural styles, which together illustrate the evolution of Upper Halliford from a small agrarian hamlet to a desirable rural retreat in easy reach of London for the wealthy elite, and, by the early 20th century, into a larger village with enough inhabitants to merit the construction of its own church.

A small number of the historic buildings within the Conservation Area have a vernacular character, meaning they were built from local materials with little regard for architectural fashions. Examples include the row of plain, brick-built cottages at 66-70 Upper Halliford Road (part of Grange Farm) to the north of the Conservation Area. Where they survive, these structures give a sense of how the village would have appeared in earlier times.



The large Neo-Classical properties known as Halliford Manor (left) and Halliford Manor House (right).



The Goat Inn, a historic complex with a mixture of single and double storey ranges, the oldest of which date from the 18th century.



A row of brick-built cottages associated with Grange Farm to the north of the Conservation Area. Architectural detailing is minimal, and windows are irregularly arranged, which is typical of vernacular structures.

SECTION 2.0: ASSESSING SPECIAL INTEREST



There are several larger dwellings within the Conservation Area which were either designed or gentrified in accordance with the latest architectural fashions during the 18th and 19th centuries. These include Halliford Manor and Halliford Manor House, which exhibit a range of Neo-Classical features including regularly arranged sash windows, parapets, projecting cornices / string courses and round-headed or segmental arches. More modest detached houses in the Conservation Area also incorporate Neo-Classical elements, for example the porticos to 49 Upper Halliford Road and The Old House (10 Upper Halliford Road).

Substantial dwellings built in Upper Halliford during the later 19th and early 20th centuries reflect the transition away from Neo-Classicism towards Gothic and vernacular-inspired domestic architecture. This is seen in features such as large street-fronting gables, decorative barge boards and steeply-pitched rooflines. The applied timber-framing to the 18th-century Clock Cottage is likely a 19th-century intervention, reflecting a contemporary interest in vernacular styles.

Later residential development reflects the influence of the Arts and Crafts movement, which was popular in the mid to late-19th century but influenced domestic architecture well into the 20th century. Typical features of the Arts and Crafts style included the use of local, high-quality materials (including richly coloured brick and tile), asymmetrical roofs and leaded or stained glass.



49 Upper Halliford Road. An 18th or early 19th-century dwelling with typical Georgian detailing including a square plan, regularly arranged sash windows and a small portico articulating the principal entrance.



42 Upper Halliford Road, built between 1898 and 1912, illustrates the contemporary fashion for the Tudor Gothic style – with hood moulds over the windows, decorative barge boards, and a strong emphasis on verticality achieved through the steeply-pitched roofs and pointed arches to the front porch.



Four pairs of mid-20th century houses on the west side of Upper Halliford Road. The influence of the Arts and Crafts movement can be seen in the asymmetrical roofline, leaded lights, use of richly coloured red brick and decorative hung tiles.

SECTION 2.0: ASSESSING SPECIAL INTEREST



The materiality of the Conservation Area is varied, constituting a mixture of exposed red and yellow brick, painted brick, and render. Most roof coverings are clay tile although some are slate. There are some prominent examples where lead has been used as weather-proofing or decoration, for example the cupola at Clock Cottage and the dormers to The Old House on Upper Halliford Road.

The roofscape is dominated by pitched and hipped roofs. The differing heights of the buildings and the prevalence of dormers and chimney stacks of multiple sizes and designs affords a varied character.



St Andrews Church, constructed in 1900, utilised a traditional materiality of exposed red and yellow brick.



The distinctive lead-covered cupola on Clock Cottage, Halliford Road.

SECTION 2.0: ASSESSING SPECIAL INTEREST



Brick boundary walls are characteristic of the Conservation Area, particularly around the village green and the eastern side of Upper Halliford Road. In many cases, boundary walls partially obscure the principal elevations of historic dwellings, an effect compounded in the warmer months by mature planting on property boundaries, providing privacy. Some of the historically higher-status properties utilise gate piers to announce their principal entrance (those to Halliford Manor are Grade II listed). Modern properties (excluding those on the north side of the green, which are bounded by a historic brick wall) are generally enclosed by a mixture of low brick walls, timber fencing and plain cast iron railings. The village green is largely edged by knee rail fencing.

