

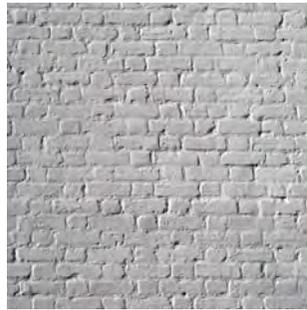
4.0 | CHARACTER ASSESSMENT

4.7 BUILDING MATERIALS

- 4.7.1 The predominant building material in the Chertsey Conservation Area is brick. This is generally red brick, although yellow or buff-coloured brick are also used in traditional buildings. Whilst on most buildings the brick materiality is left untreated, on some it is painted. Modern buildings are often constructed using brighter shades of red brick. Contrasting coloured bricks are used to add patterning and details, such as window dressings, quoins and diaper-work.
- 4.7.2 Rendered facades are also common within the Conservation Area. The render is generally painted pale, off-white colours although there are some brightly coloured houses in London Street which add vibrancy and interest to this part of the Conservation Area. Render is sometimes applied on the main, front elevation of a building, with the side and rear elevations left exposed. Sometimes the render is also channelled at ground floor level to imitate stone or incised to suggest ashlar masonry blocks. There are also examples in both historic and modern buildings of pebbledash rendered finishes. Pebbledash and other renders should be lime-based, breathable mixes, rather than cement-based, which should be avoided on traditional and historic buildings.
- 4.7.3 Other building materials are also used, although not as commonly as brick. These include stone as used at St Peter's Church and 116 Guildford Street (NatWest), which has a stone-clad ground floor; No. 125 Guildford Street (Barclays), which has stone dressings and the Old Town Hall, which has stone quoining, pilasters, frieze and cornice. Terracotta is sometimes used for decorative tiles and panels. A few timber-framed buildings have the framing exposed including No. 2 Manor Farm Cottages and the Crown Hotel. Composite cladding panels and other modern materials such as concrete are used in a small number of instances; these materials do not contribute to the character and appearance of the Conservation Area and are considered to be inappropriate.

4.0 | CHARACTER ASSESSMENT

MATERIALS PALETTE FOR THE CHERTSEY CONSERVATION AREA



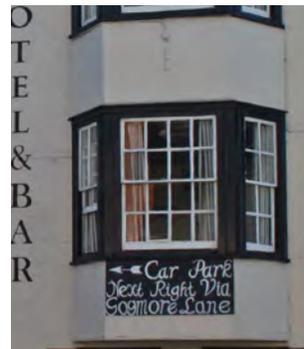
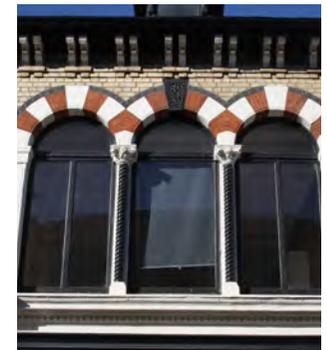
4.0 | CHARACTER ASSESSMENT

4.8 ARCHITECTURAL FEATURES AND DETAILS WINDOWS

4.8.1 Most windows within both historic and more recent buildings in the Conservation Area are square-headed, although there are some examples of segmental, round and pointed arched windows. Windows are generally timber-framed, multi-paned sashes with Georgian and older buildings having multiple smaller panes with fine glazing bars and Victorian buildings having windows with larger panes. Many are in simple reveals but there are also those within architraved or brick detailed surrounds and use of keystones. The sash windows come in a variety of styles, including tripartite units, and there are also a variety of timber-framed casement windows and bay windows, particularly along London Street. The timber-frames are generally painted white, although there are some exceptions painted or stained with darker colours.

4.8.2 Dormer windows are also common in Guildford Street and there are also examples elsewhere in the Conservation Area, many are gabled, but some are square-headed. The dormers add to the visual interest of the roofline within the street scene.

4.8.3 Many modern buildings have uPVC windows and a number of historic buildings have had their historic windows inappropriately replaced with metal or uPVC units. Where opportunities arise, this replacement should be reversed, see Section 8.0 (Management Plan) for guidance on window replacement. The Old Constitutional Hall building provides an example of inappropriate uPVC unit additions.



Different window types in the Conservation Area

4.0 | CHARACTER ASSESSMENT

ENTRANCES AND DOORS

- 4.8.4 Along Guildford Street and around the junction with Windsor and London Streets the ground floor levels are occupied by shopfronts with entrances to the upper floor office and residential accommodation accessed via doors adjacent to the shop front or to the rear. The visible doors are generally discrete timber doors. Doors to significant commercial and civic buildings are often grander and classical in design such as the Palladian-style entrance to the Old Town Hall, arched and columned doorways to No. 116 Guildford Street (NatWest) and pedimented entrance to No. 125 Guildford Street (Barclays).
- 4.8.5 Many domestic buildings also have grand doorcases, largely along the more residential Windsor Street and London Street and the large detached houses in the northern part of the Conservation Area. These include Regency-style porches with decorative metal latticework. Others have stuccoed door surrounds with classical half-columns, moulded decoration or dentilled cornices.
- 4.8.6 There are also a small number of gothic-style entrances with pointed-arches including Burley Orchard, St Peter's Church and the Old Congregational Church (now Stanway Place). Other residential buildings have projecting tiled porches or verandas with decorative bargeboards.
- 4.8.7 Doors themselves are generally timber although there has been some localised replacement with uPVC.



View showing modern shopfronts with doors flush with the shopfront

4.0 | CHARACTER ASSESSMENT



Door variations in Chertsey Conservation Area

4.0 | CHARACTER ASSESSMENT

ROOFS AND CHIMNEYS

4.8.8 The varied form and pitch of roofs in the Conservation Area creates an interesting skyline, which is an important part of the visual appearance of the area. The steepness of the pitch varies from steeply pitched to shallow pitched and some roofs are concealed behind brick parapets. Although less common, there are examples of hipped roofs at 1 Windsor Street and 25 Windsor Street. Most of the roofs have slate or clay tiles.

4.8.9 As well as brick parapets, gables (both full and dormer gables) are a recurrent architectural feature in the Conservation Area. Most are simple in appearance; however, some are ornamented with decorative terracotta tiles such as that at the Old Constitutional Hall. There are also examples of more decorative Dutch gables at Nos. 128-130 Guildford Street and No. 34 Windsor Street.

4.8.10 Modern buildings generally also have pitched tiled roofs, however there are some flat and mansard roof forms which are not considered to be appropriate within the Conservation Area.

4.8.11 Tall brick chimneys are also a characteristic feature of buildings in the Conservation Area, in both the retail areas, for example along Guildford Street, and the residential areas. Chimneys are an important roofline feature and add variety and interest to the street scene.



The Old Constitutional Hall, now converted to residential use, has prominent gable with decorative terracotta tiles



Varied roof styles in the Conservation Area

4.0 | CHARACTER ASSESSMENT

SHOPFRONTS

- 4.8.12 Shopfronts occupy many of the ground floor levels of the main commercial areas of Guildford Street and around its junction with Windsor Street and London Street.
- 4.8.13 Numerous historic and traditional shopfronts survive, and more frequently historic features and components remain within modern shopfronts such as stallrisers, pilasters, consoles and fascia boards. The historic shopfronts generally have a recessed doorway set within multi-light glazing; these have more attractive proportions and visual interest than the modern shopfronts with flush doorways and large sheet glass windows. Some notable examples of surviving historic shopfronts are at Nos. 8 and 24 London Street. Others with surviving historic elements include Nos. 65, 115 and 121 Guildford Street, although some modern alterations have been undertaken.
- 4.8.14 Unfortunately, many other historic shopfronts have been lost or more significantly altered. Many now contain oversized fascia signs concealing historic shopfront features, internally lit box signage and have full height glazing all of which detract from the appearance of the Conservation Area. Guidance on appropriate shopfront design can be found in Section 8.0 (Management Plan).



Historic shopfront, No. 65 Guildford Street



Historic shopfront, No. 24 London Street



Traditional style shopfront, No. 134 Guildford Street

4.0 | CHARACTER ASSESSMENT



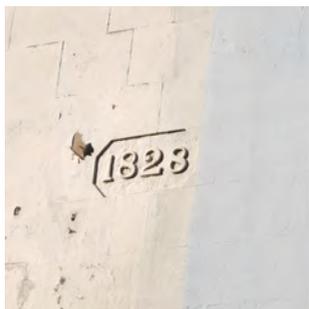
Inappropriate, modern shopfronts

DECORATIVE DETAILS AND SIGNAGE

- 4.8.15 The three main streets, Guildford Street in particular, possess a range of decorative features. Decorative features often, although not always, demonstrate a building's higher status within the general townscape with key civic and commercial buildings being the most highly decorative. Several buildings feature panels of decorative terracotta tiles or masonry or stuccoed sculptural relief. Quoining in render or a different colour brick is also used to distinguish the corners of buildings. Contrasting brick is also used to embellish the façade with banding, diaperwork or other patterns. In some instances, decorative floral swags are applied to further denote a building's status. Ordinary, lower status buildings also often have simple decoration such as stuccoed banding or cornices.
- 4.8.16 Classical features are common, for example the classical columned entrances of the three banks at the northern end of Guildford Street Barclays, Halifax and NatWest. Triangular pediments embellish grand buildings such as Nos. 111-113 (which also has a classical serliana window arrangement below) and Curfew House on Windsor Street. Some historic houses or important public buildings have decorative cornices with dentils above the ground floor and parapet level with elaborate friezes or substantial brackets.
- 4.8.17 Another recurrent decorative feature are name and date plaques, imprinting various Victorian buildings. These often bear some or all of the following: the date built, name of the building or the patron.

4.0 | CHARACTER ASSESSMENT

SAMPLE OF ARCHITECTURAL DETAILS WITHIN THE CHERTSEY CONSERVATION AREA



Examples of decorative details in the Conservation Area

4.0 | CHARACTER ASSESSMENT

4.9 BOUNDARY TREATMENTS

4.9.1 The demarcation of plot boundaries and the junctions where buildings meet the public realm are an important visual part of a Conservation Area's character. The boundary treatments in the Chertsey Conservation Area vary depending on the use of different streets.

4.9.2 Along the main high street, Guildford Street, which is largely occupied by retail and commercial buildings, almost all of the buildings are hard up against the pavement, with no boundary walls or railings. There is little private space or boundary between the street and the buildings which line it. A couple of individual buildings are set back from the pavement for example the Old Constitutional Hall, behind a low wall and railings. The rear gardens and yards are often surrounded by high brick walls.

4.9.3 In the residential parts of the Conservation Area, houses are generally set back behind small front gardens fronted by low brick walls, often with railings or hedges. On London Street and Windsor Street, the space between buildings and houses increases the further from the junction with Guildford Street and the town centre. On London Street the lower status terraced houses towards the western end are positioned hard against the narrow pavements but moving eastwards most of the houses have small front gardens. Windsor Street is similar with the more substantial buildings, which were formerly private, grand houses often set back from the street behind railings and a small garden or paved area. Examples include Curfew House, Eldridge House (No. 25) and The Cedars (now Chertsey Museum).

4.9.4 The playing fields are bounded by low timber posts and paling and the public gardens are bounded by railings and hedges. Other residential buildings around Abbey Green and Colonel's Lane have a variety of boundary treatments including timber fencing hedges and high brick walls. The Abbey, a substantial house within large gardens is surrounded by a high brick wall.