There has been widespread replacement of historic sash and casement windows with uPVC units throughout the Conservation Area. These replacements are conspicuous by their disproportionately thick frames and false glazing bars. Some historic timber units survive, for example at the Goat Inn. Doors to historic buildings visible from the public highway generally have a traditional appearance, with some conspicuous modern replacements.

Historic gutters and downpipes have been widely replaced or supplemented with uPVC rainwater goods. In some instances, modern downpipes are inappropriately placed, cutting across highly visible elevations and detracting from their aesthetic interest.



The brick wall separating nos. 1-8 Holmbank Drive from the village green, parts of which constitute the historic boundary wall of 42 Upper Halliford Road. The grounds of this large house were subdivided after 1934 to accommodate additional residential development along the northern side of the green.



A low brick wall outside the historic property known as Rose Cottage on Upper Halliford Road.



Modern uPVC rainwater goods detract from the aesthetic interest of this principal elevation.



SECTION 2.0: ASSESSING SPECIAL INTEREST

2.5 Trees and Open Spaces

Central to the special interest of Upper Halliford is its village green, a roughly rectangular-shaped piece of land in the centre of village which fronts onto Upper Halliford Road. Historic maps show that the green has, at least since the mid-19th century, been intersected by small trackways or footpaths. The green is now surrounded by modern residential development and these trackways have been formalised to form access roads with a modern surface finish.

The lawned areas of the green are protected from vehicular access by knee-high fencing which lines the access roads and the western boundary with Upper Halliford Road. To the north and south are historic brick walls which denote the former boundaries of adjacent dwellings.

On the western side of Upper Halliford Road, deep green verges separate the thoroughfare from adjacent development. It is possible that these areas represent parcels of former common land which were once contiguous with the green. Like the green, the verges are planted with mature trees. Together these spaces serve to soften the streetscape in the centre of the village, providing a generous sense of openness and recalling the rural origins of the Conservation Area.

The combination of street trees and boundary planting on both Upper Halliford Road and Halliford Road provide a pleasant backdrop to views throughout the village, adding colour and texture to the streetscapes.



Looking towards the eastern edge of the green from the main access road, illustrating the impact of mature trees. Note the knee-high fencing, which is visually prominent within the green.



Generous green verges with mature planting on the western side of Upper Halliford Road, looking south-west.

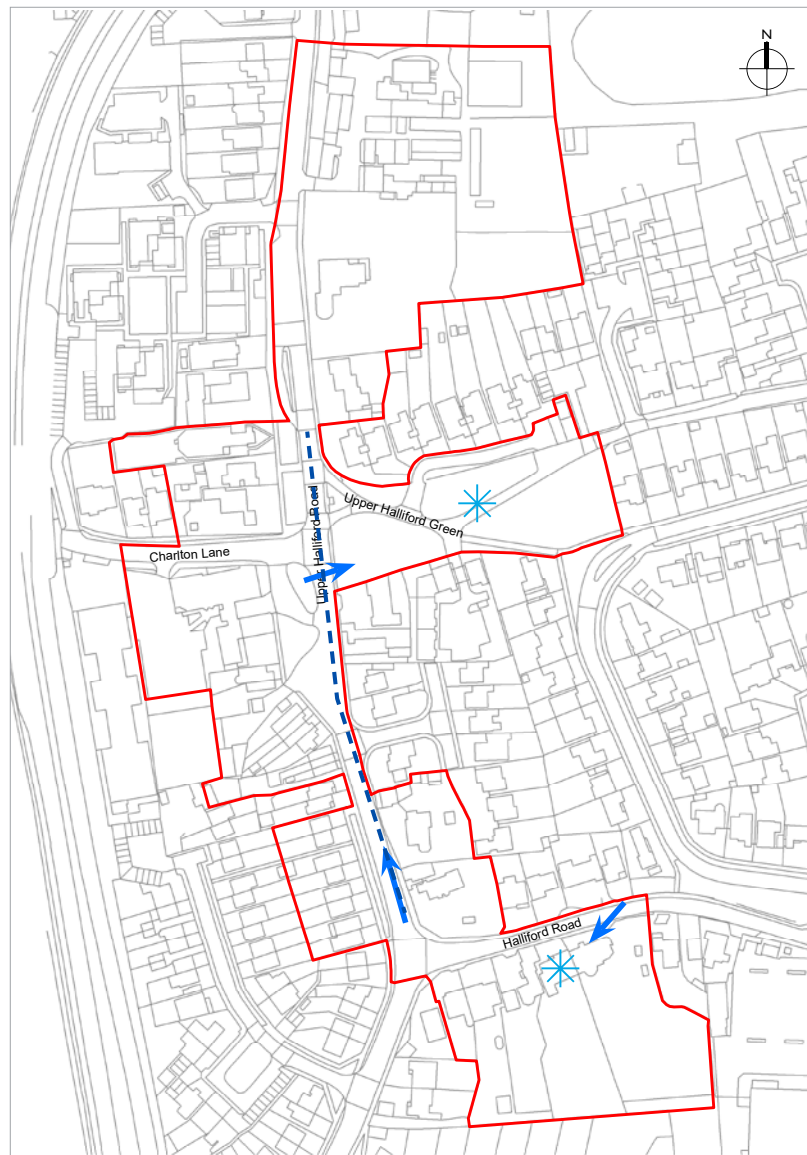


2.6 Views

The village green is a prominent landmark in the Conservation Area. This large open space has considerable visibility and is an important reminder of the historic rural character of the village. Looking into the green from the Goat Inn on Upper Halliford Road, it is possible to appreciate the historic boundary walls flanking the green to the north and south, expansive open space and the clustering of mature trees to the east of the green.

Halliford Manor, Halliford Manor House and Clock Cottage together form a local landmark, announcing the entrance to the historic core of the village from the south-east. They also illustrate the attraction of Upper Halliford as a location for substantial rural retreats from the 18th century.

The combination of historic buildings, boundary treatments and mature planting affords the southern half of Upper Halliford Road the most significant streetscape in the Conservation Area. Streetscape views further north and along Halliford Road feature substantial modern development and are of less significance.



VIEWS PLAN

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

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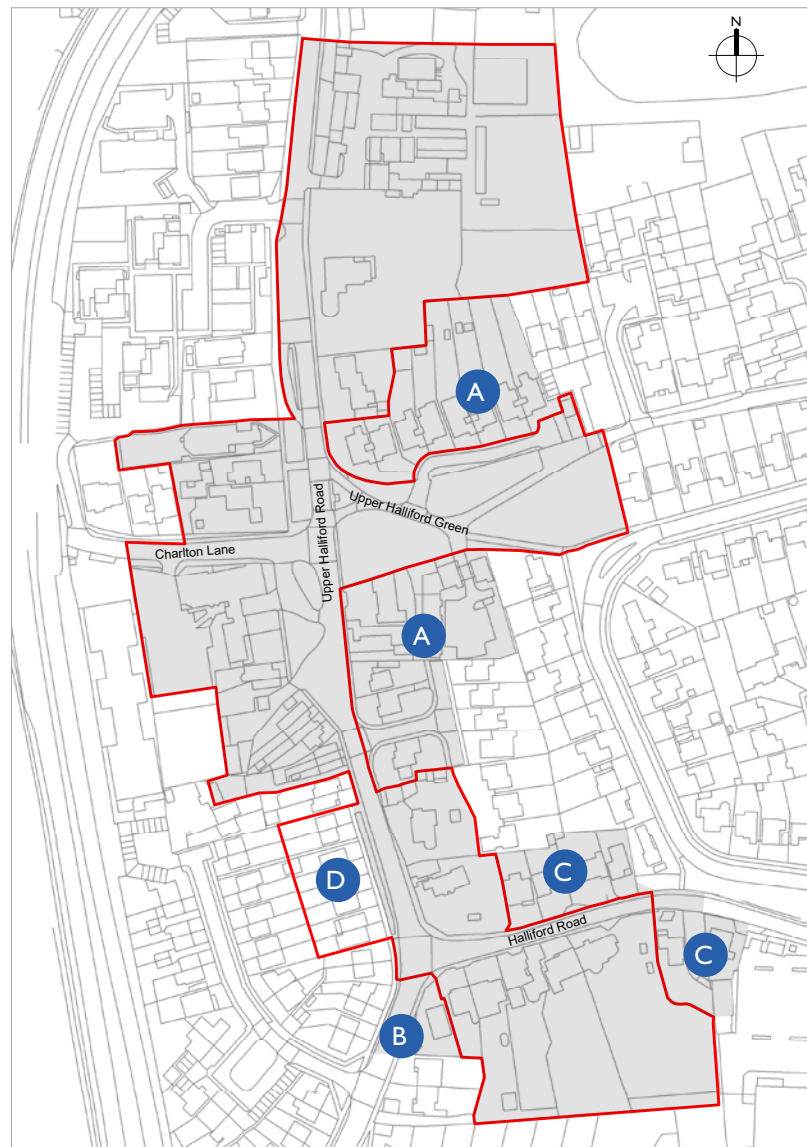