View of the rear plots behind Guildford Street bounded by brick walls

4.0 | CHARACTER ASSESSMENT



View of Guildford Street showing the buildings hard up against the pavement



View of London Street showing buildings fronted by gardens and low brick walls



Boundary of Abbey Fields



View of Curfew House on Windsor Street sitting behind railings and a front garden

4.0 | CHARACTER ASSESSMENT



Brick wall around 'The Abbey'



Different boundary treatments – Abbey Fields

4.0 | CHARACTER ASSESSMENT

4.10 IMPORTANT VIEWS AND LANDMARK BUILDINGS

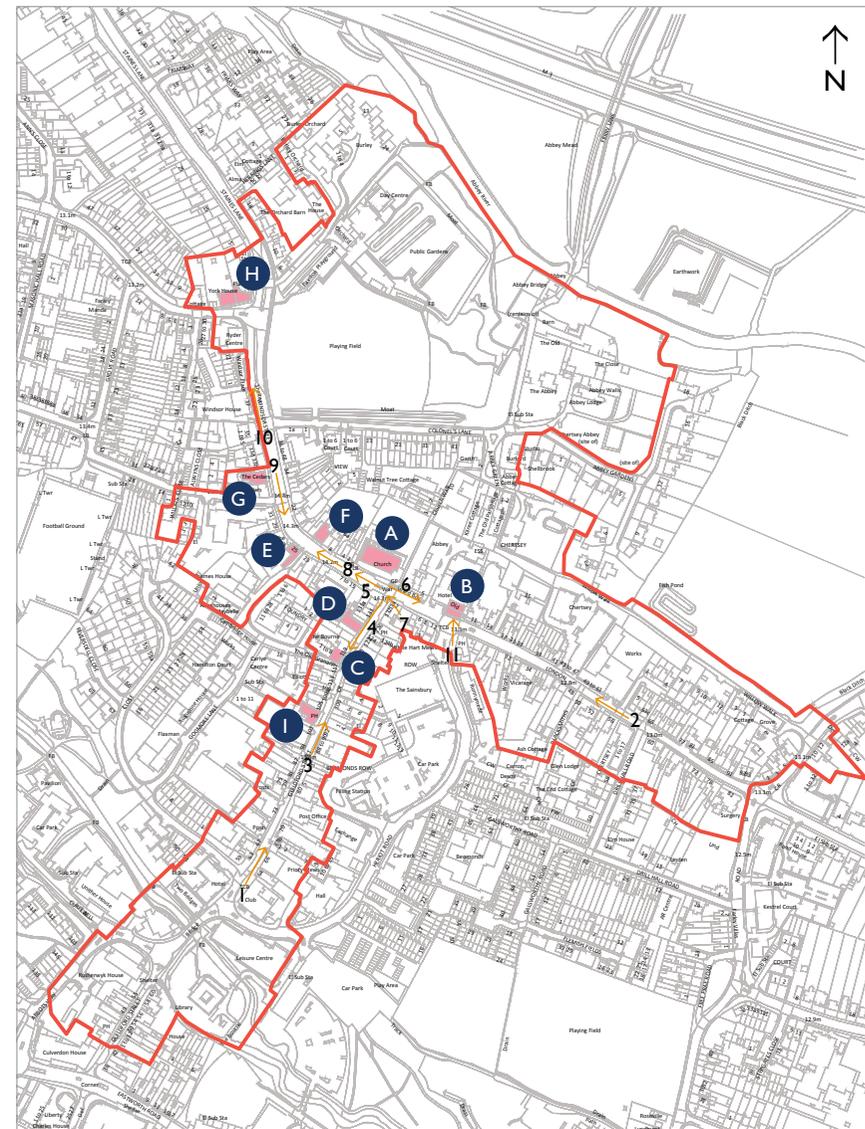
4.10.1 This Section considers the most important views into and within the Conservation Area as well as the buildings which feature most prominently within the townscape. Views are an important part of establishing the special interest and heritage value of a Conservation Area.

4.10.2 Views may be static, from fixed positions, or kinetic, changing as a viewer moves through a place. They may be short or long range, or look across, through, to or from a heritage asset, in this case the Conservation Area.

4.10.3 The important views within the Chertsey Conservation Area are identified on the adjacent plan and detailed over the following pages.

IMPORTANT VIEWS AND LANDMARK BUILDINGS

- Current Conservation Area Boundary
- Landmark Buildings
- Important Views
- A St Peter's Church
- B Old Town Hall
- C 119a Guildford Street
- D 125 Guildford Street
- E 25 Windsor Street
- F Curfew House
- G The Cedars (Chertsey Museum)
- H York House and York Place
- I Kings Head



Plan 7: Views and Landmark Buildings in the Chertsey Conservation Area.
This plan is not to scale.

4.0 | CHARACTER ASSESSMENT

View 1

- 4.10.4 This view is an important long view north along Guildford Street which demonstrates its historic commercial character. The meandering of the street and the varied roofline add to the interest of this view along with the many historic buildings which are visible along the street.



View 2

- 4.10.5 Views west along London Street terminate with the Old Town Hall and tower of St Peter's Church. The views also demonstrate the street's historic residential character.



4.0 | CHARACTER ASSESSMENT

View 3

- 4.10.6 Kinetic views north along Guildford Street which change as the road meanders. The varied architectural character of the buildings and roofline contribute to the historic character and interest of the view. In particular the Kings Head is a landmark building due to its positioning at a curve in the road alignment. NatWest Bank (No. 25) and No. 119a are also key buildings visible in these views due to their distinctive design.



View 4

- 4.10.7 Kinetic views south along Guildford Street, particularly from the junction with Windsor and London Streets. These views demonstrate the historic, commercial character of Guildford Street with its high concentration of listed buildings. These include the Prince Regent pub (Grade II) and No. 124 Guildford Street (Grade II) on the left and Nos. 127-129 Guildford Street (Grade II) and Nos. 121 and 123 Guildford Street on the right. The landmark building, Barclays Bank (No. 125 Guildford Street) is especially prominent with its triangular, dentilled pediment.



4.0 | CHARACTER ASSESSMENT

View 5

- 4.10.8 Views north-west along Windsor Street from the junction with Guildford Street showing the wider breadth of the street to form the town square and the grander, broader fronted buildings along this street. Like Guildford Street the varied roofline add interest to the view. St Peter's Church dominates the foreground.



View 6

- 4.10.9 Views east along London Street from the town square. The Old Town Hall is a landmark building in these views particularly prominent as it projects from the general building line. The timber-frame Crown Hotel is also a key building in these views, identifiable by its turret feature.



4.0 | CHARACTER ASSESSMENT

View 7

- 4.10.10 View from the north end of Guildford Street looking north-west toward town square and Windsor Street; the view focuses on Grade II* listed St Peter's Church. The Church is a landmark in the Conservation Area, featuring in views along Guildford Street, London Street and Windsor Street and also glimpsed from elsewhere.



View 8

- 4.10.11 Views looking north-west along Windsor Road capture many of the important historic buildings along this street including Grade II* listed No. 25 Windsor Street and the Swan pub, listed at Grade II. Views are short distance, terminating with the curve of the road as it turns north.



4.0 | CHARACTER ASSESSMENT

View 9

- 4.10.12 Kinetic views looking south along Windsor Street in which the grander town centre buildings are seen. As the street turns south-east the views are terminated with 25 Windsor Street a substantial Georgian town house which is Grade II* listed.



View 10

- 4.10.13 Kinetic views looking north along Windsor Street terminating with the white rendered, Grade II listed York House and York Place and the picturesque former Infant and Sunday Schools building (now John Ryder Training Centre).



4.0 | CHARACTER ASSESSMENT

View II

- 4.10.14 The view looking north from the junction of London Street and Heriot Road roundabout towards the Grade II listed Old Town Hall, a landmark building due to its grand scale, decorative detail and its positioning in the street scene, projecting in front of its neighbours.



LANDMARK BUILDINGS

- 4.10.15 There are several landmark buildings within the Conservation Area; the principal ones are St Peter's Church and the Old Town Hall which both have important present due to their positioning within the street and due to the height of the Church tower.
- 4.10.16 Barclays Bank (No. 125 Guildford Street), No. 119a Guildford Street and the Kings Head are also landmark buildings featuring prominently in views along the main commercial and retail street in the conservation area. All are demonstrative of the important leisure and commercial functions within the Conservation Area.
- 4.10.17 In addition to these landmark main buildings, there are five other landmark buildings, all designed as residential buildings. Curfew House, No. 25 Windsor Street and the Chertsey Museum (No. 33 Windsor Street) are all grand in scale and proportions demonstrating their higher status. They are all prominent in views along Windsor Street. York House and York Place, in their prominent corner position, are also particularly visible along both Windsor Street and St Ann's Road.

4.0 | CHARACTER ASSESSMENT

4.11 SETTING OF THE CONSERVATION AREA

4.11.1 The setting of a Conservation Area may also make a contribution to the special interest of the area. Setting is described within planning policy as *“the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.”*⁰¹ Different elements of setting can make a positive, negative or neutral contribution to special interest or the way an asset is experienced.

4.11.2 The close setting of the principal street in the Conservation Area, Guildford Street, consists of large supermarkets and carparks, serving the town centre. The Sainsbury’s superstore, adjacent to the south-east of the Town Hall, makes a negative contribution to the setting of the Conservation Area, resulting from its large footprint, insensitive design and the surrounding hard surfaced car park. The recent Aldi superstore is less insensitively designed due to its simple design and low scale. However, the large area of surface car parking adjacent to Guildford Street and gap in the street frontage is detrimental.

4.11.3 The southern setting of the Conservation Area consists of large commercial office buildings and modern housing blocks of three to four storeys. These do not overshadow the buildings in the Conservation Area and make a neutral contribution to its special interest.

4.11.4 The setting to the east and the north-west of the Conservation Area is characterised by residential development, rows of terraced, detached and semi-detached houses with some larger flat blocks; this again makes a neutral contribution to the Conservation Area’s special interest.

4.11.5 Chertsey is located between two motorways, the M3 to the north and the M25 to the south-west. The M3 is particularly close to the northern tip of the Conservation Area, this combined with the open nature of the northern part means that road noise is very prominent in this part of the Conservation Area. As this part of the Conservation Area consists of the public gardens and riverside walk along Abbey River, places for leisure and enjoyment, the road noise makes a particularly negative contribution. In the rest of the Conservation Area, which is further from the motorway and more developed with buildings, the effect of the road noise is less harmful due in part to noise from local traffic.



View of Sainsbury’s which sits on the Conservation Area boundary

01 MHCLG, *National Planning Policy Framework* (2019), p.71

5.0 | AUDIT OF HERITAGE ASSETS

5.1 INTRODUCTION

5.1.1 As a designated Conservation Area, Chertsey is a heritage asset in its own right. Furthermore, the Conservation Area contains both listed and unlisted buildings and structures, many contributing to the overall character and special interest of the Conservation Area. However, there are some buildings and structures that make no contribution or indeed detract from the character of the Conservation Area.

5.1.2 This Section considers every building in the Conservation Area, and defines them within the following categories:

- Listed Buildings
- Locally Listed Buildings
- Positive Buildings (those that are not designated but add value to the Conservation Area)
- Neutral Buildings
- Detracting Buildings

5.1.3 The audit has been carried out by means of visual examination from public thoroughfares only. The intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individually. It should not be assumed that the omission of any information is intended as an indication that a feature or building is not important. A detailed assessment of significance specific to a building or site within the Conservation Area should always be carried out prior to proposing any change.

5.1.4 A full gazetteer of the listed, locally listed and positive buildings is located in Appendix A.

5.2 LISTED BUILDINGS

5.2.1 Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are designated for their architectural or historic interest. Listing ranges from Grade I (the highest level of protection) through to II* and II (the most common level). Grade I and II* listed buildings together comprise around 7% of all listed buildings, with the remainder being Grade II.

5.2.2 Statutory listing does not equate to a preservation order intended to prevent change. However, alterations, additions or demolitions to listed buildings do require Listed Building Consent, which allows local planning authorities to make decisions that have been informed by an understanding of the building or the site's significance.

5.2.3 Outbuildings associated with listed buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a listed building and has been since before July 1948. This could be, for example, a wall attached to a listed building, or a building in a rear yard of a listed building. In case of curtilage listing, the curtilage listed structure has the same level of protection as the main listed building and will be subject to the same Listed Building Consent procedures.

5.2.4 Furthermore, national and local planning policies also recognise that changes to other buildings or sites in the setting of a listed building can affect its special interest. Preserving or enhancing the setting of a listed building is a material consideration in planning decisions.

5.0 | AUDIT OF HERITAGE ASSETS

- 5.2.5 There are around 130 listed buildings within the Conservation Area although many are grouped into the same list entry. These include No. 25 Windsor Street, Curfew House and St Peter's Church, which are Grade II* listed, and many of the historic retail and residential buildings on Guildford and London Streets. There is also a cluster of listed buildings around Abbey Green and surviving remains and buildings from Chertsey Abbey.
- 5.2.6 The location of the listed buildings in the Conservation Area is shown on the plan at the end of this Section. Further details of listed buildings can be found at <https://historicengland.org.uk/listing/the-list/>.



Nos. 8-16 Windsor Street (including Curfew House), Grade II* listed



Nos. 24-24a Guildford Street, Grade II listed



Nos. 36-48 London Street, Grade II listed



Abbey Farm Barn, Colonel's Lane, Grade II listed

5.3 LOCALLY LISTED BUILDINGS

5.3.1 Locally listed buildings are those which do not meet the criteria for national designation as listed buildings, but are of local interest and importance. They are identified as having a degree of significance, meriting consideration in planning decisions when changes to them are proposed.

5.3.2 The creation of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment and provide clarity on what makes them significant. This in turn helps to ensure that strategic local planning can adequately manage their conservation. In order to be included on the Local List, buildings and structures must meet all of the following criteria:

- 01 They must be a building or built structure.
- 02 They must have heritage interest that can be conserved and enjoyed. There are two main types of heritage interest – Historic interest and Architectural interest.
- 03 The heritage interest they possess must be of value to the local community i.e. beyond personal or family connections, or the interest of individual property owners.
- 04 They must have a level of interest and value that is greater than that of the general surrounding area.