3.1 Exclusions

- A Exclusion of modern developments either side of the historic village green which do not contribute to the special interest of the Conservation Area.
- B Exclusion of a house constructed since the designation of the Conservation Area and whilst not detracting does not contribute to its special interest.
- C Exclusion of modern houses either side of Halliford Road which do not contribute to the special interest of the Conservation Area.

3.2 Inclusions

- D Inclusion of four pairs of 1950s Arts and Crafts style houses on the west side of Upper Halliford Road which contribute to the eclectic architectural character of the Conservation Area and continued evolution of the village.



BOUNDARY REVIEW

- 2024 Conservation Area Boundary
- Previous Conservation Area Boundary

This plan is not to scale



- **Building condition:** Whilst most buildings in the Conservation Area are well maintained, there are a small number of instances where condition is having a negative effect on the appearance of the Conservation Area. The Goat Inn, which is highly visible within the centre of the Conservation Area, is suffering from flaking paintwork and staining from water run-off. The Old House (10 Upper Halliford Road) is in poor condition externally; the roof is showing signs of decay, the prominent leadwork to the dormers is degrading, there is extensive vegetation growth and flaking paint to the gate piers.
- **Condition of brick walls:** Many of the brick boundary walls are suffering from damp and decay due to the use of inappropriate cement mortars. This is particularly noticeable on the south side of Halliford Road, the east side of Upper Halliford Road, and to the south of the village green. In some areas brick walls have substantial vegetation growth, which has the potential to cause structural damage and advance the rate of deterioration.



Historic brick boundary wall deteriorating from inappropriate use of cement mortars.

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



Visually prominent servicing and inappropriate timber fenced boundary treatment to the Goat Inn.