5.0 | AUDIT OF HERITAGE ASSETS

- 5.3.3 The heritage interest of a locally listed building may be derived from its appearance (aesthetic value), its association with a past local event or individual, or illustrate an aspect of the area's past. It can be important for its age, rarity or its intactness. Buildings could be individually important or form part of a group which collectively contribute to local character.
- 5.3.4 There are 25 locally listed buildings within the Conservation Area. Locally listed buildings in the Conservation Area include the Constitutional Hall, two bridges, the Crown Hotel and two pairs of almshouses. The location of the locally listed buildings in the Conservation Area is shown on the plan at the end of this Section. The full Local List for the Borough can be found here: <https://www.runnymede.gov.uk/article/15530/Conservation-Areas-and-Listed-Buildings-policy-documents-and-guidance->



Constitutional Club, locally listed



Nos. 93-95 London Street. locally listed



Nos. 29-39 London Street, locally listed

5.4 POSITIVE BUILDINGS

5.4.1 Buildings which do not meet the criteria for inclusion on the Local List but still make a positive contribution to the overall character and appearance of the Conservation Area are categorised as positive buildings. This is true of most buildings within a Conservation Area. The extent to which a building or structure 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, for example Nos. 1-3 White Hart Mews.

5.4.2 Criteria for identifying positive contributors include:

- Position and presence within the streetscape;
- Use of characteristic materials, architectural motifs or detailing;
- Scale and massing;
- Relationship with neighbouring buildings, both physical and historical;
- Associations with notable architects or other historical figures; and
- Historical uses.

5.4.3 There is potential for many of the identified positive buildings within the Conservation Area to improve the character of the Conservation Area further still, following repairs and the sensitive replacement of poorly considered modern interventions.

5.4.4 The location of the positive buildings in the Conservation Area is shown on the plan at the end of this section.

5.0 | AUDIT OF HERITAGE ASSETS



Nos.1-9 Willow Walk, positive buildings



The Orchard Day Centre



No. 81 Guildford Street

5.0 | AUDIT OF HERITAGE ASSETS

5.5 NEUTRAL AND DETRACTING BUILDINGS

- 5.5.1 The buildings which do not make a positive contribution to the character and appearance of the Conservation Area fall into two categories, either being neutral buildings or detracting buildings.
- 5.5.2 Neutral buildings are those which neither make a positive contribution nor unduly detract from the character of the Conservation Area. Should proposals for these building's loss or replacement come forward, this could offer an opportunity to enhance the appearance of the Conservation Area through high-quality, sensitively-designed replacement.
- 5.5.3 Detracting buildings are those which are considered to make a negative contribution to the character and appearance of the Conservation Area. This may be due to their scale and massing, design, materiality, condition or use, or a combination of the above. Detracting buildings offer great potential for enhancement of the Conservation Area either through their refurbishment, demolition and/or replacement as part of any proposals that come forward, with a sensitive new design.



Stanhope-Seta, London Street, detracting building

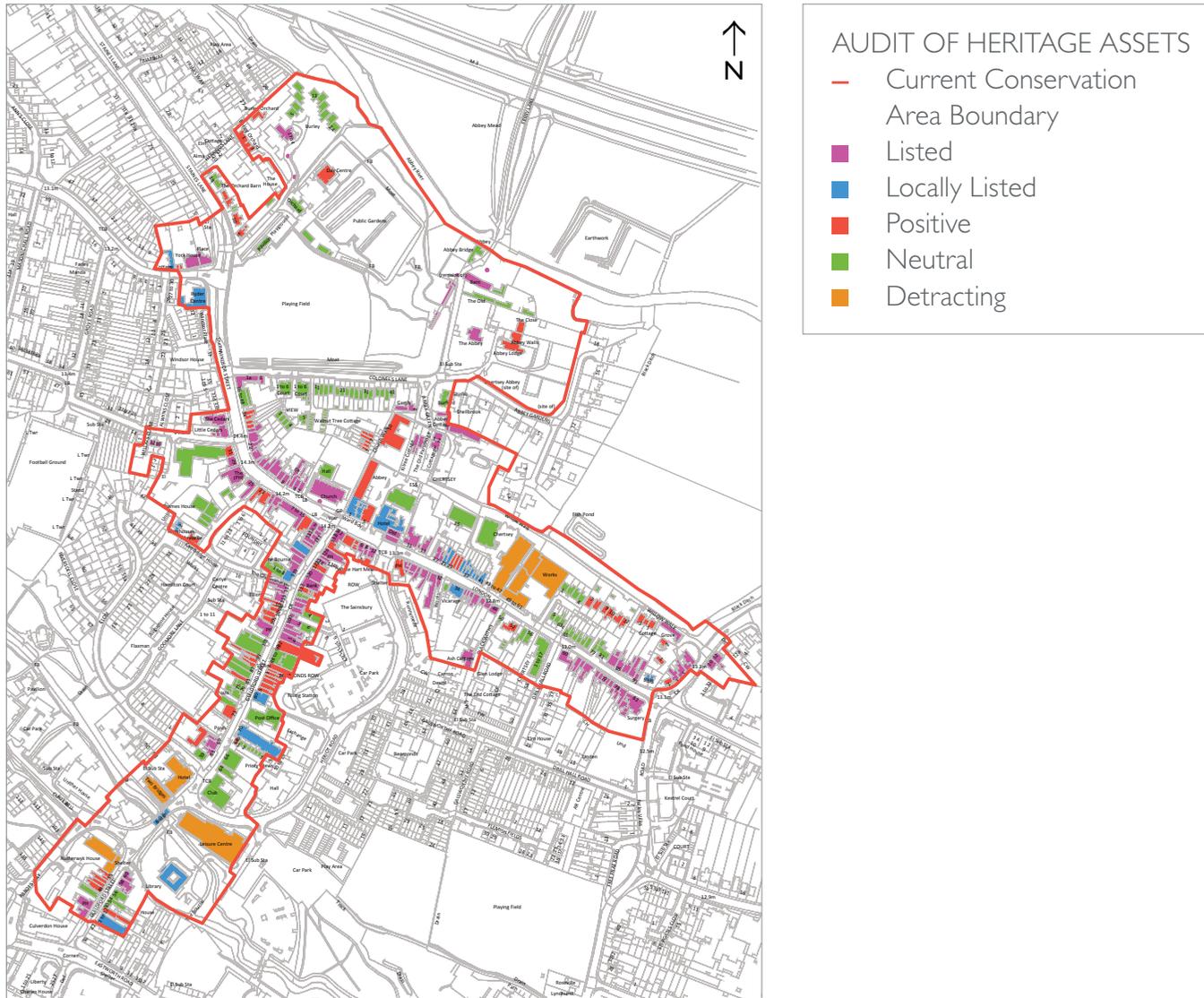


Nos. 11-17 Colonel's Lane, neutral buildings



Chertsey Walk at the junction of London Street and Drill Hall Road, a neutral building

5.0 | AUDIT OF HERITAGE ASSETS



Plan 8: Audit of Heritage Assets in Chertsey Conservation Area.
This plan is not to scale.

6.0 | STREET BY STREET ASSESSMENT

6.1 GUILDFORD STREET

- 6.1.1 Guildford Street is the main retail and commercial street in Chertsey Conservation Area, running on a north-east/ south-west axis. Shopfronts occupy the ground floor of many buildings, while many possess some historic features many also have modern interventions, in some cases full shopfronts are modern. The upper levels of buildings in the street are occupied by residential flats or offices. The street also contains pubs, banks and cafes and the car park to an Aldi supermarket, which is set back from the street and not within the Conservation Area. The buildings in the northern half of the street are all terraced, with gaps only for the narrow alleys and lanes which lead off it. The southern half has a number of detached and semi-detached buildings giving a more spacious character. Buildings are generally two to three storeys, tallest at the northern end and south of Riversdell Close. Buildings also often have a dormered attic storey within the roof. The roofline is varied with a range of roof pitches, as well as brick parapets, Dutch gables and triangular pediments all of which add interest to the appearance of the street.
- 6.1.2 The buildings plots are varied in width although the majority are long and narrow, surviving from the medieval layout of principal urban streets such as this. Buildings are positioned hard up against the pavement; most have a rear garden or yard often partly infilled by rear extensions. A couple of buildings at the southern end of the street, such as the Constitutional Club, are set slightly back from the street behind railings, however this is not the norm. Some modern buildings extend across several historic plots but their elevational treatment often had vertical to subdivision imitate multiple frontages,

with varying degrees of success. Alleys and paths leading off the street are also remnants of the medieval burgrave plot pattern and provide breathing spaces and intervals between buildings. There is also a broad gap in the street frontage in front of the Aldi car park.

- 6.1.3 Red brick is the predominant material along the street, there are also examples of buff or light brown brick. Whilst most brick is exposed, some buildings are painted or rendered, including some pebble-dash render. Several significant buildings feature a stone-clad ground floor or stone dressings, for example the bank buildings (NatWest, Barclays) at the north end of the street.
- 6.1.4 Guildford Street displays multiple forms of architectural detail. Remnants of historic shopfronts include corbels, pilasters, entablatures and, in some cases, window frames. The ground floors of significant buildings, such as No. 116 (NatWest) and No. 118 (Halifax), are articulated by classical columns or pilasters. Other forms of ornament include decorative urns at roof level (No. 81a), decorative terracotta tiles in pediments and dentilled cornices. Sash windows are common, often original, although some have been altered with for example glazing bars removed, or sensitive replacement. Several attic storeys feature dormer attic windows and there are also examples of bay or bow windows at No. 81a and No. 108.
- 6.1.5 The surface treatment of the pavements from the junction with Riversdell Close northwards is granite kerbs and York stone pavers. At the southern end there is a combination of tarmacked pavements and brick and concrete slab surfaces, which are less successful visually.

6.0 | STREET BY STREET ASSESSMENT

There are multiple short stay parking and loading bays in the northern part of the street, which frequently compromises the pavement width. There is extensive street furniture including bollards, benches, signpost, lampposts and litter bins. There are many generations of these items and so a variance in their design and appearance. Many are also poorly maintained and in need of repair or replacement. A-Boards also add additional clutter to the pavements, reducing pedestrian movement.

- 6.1.6 In addition to the poor quality of some of the street furniture, there are a number of other detracting features along the street. Many of the historic shopfronts have been replaced with modern versions and certain windows have been replaced with inappropriate uPVC units. Roller shutters have also been installed to some shops, detracting from their appearance when both open and closed. Many of the granite kerbs and stone paving slabs have been damaged due to cars and larger vehicles frequently mounting the pavement. Traffic congestion is also a key detracting feature of the street. Large commercial wheelie bins are also a major detracting feature, cluttering the pavements. Other features which make a negative contribution to the appearance of the street are the many pigeon deterrents adorning buildings, specifically netting and spikes, visible satellite dishes and television aerials and exposed surface cables and security cameras. Many buildings are also in need of maintenance with high level foliage growth on some buildings and damaged original features and peeling paint to others.



View of Guildford Street, looking north



View of Guildford Street, looking south

6.0 | STREET BY STREET ASSESSMENT



View of the northern end of Guildford Street, looking south



View of the north end of Guildford Street, looking south



View of the southern end of Guildford Street, looking south. Note that the listed George Inn is currently being reconstructed.