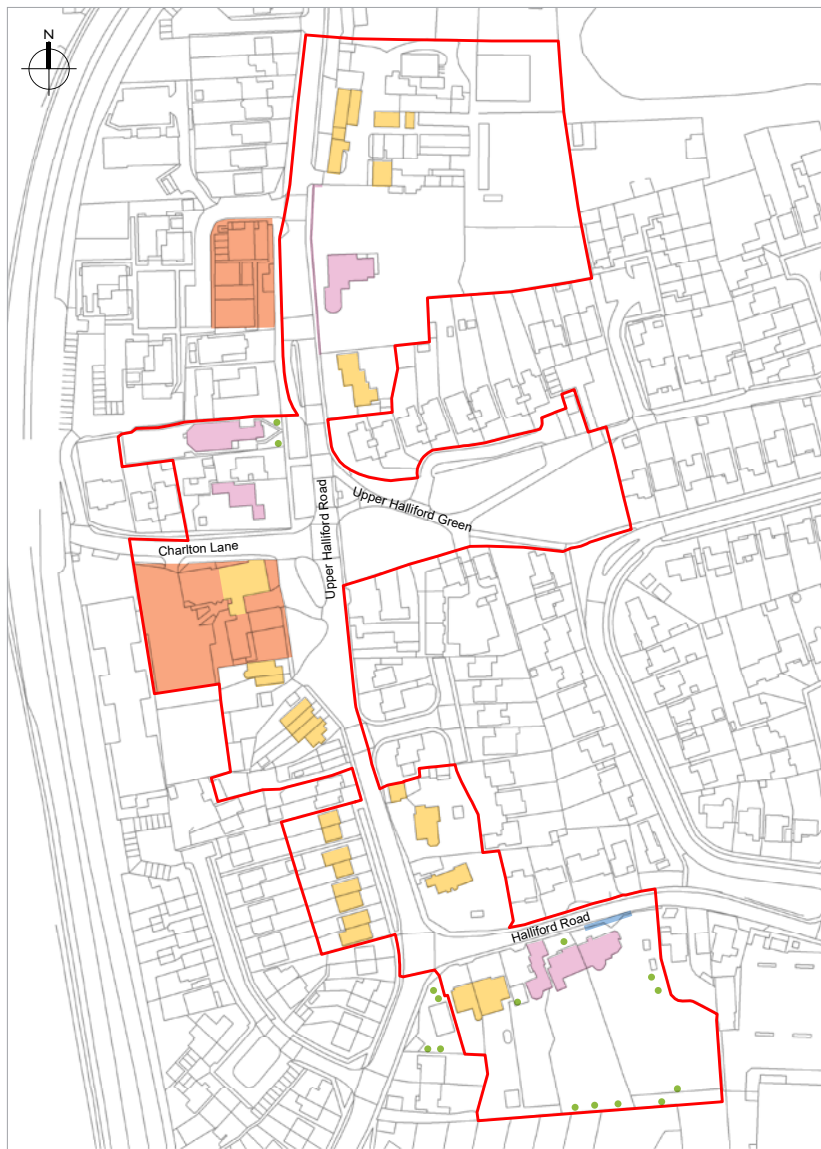
- **Replacement of traditional windows with uPVC units:** There has been widespread replacement of historic timber sash windows throughout the Conservation Area. Modern units are typically positioned flush with a building's external elevation and consequently reduce the characteristic depth of historic facades created by older windows set back within the reveal. uPVC units typically also have thick frames and false glazing bars which are intended to copy traditional styles but are in reality misproportioned. With traditionally constructed buildings, there is also potential for uPVC windows to worsen issues concerning damp and moisture build up internally.
- **Signage:** Commercial signage in the centre of the village detracts from the historic character and aesthetic appeal of the wider streetscape. This is currently an isolated issue but should continue to be monitored.
- **Street lights and telecommunication poles:** Tall modern streetlights with a standard municipal design are positioned at intervals throughout the Conservation Area. These compete with the historic character of the streetscapes. Taking opportunities to replace street lighting with more historically appropriate designs would enhance the Conservation Area. The detrimental visual impact of the telecommunication infrastructure on the green could be reduced through re-locating the wires below ground.



- **Satellite dishes, wires and services:** Due to the number of residential properties in the Conservation Area, there are a large number of externally-mounted satellite dishes, frequently fitted to primary or highly visible elevations. Similarly, there are several examples where trailing wires and downpipes cut across important elevations. The aesthetic interest of The Goat Inn is significantly eroded by large, conspicuous vents – particularly visible on the northern elevation fronting Charlton Lane. All these features individually detract from the architectural quality of their host building and cumulatively impact the wider streetscape.
- **Vulnerable green verges:** Where there are no formal kerbstones, some verges within the Conservation Area are susceptible to vehicle damage. The green verges are a key feature of the Conservation Area and should be maintained accordingly.
- **Road surfaces and pavements:** Some areas of the road surface are affected by potholes and uneven surface finish. Where these are present there is an increased risk of surface water ponding, splashback and other knock-on damage to historic structures and features. Such surfaces also visually detract from the appearance of the Conservation Area.



Potholed and uneven road surfaces detract from the visual appearance of the Conservation Area.



HERITAGE ASSETS AND MANAGEMENT OPPORTUNITIES

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

This plan is not to scale

5.1 Conservation Area Designation - Control Measures

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

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



5.2 Conservation Aims and Best Practice

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

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

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

5.3 Positive Contributors and Opportunities for Enhancement

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

Criteria for identifying positive contributors include:

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

Beyond general conservation best practices, there are limited opportunities for additional enhancement within the Conservation Area. The Goat Inn is a prominent building at the centre of the village and would benefit from redecoration, reduction of external wiring / vents and rationalisation of the storage / refuse areas fronting Charton Lane.