View of the southern end of Guildford Street, looking north

6.2 WINDSOR STREET

- 6.2.1 Windsor Street, at the junction with Guildford Street, is initially orientated on a north-west/ south-east axis before turning more northward at the junction with Alwyns Lane. Whilst Guildford Street was originally the primary retail street, Windsor Street had a high concentration of substantial townhouses; many of which have now been converted to other uses including offices and the Chertsey Museum. Buildings at the northern end of the street are typically residential in function.
- 6.2.2 St Peter's Church is one of the most important buildings in the street, set back from the general building line at the eastern end. Other buildings at the eastern end of the street have similar character to those in Guildford Street, being fine-grained, narrow fronted buildings, set hard against the pavement with retail at ground floor and residential or offices above. Moving along the street, the plots and buildings become larger. There are several grand, five-bay wide buildings, which were formerly large private houses. Most are set back from the street behind small front gardens or yards bounded by iron railings. Towards the northern end of the street, there are more modern buildings, both terraced houses and larger blocks of apartments; the detached houses in Windsor Place are back from the street behind front gardens and driveways. At the very northern end are York House and York Place, a semi-detached pair which signal the end of Windsor Street. There are some detached and semi-detached buildings creating gaps between in the street frontage and, as on Guildford Street, lanes and alleys extend off the street including Gogmore Lane and Church Walk. As on Guildford Street, these narrow, secondary lanes are demonstrative of the medieval layout of the town centre.
- 6.2.3 Exposed red and brown brick are the most common used materials for buildings in the street although pale brown and buff brick are also used. There are also buildings which are either fully rendered or have rendered ground floors; these are painted white or cream. St Peter's Church is constructed in stone with the top of the tower extended in brick.
- 6.2.4 There is a range of architectural detail exhibited along the street. There are a few remaining fragments of shopfronts, towards the town centre, including pilasters and stallrisers, but most shopfronts have been replaced with modern versions. Many historic sash windows survive. In terms of decoration, various architectural features are rendered such as door and window architraves, string courses, dentilled cornices. The building on the corner of Windsor Street and St Ann's Road features ornamental ridge tiles and the gable contains decorative terracotta tiles. This building and Curfew House feature stone plaques recording the date and original function of the buildings; the former built as an Infant and Sunday School in 1889 and the latter founded by Sir William Perkins as a school in 1725, although is more residential townhouse in appearance. The grand formerly residential buildings feature a range of classical doorcases, Nos. 14 and 16 have pilasters with an entablature above, No. 25 is also pilastered with a broken pediment above and Chertsey Museum (The Cedars) has a segmental pediment supported on brackets.

6.0 | STREET BY STREET ASSESSMENT

- 6.2.5 There are pavements on both sides of the street edged with granite kerbstones. They are relatively narrow, particularly at the eastern end where buildings are built hard against them. The pavements have a range of surface treatments including concrete slabs, bricks and, at the northern end, tarmac; the lack of visual homogeneity detracts from the appearance of the street. There is also a range of different designs of bollard, including a couple which appear to be historic, and these and other items of street furniture are in need of maintenance and repair or replacement. There are constantly used parking bays on both sides of the street for much of its length.
- 6.2.6 There are very few detracting buildings along the street, however there are a number of detracting features, in addition to poor condition of street furniture. Many of the historic shopfronts have been replaced with modern versions and would benefit from sensitive replacement with traditional designs. Some windows have been replaced with inappropriate uPVC units, which it would be beneficial to reverse. Traffic and vehicle parking is also an issue both due to the noise and damage to the granite kerbs as vehicles frequently mount the pavements. The detracting visual appearance of large commercial wheelie bins is also an issue, in particular in the town square around the Church.



View of the south end of Windsor Street looking west



View of the south end of Windsor Street looking east

6.0 | STREET BY STREET ASSESSMENT



View of the south of Windsor Street looking west



View of the north end of Windsor Street looking west



View of the north end of Windsor Street looking east

6.0 | STREET BY STREET ASSESSMENT

6.3 LONDON STREET

- 6.3.1 London Street extends south-east from the town square and the junction with Guildford Street. Except for the western end of the street, closest to the town centre, the street is largely residential. There are a number of larger scale office and light industrial buildings mid-way along the street, however these are not typical and detract from the appearance and character of the street. The western end of the street has a more similar character to Guildford Street being occupied by shops and pubs; this end of the street also contains the Old Town Hall, perhaps the most prominent building in the street, which projects substantially forward of the general building line.
- 6.3.2 Most of the residential plot frontages are narrow with long gardens to the rear. However, the largescale significant public and commercial buildings, towards the town centre, such as the Old Town Hall and Crown Hotel have broader street frontages demonstrative of their importance. The modern office and industrial buildings, such as Nos. 43-47 and the Stanhope-Seta works, also occupy much larger plots and street frontages disrupting the otherwise finer historic grain of domestic buildings along the street. Many of the buildings are positioned hard up against the pavement, especially the retail buildings and cottages at the west end of the street. However there are also many buildings, particularly moving eastwards away from the town centre, which are set back from the street behind small gardens with railings or low brick walls, sometimes with hedging.
- 6.3.3 Houses are generally groups of terraced cottages, each with its own character but with consistent features which provide some harmony to the street scene. The rows of cottages are two storeys in height, are often rendered and painted with sash windows, and have projecting canopies over front doors. There are also some detached houses such as Dover House and other houses at a slightly grander scale such as the Vicarage (No. 34). As on Guildford and Windsor Streets, there are lanes and private driveway (leading to rear car parking) extending off the street breaking up the frontage.
- 6.3.4 As previously identified, rendered and painted brick are the most common material finishes within London Street. Rendered buildings are often pebble-dashed adding texture and exposed brick is also commonly used. Although white or cream are the most frequent coloured finishes, there are a number of more brightly coloured cottages at the western end of the street. Significant or grander buildings feature stone dressings and details such as the Old Town Hall, which has stone quoins, dentilled cornice, architraves and pilasters, and the almshouses at the east end of the road.
- 6.3.5 There are varying degrees of architectural detail along the street as it contains both grander civic buildings (the Old Town Hall) and small scale cottages. The most diminutive of the cottages have little beyond timber-framed sash windows and simple canopied entrance doors, however, one row has a central simple pediment feature. The higher status houses also retain timber-framed sash windows and possess more elaborate classical door canopies and porches (Nos. 78-80, No. 87 and Nos. 11-13). Facades are sometimes articulated with quoining, channelling or dentilled cornices. Some buildings also bear plaques, dates

6.0 | STREET BY STREET ASSESSMENT

and founders for example at the Almshouses (built in 1856 by the bequest of Miss Mary Giles). Gables are a reoccurring feature including the Dutch gables at the Vicarage (No. 34) and bargboarding to No. 91. Houses at the western end sometimes have bay windows. At the western end of the street, there is good survival of historic shop fronts (Nos. 8 and 24) and others which contain historic or traditional features including consoles and pilasters.

6.3.6 The pavements on both sides of London Street are narrow and the pedestrian environment is relatively poor. Surface treatments vary but are mainly concrete slabs and tarmac, parts are uneven or have been patched. The street is a busy vehicular route from Staines further reducing the quality of the pedestrian environment. Wheelie bins are frequent along the pavements, which reduce their usable width, as many of the cottages have no front gardens. Bins are highly visible even when they are within front gardens and bin storage / screening could improve the appearance of the street.

6.3.7 The only detracting buildings in the street is the Stanhope-Seta works. There are also several neutral buildings, mainly the larger scale office buildings. There are opportunities to improve the appearance of the Conservation Area by improving the contribution made by these sites. There are also opportunities for smaller scale improvements including reinstatement of more traditional shop front features, more sensitive shop signage, removal or exposed wiring and more sensitive approaches to alarm boxes and pigeon deterrent spikes. The Old Town Hall has recently been severely damaged by a car collision with damaged stone dressings and damage at ground floor level and is currently scaffolded; repair to this building would greatly enhance London Street as this building is prominent in views all the way along the street.



View of the west end of London Street looking east



View of the west end of London Street looking west

6.0 | STREET BY STREET ASSESSMENT



View of the east end of London Street looking east



View of the east end of London Street looking west

6.0 | STREET BY STREET ASSESSMENT

6.4 BLACKSMITHS LANE

6.4.1 Blacksmiths Lane, which extends south from the south side of London Street, mid-way along its length. The residential lane retains its historic rural character with its gravel surface, grass verges, trees and fenced boundary treatments, there are also historic cobbles at the junction with London Street. Only the northern half of the street is in the Conservation Area and is occupied on either side with the side elevations and rear gardens of the cottages on London Street. Ash Cottage, an 18th century red brick dwelling on the western side of the lane is Grade II listed. The southern end of the lane, which forms the close setting of the Conservation Area, features single storey detached houses set back behind front gardens or tarmacked parking areas.



View of Blacksmiths Lane looking south



View of Blacksmiths Lane looking south



View of Blacksmiths Lane looking north

6.0 | STREET BY STREET ASSESSMENT

6.5 DRILL HALL ROAD

6.5.1 Drill Hall Lane also extends south from London Street, parallel to the east of Blacksmiths Lane. Only the northern part of the street is in the Conservation Area and is occupied by the side returns and rear gardens of the residential buildings fronting London Street. On the west side of the street is a two to three storey modern apartment building, Chertsey Walk, domestic in character and positioned sit hard-up against the pavement. On the east side is the garden of No. 60 London Street (Dover House) behind a high hedge. The southern end of the street, outside the Conservation Area, is also residential, containing detached and semi-detached houses, mainly in brick and set back behind front gardens and driveways.



Drill Hall Road looking south



Chertsey Walk, Drill Hall Road

6.0 | STREET BY STREET ASSESSMENT

6.6 BRIDGE ROAD

6.6.1 This street is located at the eastern end of London Street, curving away on a north-east/ south-west axis as it exits the Conservation Area. The buildings in the part of the street which is within the Conservation Area are short terraces or semi-detached residential buildings. The dwellings are positioned either hard up against the pavement or behind very narrow front gardens bounded by brick walling or railings. No. 5 was formerly a pub and still possesses its canopied entrance door and large bay window but has been converted to residential use. Most of the houses are rendered or painted white, with only one being left as unpainted brown brick. Sash windows are also characteristic, as are visible tall chimney stacks. The houses on the west side of the street are characterised by pitched roofs, whilst the roofs of Nos. 10-12 feature are concealed by parapets. Nos. 10-12 also have distinctive round-arched window recesses and blind window reveals at first floor. No. 7 appears to be in a poor state of repair with rotten windows and door. Traffic noise is also a particular problem on this street.



Bridge Road looking north-east



Bridge Road looking north



Bridge Road looking south

6.0 | STREET BY STREET ASSESSMENT

6.7 WILLOW WALK

6.7.1 Willow Walk lies parallel to the north of London Street and is accessed from Bridge Road to the east and a footpath from Abbey Green to the west. The north side of the street is bordered by Black Ditch, an earthwork associated with Chertsey Abbey, which is overgrown and edged with trees. Beyond are the open fields of Abbey Chase Farm. The south side of Willow Walk is occupied mainly by recent housing consisting of pairs of half-timbered, brick houses attached with garages. These are set well back from the street edge behind large shared cobbled driveways with low brick walls and shrubbery. At the eastern end of the street is Grove Cottage, which is Grade II listed, and is white rendered with simple detailing, historic sash windows and a bracketed classical door canopy. Two smaller, recent houses, Nos. 1 and 2 Willow Walk, are accessed from a short driveway adjacent to Grove Cottage and are adopt a similar white rendered materiality and faintly classical style. Willow Walk itself is a narrow lane without a pavement and retains a semi-rural character. The lane narrows further at its western end to become a footpath edged by the ditch on one side and an industrial metal fence on the other. Beyond the fence are the industrial and office buildings which occupy large sides off London Street although visibility of the buildings is relatively limited through the shrubbery and tree foliage which surrounds them. The fence itself, and the security gate and barbed wire fencing immediately to the west of Grove Cottage detract from the appearance of the street.



View of the east end of Willow Walk looking west



View of the east end of Willow Walk looking west

6.0 | STREET BY STREET ASSESSMENT



View of Willow Walk looking east



View of the west end of Willow Walk looking west



View of the west end of Willow Walk looking west

6.0 | STREET BY STREET ASSESSMENT

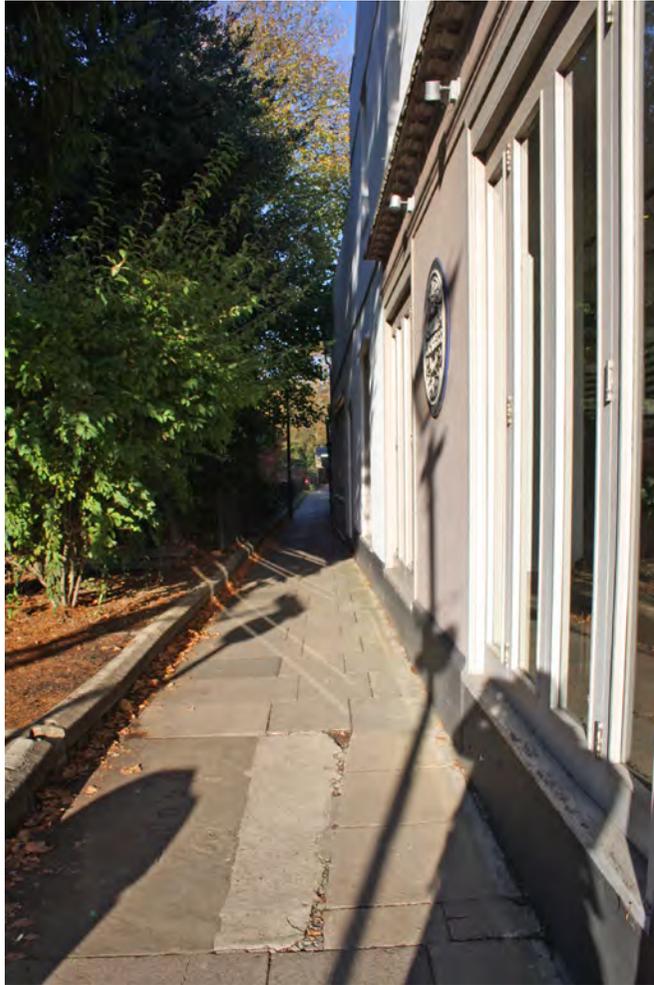
6.8 CHURCH WALK

6.8.1 This narrow alley, for pedestrian use only, connects the town square with Abbey Green. It runs adjacent to St Peter's Church and its churchyard separated from it by modern metal railings. On the opposite side is the rendered side elevation of No. 1 London Street which has a long, single storey extension housing offices; this is also rendered and has metal-framed windows. Further along Church Walk, on the west side, is a small row of terraced cottages set behind small front gardens with low timber fencing around the boundary. These cottages are brick with painted stone lintels with windows and doors; although some retain traditional timber sash windows but others have unfortunately been replaced with uPVC units. At the northern end of Church Walk is the two side return of Abbey Cloisters, a warehouse style building now in office use and accessed from Abbey Green. The southern half of the alley is paved with York stone and there is tomb stone also forming part of the surface treatment. The stone plinth of original iron railings which would have edged the churchyard survives and the modern metal railings are in need of repair. The northern end of the alley is tarmacked and cluttered with commercial and domestic wheelie bins. Wheelie bins are highly visible even when they are within front gardens of the cottages and bin storage / screening could improve the appearance of the alley. Satellite dishes and television aerials on the cottages are also detracting features which it would be beneficial to remove.



View of historic cottages in Church Walk

6.0 | STREET BY STREET ASSESSMENT



View along Church Walk looking north from the southern end



View along Church Walk looking south



View along Church Walk looking north from the northern end

6.0 | STREET BY STREET ASSESSMENT

6.9 GOGMORE LANE

- 6.9.1 Gogmore Lane lies in parallel to the west of Guildford Street but splits in two to form an L-shape at its northern end. Apart from part of this L-shaped section, the street is outside the Conservation Area boundary but forms part of its setting. While the southern end of the street is more commercial with access to the rear of buildings on Guildford Street and several office and light industrial buildings on the west side, the northern L-shaped part of the street is almost wholly residential. The rear parts of the retail and leisure buildings at the eastern end of Windsor Street characterise the northern end of Gogmore Lane, in particular the rear yard and outbuildings of the Olde Swan Hotel.
- 6.9.2 The residential buildings are generally modern three storey apartment blocks in brick with stone details, gabled roofs and sometimes balconies. These buildings are generally hard-up against the pavement, or feature car parking bays in front. At the corner of the L-shaped part of the street is a small cluster of historic dwellings; a pair of almshouses and Maybelle a detached house. These are constructed in red brick with red roof tiles and terracotta decoration, windows are timber-framed and doors have tiled porch canopies. The houses have front gardens bounded by low brick walls, distinguishing them further from the other modern dwellings in the street.
- 6.9.3 Wheelie bins are an unfortunate feature within the street, visible even when they are within front gardens and bin storage / screening could improve the appearance of the street scene.



View of Gogmore Lane looking east

6.0 | STREET BY STREET ASSESSMENT



View of Gogmore Lane looking north-east



View of Gogmore Lane looking north

6.0 | STREET BY STREET ASSESSMENT

6.10 ALWAYSNS LANE

6.10.1 Alwaysns Lane extends west from Windsor Street just as the latter turns northwards. Only the eastern end of this residential street is within the Conservation Area taking in the rear gardens of the buildings on Windsor Street and Thomas Willat's Almshouses and a former burial ground on the south side. On the north side is the side and rear return of the Little Cedars on Windsor Street, bounded by a high brick wall. On the south side is a two storey, large footprint brick office building back from No. 31 Windsor Street with a car park to the south. The pair of historic almshouses, which are Grade II listed, lie further to the west; they are single storey and constructed in pale yellow brick with pointed arched windows, large entrance canopy and hipped roof. A commemorative stone plaque is attached to the front elevation and the building is set back from the street behind a large front garden and low brick boundary wall. The former burial ground is now a private garden to the residences in Willats Close but evidence of its historic use survive in the gravestones around its perimeter. The rest of the street, in the immediate setting of the Conservation Area, is residential in character with brick or rendered terraced and semi-detached houses.



Willat's Almshouses on the south side of Alwaysns Lane



View along Alwaysns Lane looking east

6.0 | STREET BY STREET ASSESSMENT

6.11 COLONEL'S LANE

6.11.1 Colonel's Lane extends east off Windsor Street and forms the southern boundary of the playing fields, which are also bordered on this side by part of the historic Chertsey Abbey moat. The south side of the street is mainly blocks of both recent and post-war housing. At the western end is the gated Orchard View development and the rest of the street is a series of terraced, two storey houses set back from the street behind gardens. At the very western end of the street, at the junction with Windsor Street is No. 1-1a, an eighteenth century, Grade II listed building, which has been partly converted to office use. This building is whitewashed brick with irregular fenestration and a tiled pitched roof. The modern houses are in brick. There is car parking along the full length of the street, which detracts from its appearance, and some of the benches and timber fencing around the playing fields boundary is in need of repair. There are also numerous satellite dishes on roofs and exposed wiring which are also detracting features.



View of Colonel's Lane looking west

6.0 | STREET BY STREET ASSESSMENT



View of Colonel's Lane looking east



View of Orchard View looking south



View of Colonel's Lane looking west

6.0 | STREET BY STREET ASSESSMENT

6.12 ABBEY GREEN

6.12.1 Abbey Green is located at the south-east corner of the playing fields at the junction of Colonel's Lane and Abbey Gardens. This irregularly-shaped close of buildings contains an eclectic mix of detached and semi-detached houses, a former warehouse building now in office use and a historic barn, also now in office use. These are arranged around a small green with grass and trees. Whilst the buildings closest to Church Walk sit hard up against the pavement, most of the houses are set back behind front garden or driveways bounded by brick walls, mostly tall but some lower topped with yew hedge or railings; these contribute to the sense of enclosure of Abbey Green. Grass verges frame the road with young birch trees and shrubbery planting. In front of the former barn, which is Grade II listed, is a gravelled car park and large private lawned open space with potential below-ground, archaeological remains of the medieval Beomonds Manor and Chertsey Abbey. Around the perimeter of this area is a footpath with traditional timber fencing which leads to Willow Walk.

6.12.2 The most common material is red or brown brick; some brick elevations are painted or pebble-dash rendered. Some buildings also feature timber-framing such as the barn and No. 3 Manor Farm Cottage. Due to their age, several houses have structural tie bars. Unfortunately some buildings have had their traditional timber-framed window replaced with uPVC units, which detracts from the appearance of the close and would benefit being returned to traditional styles. Otherwise traditional timber sash windows remain. The houses are relatively humble, although decorative features include a memorial plaque panel at the Old Parsonage and patterned brickwork at No. 3 Manor Farm Cottages, the tie bars also have aesthetic as well as functional value. On street car parking around the close is extensive and detracts from the otherwise tranquil and historic appearance of the close.



View of the south section of Abbey Green looking north-west



View of the north section of Abbey Green looking south. The brick wall to the right of the view is the boundary wall of Burford and is important to the sense of enclosure of Abbey Green

6.0 | STREET BY STREET ASSESSMENT

6.13 NORTHERN PART OF COLONEL'S LANE AND FERRY LANE

6.13.1 Colonel's Lane turns north at the junction with Abbey Gardens and then becomes Ferry Lane before heading over the Abbey River and out of the Conservation Area; it then heads through farmland and over the M3 motorway. The eastern part of the playing fields is densely treed and contains sections of the Abbey walls. The tree cover and a high brick wall which lines the western side of Colonel's Lane, give the street an enclosed character. The brick wall encloses The Abbey, a Grade II listed house within a substantial garden. A further large house, now divided into three dwellings (Abbey Lodge, Abbey Walls and the Close), is located to the east of The Abbey and is accessed by a drive entering from Abbey Gardens and is also included within the Conservation Area. Both buildings are rendered and designed in a classical style. Where the road becomes Ferry Lane there are further standing remains of the Abbey namely a blocked up, pointed arched doorway in the boundary wall on the west side, and a medieval tithe barn on the east side. The grounds of the barn also contain Grade II listed, Victorian dovecote, formerly in the grounds of Burley Orchard. At the very edge of the Conservation Area, adjacent to the Abbey River, is Abbey Bridge Farmhouse, a white-painted brick building. Detracting features of the street are the extensive modern signage associated with the barn and other more recent buildings at the northern end of the lane and the major drainage problems at the gated entrance to the playing fields which have resulted in a pool of water and mud partly blocking the entrance. As elsewhere in the Conservation Area, on street car parking detracts from the overall appearance of the street.



View looking north along Colonel's Lane

6.0 | STREET BY STREET ASSESSMENT



View looking south along Colonel's Lane



View of the gates to the playing fields



View of Ferry Lane, looking north



Drainage issues at entrance to playing fields

6.0 | STREET BY STREET ASSESSMENT

6.14 STAINES LANE

6.14.1 Staines Lane extends north from the northern end of Windsor Street with only the eastern side of the street, up to Herrings Lane, being within the Conservation Area. The lane is residential within mainly semi-detached inter-war and post-war houses. The part of the street which is within the Conservation Area contains a row of more historic houses, which are also semi-detached except for No. 6 which is detached and No. 10 which appears to have formerly been two dwellings. The houses are set back from the street behind front gardens with low brick walls, hedging or fences. These historic houses are either brick or rendered with hipped or pitched roofs. Some have gabled entrance porches and No. 6 has a full width veranda with tiled canopy. Timber-framed windows remain in Nos. 6 and 10 but those in the other houses have unfortunately been replaced with uPVC which detracts from their appearance. Staines Lane itself is spacious with generous soft landscaped pavements and trees and the central reservation at the junction with Windsor Street is also grassed. As well as the loss of timber windows, the other detracting feature are the collection of broadband units adjacent to York Place.



View of Staines Lane looking north



View of Staines Lane looking south

6.0 | STREET BY STREET ASSESSMENT

6.15 HERRINGS LANE

6.15.1 Herrings Lane is a narrow gravelled lane extending off Staines Lane to the east. It contains a collection of both historic and recent residential buildings with little homogeneity architecturally; the buildings at the western end of the lane are modern and not of architectural or historic interest and beyond being at a sympathetic scale and in residential use, do not contribute to the Conservation Area's special interest. The houses at the eastern end, Burley Orchard Cottage and No. 1 Burley Orchard Stables (Nos. 2-3 are accessed from the approach drive of Burley Orchard), are red brick with hung tiled first floors. Their roofs are gabled and pitched with bargeboards and decorative ridge tiles. They also have bay windows and retains timber-framed units. These and some of the other houses in the lane are positioned hard against the street except for Alma, Elm and Cedar Cottages which are set back behind spacious gardens. These cottages are also single storey whereas all the other houses are two storeys. The gravelled surface of the lane with grass growing in the middle and at the verges gives the street a rural character.



View along Herrings Lane looking north



View along Herrings Lane looking south

6.0 | STREET BY STREET ASSESSMENT

6.16 BURLEY ORCHARD APPROACH DRIVE

6.16.1 The approach driveway to Burley Orchard forms the north-western side of the playing fields and extends off Windsor Street at its northern end. The principal building is Burley Orchard, a large, detached Victorian mansion which is Grade II listed and constructed by William Herring a local iron founder and philanthropist. The three storey, Gothic Revival style building is constructed in red brick with pointed arched windows, tall chimneys, gabled roofs and a large ornamental conservatory. It is now in use as sheltered accommodation with a collection of two storey, terraced dwellings constructed in its grounds. Landscaped gardens around the mansion are however retained. On the approach driveway are two recent detached houses the Garden House and the Orchard Barn as well as an access lane to Nos. 2 and 3 Burley Orchard Stables. The modern houses are in a sympathetic style to the listed building with tall chimneys and red brick materiality.

6.16.2 On the southern side of the driveway are the playing fields which like the south side are edged with a moat formerly part of Chertsey Abbey. There is also a single storey pavilion overlooking the open field. Adjacent to the public gardens, which are to the north of the playing fields, is The Orchard Day Centre, this was once a large detached house but is now in use as a day centre for local elderly residents along with the associated modern Orchard Cottage to its south-east. The Day Centre is similar in style to Burley Orchard with red brick materiality and gabled roofs with tall chimneys, however it is more mock Tudor in style with half timbering in the gables and hung tile cladding to the first floor. Within the adjacent public gardens are the remains of fishponds associated with the Abbey.