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

There is scope to improve the immediate setting of the Conservation Area, particularly around the late-20th century flat-roof structures on the western side of Upper Halliford Road. Improved landscaping, regular maintenance of shop fronts and reduced visibility of commercial infrastructure would enhance the northern entrance into the Conservation Area.

5.4 Repairs and Replacement

5.4.1 ‘Like-For-Like’

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

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



5.4.2 Repairs and Replacement

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

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

- Repairs using appropriate materials and techniques are always preferable over wholesale replacement.
- Where a historic feature has degraded beyond repair, replacement should be carried out on a like-for-like basis.
- Where seeking to improve failing modern features, a traditionally-designed alternative using appropriate materials is preferable. For example, the replacement of uPVC gutters and downpipes with lead, cast iron or coated aluminium alternatives that better reflect the traditional character of the Conservation Area.
- Cement-based mortars and/or ribbon pointing are harmful to historic brickwork and masonry. Repairs to any pointing should be carried out in a lime mortar after any cementitious mortar has been raked out. This will ensure the longevity of the historic built fabric.
- Due consideration should be given to the sustainability of the repair or replacement, i.e. what is its lifespan? What maintenance will be required to prolong this?
- Reversibility is an important consideration as better alternative may become available in the future.

- Historic external detailing should be retained or, where damaged beyond repair, replaced on a like-for-like basis. This includes (but is not limited to): the texture and colour of render; size and colour of bricks used, and the bond in which they are laid; stone dressings; and chimneystacks.
- The reinstatement of historic features that have been lost is favourable. For example, re-exposing brickwork that had been rendered or painted over.

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

5.5 Maintenance

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

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

5.6 Trees

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

5.7 Public Realm

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



SECTION 5.0: MANAGEMENT PLAN

5.8 Modern and New Development

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

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

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

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

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



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



Address	Heritage Status	Additional Assessment
Railings with gateway and end piers to front of Halliford Manor, Halliford Road	Grade II Listed	List entry numbers: 1067534 and 1029646
Halliford Manor, Halliford Road	Locally Listed Building	LL/057, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Halliford Manor House, Halliford Road	Locally Listed Building	LL/056, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Clock Cottage, Halliford Road	Locally Listed Building	LL/055, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Halliford House, 49 Upper Halliford Road	Locally Listed Building	LL/053, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
St Andrew's Church, Upper Halliford Road	Locally Listed Building	LL/054, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Frith Grange, 52 Upper Halliford Road	Locally Listed Building	LL/055, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)

Address	Heritage Status	Additional Assessment
66-70 Upper Halliford Road (including outbuildings to rear)	Positive Contributor	These dwellings were historically part of Grange Farm and with the outbuildings to rear represent the former agrarian character of Upper Halliford.
42 Upper Halliford Road	Positive Contributor	Late 19th century, possibly older, detached dwelling demonstrative of the eclectic architectural character and evolution of the village.
14 Upper Halliford Road (Rose Cottage)	Positive Contributor	Surviving remains of a former farmstead represent the former agrarian character of Upper Halliford.
10 Upper Halliford Road (The Old House)	Positive Contributor	Early 20th-century detached dwelling demonstrative of the eclectic architectural character and evolution of the village.
4 Upper Halliford Road	Positive Contributor	Late 19th / early 20th-century detached dwelling demonstrative of the eclectic architectural character and evolution of the village.
3-19 Upper Halliford Road	Positive Contributor	Four pairs of 1950s Arts and Crafts style houses demonstrative of the eclectic architectural character and continued evolution of the village.



Address	Heritage Status	Additional Assessment
29-35 Upper Halliford Road	Positive Contributor	Row of four terraced cottages built between 1912 and 1934, demonstrative of the eclectic architectural character and evolution of the village.
39-41 Upper Halliford Road	Positive Contributor	Pair of late 19th-century semi-detached dwellings demonstrative of the eclectic architectural character and evolution of the village.
The Goat Public House, Upper Halliford Road	Positive Contributor	Village pub with 18th-century core, although much altered retains much historic character.
Trelyon Cottage and Elston, Halliford Road	Positive Contributor	Pair of early 20th-century semi-detached dwellings demonstrative of the eclectic architectural character and evolution of the village.

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