6.16.3 There are two sheds and a service yard, associated with the maintenance of the playing fields and public gardens, which are poorly screened and detract from the appearance of this part of the Conservation Area; there are opportunities for enhancement. The replacement of Orchard Cottage with a more sympathetically designed building would also be beneficial.



View along the Burley Orchard Approach Drive with the playing fields to the right

6.0 | STREET BY STREET ASSESSMENT



The Orchard Day Centre in a mock Tudor style



Modern sympathetically designed houses on the approach drive



Burley Orchard, a Gothic Revival style mansion now in use as sheltered housing with modern terraced dwellings beyond



Service yard for the public gardens / playing fields detracts from the appearance of the Conservation Area

7.0 | ISSUES AND OPPORTUNITIES

7.1 TRAFFIC MANAGEMENT AND CAR PARKING

7.1.1 Traffic and car parking are two of the most significant issues within the Conservation Area, particularly in Guildford Street. In addition to visual impact of vehicles there are also associated noise impacts of traffic. Cars and delivery vans are common on Guildford Street, which is a single lane, one-way route. Although there are parking bays, vehicles frequently park partly on the pavements or drive over the pavements to get into parking bays. This is causing damage to the granite kerbstones, paving slabs and bollards, which in turn also harms the appearance of the Conservation Area. Traffic and parking on the pavement impedes pedestrian movement along and across the street and reduces the quality of the public realm environment. There are opportunities to improve the appearance and experience of Guildford Street by restricting vehicular access to Guildford Street. This could be in a similar model to Egham, which has a pedestrianised High Street during the day (between 10am-4pm) meaning that the shops are serviced outside of these hours when the street is less busy with people. Servicing the shops and cafes from their rears, on Heriot Road and Gogmore Lane, could also be explored to reduce the amount of vans using and parking on Guildford Street.

7.1.2 On street parking is common in many of the streets and in many instances, this negatively affects and detracts from the appreciation of these street's historic character and special interest, in particular in Abbey Green and Windsor Street. On street car parking is a frequent issue in Conservation Areas however there is no simple solution to this issue. It would be beneficial to investigate whether parking restrictions could be tightened in Abbey Green to reduce the visual impact of the many cars parked in this close. Similarly reducing car

parking at the eastern end of Windsor Street could also be considered as this area suffers from similar problems to Guildford Street in terms of damage to surface and street furniture.



On street car parking detracts from the appreciation of the historic character of Abbey Green and Windsor Street

7.0 | ISSUES AND OPPORTUNITIES



Vehicles frequently park on the kerbs in Guildford Street and Windsor Street which obstructs pedestrian movement and damages the surface treatments and street furniture.



7.2 PUBLIC REALM AND STREET FURNITURE

7.2.1 Many items of the street furniture in the Conservation Area are in a poor condition and are in need of maintenance, repair or replacement. Damage has in part been caused by vehicle impacts but also results from wear and tear over the years. The neglected appearance of street furniture has a negative effect on the special interest of the Conservation Area. Furthermore, replacement of street furniture has been piecemeal over time which has led to an array of different styles and designs, in particular this relates to bollards and litter bins. This lack of consistency also detracts from the appearance of the Conservation Area. There are also a number of prominent broadband cabinets within the Conservation Area, which cause a visual intrusion as they are alien features within a historic streetscape.

7.2.2 Although within Guildford Street, north of its junction with Riversdell Close, has a high quality and consistent surface treatment to the pavements, elsewhere in the Conservation Area, particularly along Windsor Street, London Street and alleys and pathways leading off Guildford Street comprise a wide range of surface treatments. These include tarmac, brick and textured and smooth concrete pavers, many of these surfaces are in a poor condition being cracked or damaged and are in need of repair or replacement. There are also significant drainage issues on the northern part of Colonel's Lane at the entrance to the playing fields. Furthermore, lack of consistency and use of modern surface treatments detracts from the appearance of the Conservation Area.

7.2.3 There is an opportunity for a holistic approach to the public realm in the Conservation Area, in particular around its core. This could include introducing a consistent and sensitively-designed set of durable street furniture, reinstating some historic surface treatments such as cobbles, granite kerbstones and York stone slabs and having an overarching strategy for replacing and improving surface treatments. There are also opportunities to improve specific areas of the public realm, specifically the area adjacent to the former post office leading through to the Sainsbury's petrol station; the town square, at the junction of Windsor Street and Guildford Street, to turn it more into a destination at the heart of the town and Conservation Area and the entrance the playing fields on the northern part of Colonel's Lane.



Examples of very prominent and visually intrusive broadband cabinets at the edge of the playing fields and in Staines Lane

7.0 | ISSUES AND OPPORTUNITIES



This area of public realm adjacent to the former post office is a well-used route through to Sainsbury's and improvements to it would enhance the Conservation Area



The town square, at the heart of the Conservation Area, is currently underwhelming but has the potential to be significantly improved, enhancing the Conservation Area as a whole

7.0 | ISSUES AND OPPORTUNITIES



Range of different styles of bollard and litter bin within the Conservation Area

7.0 | ISSUES AND OPPORTUNITIES



Range of surface treatments in the Conservation Area, many of which are in a poor condition

7.3 SHOPFRONTS

- 7.3.1 Retail and cafe uses are an important part of the character of the Conservation Area, centred on the Guildford Street but also in London and Windsor Streets. As of 2018, there are several empty units which detract from the character of the Conservation Area.
- 7.3.2 There are numerous historic shopfront features remaining to varying degrees across these three principal streets. These include corbels, pilasters and stallrisers and a number of historic shopfronts which are more wholly intact including Nos. 8 and 24 Windsor Street. However, there are many shopfronts which have been inappropriately altered and this incremental change has had a negative impact on the appearance of the Conservation Area. Oversized and poorly positioned fascia signs, signage which extend across multiple units, and the replacement of traditional timber materiality with metal or plastic framing are all quite common occurrences which negatively impact the historic appearance of the street scene. Many shopfronts have also had their traditional glazing and stall riser arrangement replaced with large full height windows which have no subdivision or their traditional stall risers replaced with brick versions. Some of the historic shopfront features which do survive are in a poor condition and are in need of maintenance which detracts from their appearance. The colour, design and corporate branding of some shop signage does not respect the character of either the building in which they are located or the character of the historic streets as a whole.
- 7.3.3 Roller shutters and other security features such as cameras are currently used within some shopfronts. The associated infrastructure is often chunky and visually unappealing, and the shutters have an even greater detrimental visual impact when closed. There will be presumption against permission for external roller shutters in the Conservation Area. The installation of alternatives, where and when such security measures are proved to be necessary, should be explored.
- 7.3.4 A-Boards in Guildford Street add additional clutter to the pavements, hindering pedestrian movement. Consideration should be given in the future to the need and appropriateness of this type of shop signage with the aim of improving accessibility of the public realm.
- 7.3.5 Inappropriate shopfront alteration and replacement is one of the main elements which detracts from the appearance of the Conservation Area. It could be greatly improved through the restoration of more traditional shopfront designs, by reinstating historic features or installation of sensitively designed new shopfronts. Whenever opportunities arise, shopfronts and their signage should be returned to a more traditional appearance or utilise design features or patterns that are in keeping with historic shopfront design and materiality.

7.0 | ISSUES AND OPPORTUNITIES



Oversized fascia signage



Garish signage which does not reflect the character of the Conservation Area



Modern fully glazed shop front with inappropriate deep signage and shutter infrastructure on either side



Signage extending across two units

7.0 | ISSUES AND OPPORTUNITIES

7.4 WINDOWS AND DOORS

7.4.1 There are some instances across the Conservation Area both in the main streets and in residential areas of replacement of traditional or historic timber windows with uPVC units. The same but to a lesser extent has also occurred with timber door replacement. This detracts both from the appearance and aesthetic value of the individual buildings and the wider Conservation Area; it also amounts to the loss of historic fabric. The use of plastic windows and doors reduces the breathability of traditionally constructed buildings, by preventing moisture from egressing the building. There are opportunities to improve the appearance and the condition of the built fabric of the Conservation Area through the replacement of uPVC windows and doors with traditional timber units. Future change of traditional timber windows to uPVC would be resisted.

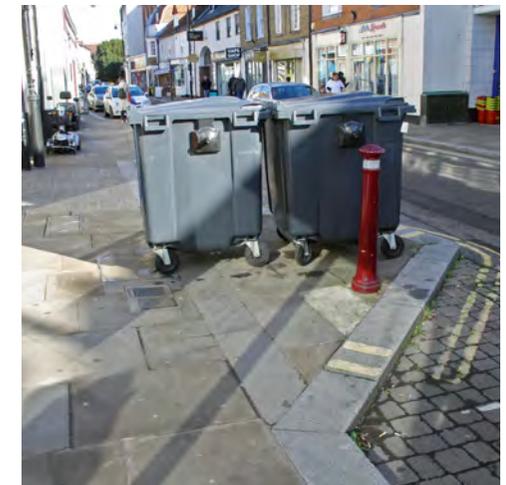


Examples of inappropriate uPVC windows and doors within buildings in the Conservation Area

7.0 | ISSUES AND OPPORTUNITIES

7.5 REFUSE BINS

7.5.1 Refuse storage is frequently a problem within Conservation Areas, both in residential areas and commercial streets. Wheelie bins are now provided by the Council for residential properties within the Conservation Area and they are commonly stored in front gardens or on the street. Commercial and retail buildings are also provided with larger wheelie bins which are sometimes stored to the rear of these properties but more often are on the pavement. The appearance of large numbers of wheelie bins detracts substantially from the historic appearance and character. Bins on the streets also impedes pedestrian movement through the Conservation Area. It is encouraged that, where possible, wheelie bins should be stored away from the street, except on refuse collection days. Furthermore, screening or installation of sensitively-designed bin storage units is encouraged to reduce the visual impact on the street scene of refuse bins where these are stored in front gardens or yards or other publicly visible parts of the Conservation Area.



Examples of residential and commercial wheelie bins within the public street and in front gardens where they visually detract from the appearance of the Conservation Area

7.0 | ISSUES AND OPPORTUNITIES

7.6 CONDITION OF BUILT FABRIC AND GENERAL APPEARANCE OF BUILDINGS

- 7.6.1 Although the overall condition of buildings within the Conservation Area is good, there are several buildings which are in need of maintenance, repair and improvement. This includes, but is not limited to, foliage and shrubbery growth peeling paintwork and rotting timber windows. This harms the appearance of both the individual buildings but the wider townscape within which they lie. There are opportunities to improve the awareness amongst local owners and occupiers of the importance of building maintenance to prevent degradation and where necessary sensitive like for like repairs.



Examples of peeling paintwork, foliage growth and rotting timber, all of which are preventable through routine maintenance

7.0 | ISSUES AND OPPORTUNITIES

7.6.2 There are several negative features which are attached to numerous buildings in the Conservation Area, mainly in Guildford Street. Satellite dishes and television aerials are modern, alien features within a historic streetscape and therefore cause a significant visual intrusion. Often dishes and aerials remain on walls and roofs even after they become redundant which leads to there being an even greater number visible. Removal of dishes and aerials is encouraged and it is recommended that installation of any new devices is to the rear of buildings and therefore not visible from the public realm. Pigeon deterrents, spikes over doors and windows and netting covering the whole upper levels of elevations, are prevalent in Guildford Street and other parts of the town centre. These have a highly detrimental visual impact and alternative forms of deterrent for the areas of the town centre should be investigated such as use of birds of prey (i.e. hawks). Further installation of spikes and netting should be avoided and removal of those existing is welcomed. Exposed surface wiring is also an issue across the Conservation Area but particularly in the retail areas. As with aerials redundant wiring is often not removed and therefore there is an excess of visible wiring. Opportunities should be taken to remove redundant wiring and to reroute wiring internally where possible in an appropriate manner.



Pigeon wire and spikes have a negative visual effect

7.0 | ISSUES AND OPPORTUNITIES



Examples of visible aerials and dishes



Examples of exposed wiring on elevations of buildings

7.0 | ISSUES AND OPPORTUNITIES

- 7.6.3 There are a small number of historic buildings which are in a more serious condition namely the Old Town Hall, which suffered damage following a motor vehicle collision, and the George Inn, which was largely dismantled following severe structural concerns. Two further buildings, the Kings Head pub and Nos. 26-28 London Street, are currently boarded up, awaiting refurbishment. In all cases there are obvious opportunities to improve the appearance of the Conservation Area by ensuring that the restoration and refurbishment of these buildings is both timely and sensitively undertaken.



The Old Town Hall is currently supported by scaffolding following a vehicle collision



The Kings Head pub is currently boarded up awaiting refurbishment

7.0 | ISSUES AND OPPORTUNITIES

7.7 DETRACTING BUILDINGS

7.7.1 Across the Conservation Area there are modern buildings, dating from the post-war period and later. In some cases, these buildings are sensitively designed for their historic context, however other buildings detract from the special interest of the Conservation Area due to their scale, massing, materiality or detailing. The inclusion of these buildings in the Conservation Area, whether or not they are fit for purpose, dilutes its special interest. If these sites are in future under consideration for redevelopment, their replacement with sensitively-designed buildings which respond better to the character and appearance of the Conservation Area will be encouraged. Sensitive-design does not exclude innovative or honestly-modern designs.



The Seta-Stanhope building on London Street detract from the character of the Conservation Area



S.S. & N.R. Club at the junction of Guildford Street and Heriot Road is a detracting building

7.8 SETTING OF THE CONSERVATION AREA

7.8.1 There are some elements of the Conservation Areas setting, such as the road and plane noise, that make a negative contribution to the experience of the area, but are beyond the control of the Council and local community to change. There are, however, opportunities to improve the setting of the Conservation Area through the removal of detracting buildings or features when opportunities arise and their replacement with high quality, sensitively designed insertions. This includes for example Royal Mail depot on Heriot Way and the Sainsbury's service yard, which is currently a highly visible detracting feature⁰¹.



The Sainsbury's service yard detracts from the setting of the Conservation Area

01 The Sainsbury's service yard is proposed for removal from the Conservation Area due to its detracting nature but will then become part of its close setting.

7.9 RAISING AWARENESS OF CHERTSEY'S HISTORY AND SPECIAL INTEREST

- 7.9.1 Although there are a number of plaques on buildings giving some detail as to their origins and an information board relating to the Abbey's history, there are opportunities to improve dissemination of the town's history and special interest. This could be for example through interpretation boards or a series of curated plaques on significant buildings or sites. In particular there are opportunities to raise awareness of the Abbey remains, which are fairly hidden away at present, as well as other important aspects of the town's history such as the weekly market, associations with William Herring and the coaching industry.



There are opportunities to raise awareness of the Abbey and its few surviving physical remains such as this arched doorway

8.0 | MANAGEMENT PLAN

8.1 CONTROL MEASURES BROUGHT ABOUT BY CONSERVATION AREA DESIGNATION

8.1.1 In order to protect and enhance the Chertsey Conservation Area, any changes that take place must conserve, respect or contribute to the character and special interest which makes the Conservation Area significant. Works may require Planning Permission and those which affect listed buildings may also require Listed Building Consent. These statutory control measures are intended to manage development and change, preventing that which may have a negative impact or cumulative detrimental effect on this special interest.

8.1.2 Permitted Development Rights, as defined by The Town and Country Planning (General Permitted Development) (England) Order 2015, are somewhat reduced in a Conservation Area. These restrictions mean that Planning Permission will be necessary for works which materially affect the external appearance of a building including the following, which are typically included under Permitted Development Rights:

- The total or substantial demolition of buildings or structures (including walls of over 1m in height, gate piers and chimneys);
- Other partial demolition including new openings in external elevations;
- Works to trees with a diameter of 75mm or greater, measured at 1.5m from soil level;

- Changes to the external finish of a building (including rendering, pebble dash or other cladding);
- Changes to the roof shape including installation of new dormer windows and chimneys;
- Any extension other than a single storey rear extension of 4 metres or less (3 metres or less if the house is semi-detached);
- Extensions to the side of buildings and any two storey extensions;
- Erection of an outbuilding to the side of a property;
- Aerials and satellite dishes on chimneys or elevations visible from the street;
- Putting up advertisements and other commercial signage;
- Changing the use of a building (e.g. from residential to commercial); and
- Installing solar panels that are wall-mounted on a wall facing the highway.

Where an understanding of 'substantial' demolition, 'changes' or 'works' is not understood, advice should be sought from the council.

8.0 | MANAGEMENT PLAN

8.1.3 The extent of permitted development (i.e. changes that are allowed without requiring consent from the Local Authority) can be further restricted in Conservation Areas through application of an Article 4 Direction. These provide additional control by specifically revoking certain permitted development rights meaning that Planning Permission needs to be sought before work can be undertaken. The Article 4 Direction may be applied to some or all of the properties in a Conservation Area. More about Article 4 Directions is found in Section 8.2.

8.1.4 For further information and advice about when Planning Permission is required, see the guidance on the Government's Planning Portal (https://www.planningportal.co.uk/info/200125/do_you_need_permission), the Council's own website (<https://www.runnymede.gov.uk/article/13814/Planning-and-Building-Control>) or contact the Planning and Building Control Department.

8.2 ARTICLE 4 DIRECTIONS IN CHERTSEY CONSERVATION AREA

8.2.1 It is recommended that the following Article 4 Directions be implemented where relevant within the Chertsey Conservation Area:

- **Revoke the permitted development of replacing windows in historic buildings, except within modern and new extensions.**
Reason: To restrict the replacement of historic and traditional timber windows with uPVC units which erodes the special character and appearance of the Conservation Area.
- **Revoke the permitted development of installing Broadband cabinets within the Conservation Area.**
Reason: To prevent further visual clutter, which detracts from the appearance of the Conservation Area.

Should the Council choose to do so, the process of implementing these proposed Article 4 Directions will be undertaken at a future date, separate from the adoption of this Conservation Area Appraisal.

8.3 ADVICE ON CONSERVATION AND REPAIR MAINTENANCE

8.3.1 All buildings require maintenance and repair regardless of their age, designation (or lack therefore) or significance. In Conservation Areas, it is important that such works are carried out sensitively to protect the historic fabric of buildings and respect the established character of the wider area.

8.3.2 Maintenance is defined by Historic England as “*routine work necessary to keep the fabric of a place in good order*”⁰¹ It differs from repair in that it is a pre-planned, regular activity intended to reduce the instances where remedial or unforeseen work is needed. Regular maintenance ensures that small problems do not escalate into larger issues, lessening the need for repairs and is therefore cost effective in the long-term.

8.3.3 Regular inspection of building fabric and services will help identify specific maintained tasks relevant to each building. These could include but are not limited to:

- Regularly clearing gutters and drain grilles of debris, particularly leaves
- Clearing any blockages in downpipes
- Sweeping of chimneys
- Removal of vegetation growth on or abutting a building
- Repainting or treating timber windows
- Servicing of boilers and gas and electrical systems

01 Historic England, *Conservation Principles, Policies and Guidance* (April 2008)

REPAIR

8.3.4 Repair is “*work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving alteration or restoration*”⁰². Identification of repairs may arise during regular inspection of buildings and could include repairing damage to roof coverings, repointing of brickwork or repairs to windows. It is important to understand the cause of the damage or defect both to ensure that the repair is successful and to limit the work that is required. It is also important to understand the significance of the built fabric affected in order to minimise harm.

8.3.5 The following should be considered when planning repair works:

- Repairs should always be considered on a case-by-case basis. A method of repair which is suitable for one building may not be suitable for another.
- Use materials and construction techniques to match the existing to maintain the appearance and character of the building. The exception to this is when existing materials or techniques are detrimental to the built fabric, e.g. cement pointing on a brick building.
- Repair is always preferable over the wholesale replacement of a historic feature.

02 Historic England, *Conservation Principles, Policies and Guidance* (April 2008)

- If replacement of a historic feature is required, as it has degraded beyond repair; the replacement should be carried out on a like-for-like basis using the same materials and construction techniques. The replaced element should be the same as the original in terms of material, dimensions, method of construction and finish (condition notwithstanding) in order to be classed as like-for-like.
- Like-for-like replacement should not be applied in cases where a historic feature has previously been repaired using inappropriate materials or techniques. Where seeking to improve failing modern features or past unsuitable repairs, a traditionally-designed alternative using appropriate materials is preferable such as breathable, lime-based renders and paints.
- Reversibility is an important consideration as better alternatives may become available in the future.
- Minimal intervention
- Periodic renewal of pointing will extend the lifetime of building fabric. Cement-based pointing is damaging to brickwork and stonework as it is an impermeable material. Repointing should always be carried out using a lime-based mortar and after raking out any cementitious material.

8.3.6 Historic England have a wide range of advice and guidance on how to care for and protect historic places, including advice on the maintenance and repair; on their website: <https://historicengland.org.uk/advice/>.

8.4 ADVICE ON DESIGN AND NEW DEVELOPMENT ALTERATION, EXTENSION AND DEMOLITION

- 8.4.1 Chertsey has a long history and therefore its appearance has changed and evolved over time. The current appearance reflects this evolution and it is not the purpose of Conservation Area designation to prevent future change, which is necessary for the enduring sustainability of the heritage asset. Instead, the purpose of designation is to ensure change is carried out in a manner that not only does not cause harm but also, where appropriate, enhances the heritage asset.
- 8.4.2 The appropriateness of demolition, alteration or extension will be considered on a case-by-case basis, as what is appropriate in one location will not necessarily be acceptable in another.
- 8.4.3 Demolition of buildings or removal of features that detract from the Conservation Area may be beneficial; this includes small elements such as exposed wiring or satellite dishes. However, gap sites can also detract from the character of the Conservation Area and therefore demolition of whole buildings may only be permitted where rebuilding is proposed, the site was historically open, and this remains appropriate, or an alternative suitable future use for the site is planned.

8.0 | MANAGEMENT PLAN

8.4.4 Alterations should preserve or enhance the character of the Conservation Area. This means that changes should be respectful of the prevailing architectural and visual character of the Conservation Area and using appropriate materials, whether these are the same as those typically found in the Conservation Area or they are new materials that are complementary. Enhancement could be achieved through removing a detracting feature and replacing either with something more 'in-keeping' or with something that draws inspiration from the character of the Conservation Area.

8.4.5 Extensions should be subordinate to the existing buildings in their scale, massing and design. Extension to the side and front of buildings is unlikely to be appropriate as this would change the visual appearance of the streetscape, whereas extension to the rear is likely to be more acceptable. All extensions should be of high quality design and construction and whilst the design may use materials and finishes which are characteristic to the Conservation Area, including brick or painted, lime-based render and tiled or slated roofs, there may be scope for use of a wider, less traditional material palette where these are part of a high quality sensitively-designed extension that complements or enhances the appearance of the original building. In all cases, materials added to a building should be high quality and sympathetic.

NEW DEVELOPMENT

8.4.6 There are several opportunities for new development within the Conservation Area. Although there are very few empty sites, there are numerous detracting buildings (See Section 5.0), the sensitive replacement or redevelopment of which would enhance the Conservation Area. There may also be opportunities to redevelop neutral buildings. Any new and replacement development needs to take account of, and be sensitive to, the following:

- The significance of any building proposed to be removed;
- The significance of any relationship between the building to be removed and any adjacent structures and spaces;
- The potential impact of the new design on the setting of any neighbouring listed buildings or identified locally listed buildings and positive buildings;
- The materiality and architectural detailing characteristic of the area should be a key point of reference to inform the choice of materials and detailing of the new design; and
- The scale and grain of the surrounding area, including historic plot boundaries.

8.0 | MANAGEMENT PLAN

8.4.7 This list is not exhaustive; every location will present its own unique requirements for a sensitive and appropriate new design. The principal aim should be to preserve and enhance the character of their immediate setting and the Conservation Area as a whole. Honestly-modern, non-traditional (i.e. contemporary) designs may be acceptable, and, in all cases, new development must be of the highest quality of design, construction and detailing.

8.4.8 There are also opportunities for new development within the immediate setting of the Conservation Area. The Royal Mail Depot on Heriots Way and Unither House on Curfew Bell Road are notable examples. Redevelopment close to the Conservation Area should be sensitive to its location within the setting of a designated heritage asset and consider the character and appearance of the Conservation Area. Scale and the design of elevations fronting the Conservation Area are particularly important.

8.4.9 Any new development within the setting of the Conservation Area should be of the highest quality design and execution, regardless of scale, in order to preserve and enhance the character of the Conservation Area and help phase out ill-considered and unsympathetic interventions from the past.

8.4.10 Further information and guidance on sensitive and contextual design is contained within the Council's Design Guide SPD.

ARCHAEOLOGY

8.4.11 The highly significant remains of Chertsey Abbey as well as the long history of settlement in the area means that the protection of the Conservation Area's known and potential archaeological heritage is a key part of decision-making. Scheduled Monument Consent (SMC) is required for any proposals or works which may affect the Chertsey Abbey Scheduled Ancient Monument, including any repair works. Historic England should be consulted on any works which may affect the Schedule Monument and also administers the SMC process on behalf of Secretary of State for Digital, Culture, Media and Sport.

8.4.12 The remainder of the Conservation Area is located within the Chertsey Historic Core Area of High Archaeological Potential (AHAP). The designation reflects the likely potential for archaeological remains to further understanding about the evolution of the town core which developed alongside, and in association with, the abbey. The designations mean that there is a high potential for below-ground archaeological remains. As such, Runnymede 2030 Local Plan (Emerging) (2018) Policy EE7 requires an archaeological assessment and, where appropriate, site evaluation for development proposals which have the potential to affect AHAPs as part of any planning application.⁰³

TRAFFIC MANAGEMENT

- 8.4.13 As identified in Section 7.0 traffic and car parking are significant issues within the Conservation Area. Restricting vehicular access to Guildford Street during the day and/or adopting a new servicing strategy for the shops, which means that shops and cafes are serviced from the rear, would greatly improve the appearance and experience of the street and enhance the Conservation Area as a whole. Another future strategy could be introducing a shared surface treatment and removing the parking bays, giving greater priority to pedestrians.
- 8.4.14 The strategy for on-street car parking could also be reviewed more widely across the Conservation Area, in particular in the streets which otherwise retain much of their historic character, Abbey Green and Windsor Street in particular, as a reduction in parked cars would enhance these streets and the Conservation Area as a whole.

PUBLIC REALM AND STREET FURNITURE

- 8.4.15 In addition traffic management, there are other issues related to the public realm in the Conservation Area identified in Section 7.0. These are specifically related to the poor condition and lack of consistency of many items of street furniture and surface treatments. A sensitively-designed holistic scheme of public realm improvement would be beneficial building on what has already been implemented in relation to surface treatments in Guildford Street. This could be implemented over multiple phases. An overarching approach to surface treatment

and street furniture would ensure that the same design language is being used across the whole Conservation Area: this is particularly important along the principal streets to give them a more unified appearance. Where historic items of street furniture and surface finishes do survive, these should be retained, and repaired and reused where appropriate.

- 8.4.16 Public realm features (bins, bollards, seating etc.) often become dated in appearance quickly, sometimes due to heavy wear or anti-social behaviour, but also 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, and can be either traditional or honestly-modern in their design. Materials both for the street furniture and surface finishes should be of high quality and durability to ensure their longevity as much as possible. Any additions or amendments to the public realm will also need to take account of highways and other relevant regulations.
- 8.4.17 Specific parts of the Conservation Area are in greater need of public realm improvement, namely the area adjacent to the former post office leading through to the Sainsbury's petrol station, the town square and the entrance to the playing fields on the northern part of Colonel's Lane. These areas should be prioritised in the development of an overarching strategy for the Conservation Area's public realm.

SHOPFRONTS AND SECURITY FEATURES

- 8.4.18 The Conservation Area is centred on Guildford Street and its junction with Windsor and London Streets, which forms the principal retail area of the town. The character and appearance of shopfronts is therefore a particularly important part of the overall special interest of the Conservation Area. Although many historic features and appropriately designed shopfronts exist within the Conservation Area, there are also inappropriate examples.
- 8.4.19 A shopfront is part of a building as a whole, rather than being a separate entity. The design of shopfronts therefore needs to reflect the style, proportions, vertical or horizontal emphasis and detailing of the rest of the building, particularly the principal elevation.
- 8.4.20 A shopfront needs to sit within the original building framework set by structural and decorative features within the elevation; columns for example should be carried down to ground floor. Where a unit extends across more than one building (i.e. across two or more buildings in a terraced row), it is important that the vertical division between the buildings is retained or reinstated. This may require the use of signage which is divided in two or more parts.
- 8.4.21 Any historic shopfront features which survive should be retained, repaired as necessary, and incorporated into new schemes, rather than being replaced. It would be desirable to reinstate historic features, such as corbels and pilasters where these have been lost and the placement of them, or vestiges of their original design, remain.
- 8.4.22 Where existing shopfronts contribute to the character and appearance of the Conservation Area, these should be retained and enhanced where possible. Where it is appropriate to replace all or parts of a shopfront, traditional styles (or designs that retain the same proportions and materiality) are likely to be most appropriate in historic buildings, but non-traditional, sympathetically designed shopfronts would be appropriate in modern and new buildings. The replacement of inappropriate modern alterations to shopfronts with suitably-designed traditional alternatives is encouraged.
- 8.4.23 Pilasters, corbels, cornice, fascia and stallrisers are all important elements in traditional shopfronts which create the visual proportions of the shopfront. Fascias are of notable importance and should be in proportion to the rest of the shopfront and not overly large. Fascias should not extend above cornice level (or, where there is no such feature, should be below the sill of the window above), or beyond the corbels on either side. Full height glazing is a modern feature and does not reflect the character of historic buildings. Smaller windows with stallrisers (a plinth under the window), transoms and mullions are typical traditional features and more appropriate in historic contexts. Traditional and characteristic materials, such as painted timber, will best enhance the historic character of the buildings.
- 8.4.24 The design and detailing of advertising and signage content, both on fascias and hanging signs, are also important in the Conservation Area. The signage should complement the design of the shopfront and building, conveying a sense of permanence and quality, rather than brashness. Colour palettes, lettering style and illumination need to be

8.0 | MANAGEMENT PLAN

considered in the design of a complementary shopfront. With regards to illumination, internally lit signage is inappropriate within the Conservation Area, with subtle external lighting being more appropriate.

8.4.25 There are some examples of fabric canopies within the Conservation Area and such features add interest to the street scene if of an appropriate design suitable for use in the Conservation Area. Canopies should avoid obscuring historic features and should be retractable.

8.4.26 Metal roller shutters have a detrimental effect on the appearance of the Conservation Area. They obscure historic features as well as window displays and internal illumination. As such, there will be presumption against permission for external roller shutters in the Conservation Area. There are several alternatives to roller shutters, including more open grilles which can be fitted internally or externally and toughened glazing. Improving the overall appearance of the street scene, including public realm and street lighting, would assist in lowering crimes targeting shops and, along with other measures, could reduce the need for such high security requirements.

AERIALS, SATELLITE DISHES AND SOLAR PANELS

8.4.27 The installation of telecommunications antenna, i.e. aerials and satellite dishes, on chimneys and the front and sides of elevations and roofs of buildings in the Conservation Area will be resisted and requires planning permission. Such features are not in keeping with the historic character and appearance of the Conservation Area. The removal of existing aerials and dishes is encouraged, as this will enhance the appearance of the Conservation Area.

8.4.28 While climate change and use of renewable energy sources is encouraged by the Council, solar panels should not be installed on roof pitches visible from the street. Such features are not in keeping with the historic character and appearance of the Conservation Area.

REFUSE BINS

8.4.29 Commercial and domestic wheelie bins have a significant negative impact on the appearance of the street scene. Removal of bins from the public realm wherever possible should be a priority and where bins are still visible from the street encouraging the introduction of sensitively-designed, simple bin storage units or screening would be beneficial. Applications for new developments or major extensions within the Conservation Area should include sensitively-designed provision for bin storage or screening.

8.5 FUTURE REVIEW OF CAA AND CONSERVATION AREA BOUNDARY

8.5.1 The Council has a statutory duty to periodically review the Conservation Areas within its jurisdiction. This is to determine whether further areas should be included or if indeed parts should be excluded. It is recommended that reviews of the Conservation Area boundary take place every 5-10 years and that the Conservation Area Appraisal is also reviewed and updated at the same time.

8.6 SUMMARY RECOMMENDATIONS

- 8.6.1 The long-term vision for the Conservation Area is to phase out ill-considered modern additions and encourage their replacement with high-quality alternatives that respond to the traditional character of each individual building or group of buildings and that of the Conservation Area as a whole so that its special interest may be enhanced and protected for the future.
- 8.6.2 The following recommendations respond to the identified issues and opportunities and should be given material consideration against any proposals submitted that may affect its special interest and character:
- 01 The design and construction of any new development, extension, alteration or repair should be of the highest quality.
 - 02 Buildings, features and spaces identified as making a positive contribution to the Conservation Area should be protected against harmful change.
 - 03 The replacement of uPVC windows and doors with traditional timber units is encouraged.
 - 04 The replacement of inappropriate modern alterations to shopfronts with suitably-designed traditional or sympathetically designed alternatives is encouraged.
 - 05 Due consideration will be given to existing archaeology and archaeological potential wherever below-ground intervention is proposed.
 - 06 The Council will consider the viability of reducing on-street car parking in some streets in the Conservation Area and develop a strategy for improving traffic management and the pedestrian experience in Guildford Street.
 - 07 The Council will aim to improve the quality and appearance of the public realm within the Conservation Area, ensuring that any future proposals are of high-quality and responds to the character of the area.
 - 08 Applications for new development or major extension should include provision for sensitively-designed bin storage or screening.
 - 09 Development within the setting of the Conservation Area should be sympathetic to the character of the area and development which harms its character will be resisted.
 - 10 Development which replaces negative features within the setting of the Conservation Area will be encouraged.

9.0 | FURTHER INFORMATION AND SOURCES

9.1 BIBLIOGRAPHY OF SOURCES

SURREY HISTORY CENTRE RECORDS

PC/34/36 (Photograph)	PC/34/6 (Photograph)	PH 34/117 (Photograph)
4248/4/3/3 + 4 (Sketch)	PC/34/5 (Photograph)	PH 34/148 (Photograph)
864/1/25 (Historic map)	PC/34/13 (Photograph)	CC547/1/3 (Aerial photograph)
PC/34/18 (Photograph)	PC/34/1 (Photograph)	250 years of map making in the county of Surrey, 1575-1823, 1974 (Collection of historic maps)
PC/34/19 (Photograph)	PC/34/8 (Photograph)	
PC/34/24 (Photograph)	CC547/1/3 (Photograph)	
PC/34/7 (Photograph)	PH 34/116 (Photograph)	

CHERTSEY MUSEUM RECORDS

CHYMS.0065/28 (Photograph)	CHYMS.0065/24 (Photograph)
CHYMS. 0065/36 (Photograph)	CHYMS.0065/31 (Photograph)
CHYMS.0158 (Photograph)	CHYMS.2002.044 (Watercolour sketch)

SECONDARY SOURCES

Malden, H. E., *A History of the County of Surrey: Volume 3*, ed. H E Malden (London, 1911), pp. 403-413. *British History Online* <http://www.british-history.ac.uk/vch/surrey/vol3/pp403-413>

Manning, Rev. Owen, and William Bray, *The history and antiquities of the county of Surrey: Volume III* (EP Publishing, 1974)

Parker, Eric, *Highways and Byways in Surrey* (Macmillan, 1909)

Ravenhill, William, *250 Years of Map Making in the County of Surrey, 1575-1823* (1974)

Brayley, Edward Wedlake, *A topographical history of Surrey* (Virtue and Co., 1880)

Chertsey Museum Online Collections: <http://chertseymuseum.org/chertsey>

Historic England List Entry: <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>

Surrey County Archaeological Unit, *Extensive Urban Survey of Surrey: Chertsey*, January 2002

9.0 | FURTHER INFORMATION AND SOURCES

9.2 FURTHER INFORMATION

NATIONAL PLANNING POLICY AND GUIDANCE

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (2019): https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf

Planning Practice Guidance: <https://www.gov.uk/government/collections/planning-practice-guidance>

Planning Portal: <https://www.planningportal.co.uk>

LOCAL PLANNING POLICY AND GUIDANCE

Runnymede Design Guide SPD (Emerging)

Runnymede 2030 Local Plan (Emerging) (2018)

Further advice can be sought from the Council's pre-application advice service: <https://www.runnymede.gov.uk/article/13837/Pre-application-advice>

Runnymede Interactive Map: <http://maps.runnymede.gov.uk/website/maps/index.html#>

Further information about locally listed buildings: <https://www.runnymede.gov.uk/article/15530/Conservation-Areas-and-Listed-Buildings-policy-documents-and-guidance->

Nominate a building for future inclusion on the Local List: <https://www.runnymede.gov.uk/article/16182/Conservation-Area-Reviews-2018-19>

HISTORIC ENGLAND GUIDANCE

Historic England's website contains a range of advice and guidance on conservation best practice, such as *Conservation Principles: Policies and Guidance* and guides on understanding heritage value, setting and views, to specific guides on types of repairs or types of buildings. This information can largely be found in the advice area of their website: <https://historicengland.org.uk/advice/>

Links to the most relevant guidance and that used in the preparation of the Conservation Area Appraisal are below.

Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (February 2016): <https://content.historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/heag040-conservation-area-designation-appraisal-and-management.pdf/>

9.0 | FURTHER INFORMATION AND SOURCES

Conservation Principles, Policies and Guidance (April 2008):

<https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf>

Please note: this guidance is currently being reviewed and updated by Historic England

Valuing Places: Good Practice in Conservation Areas (January 2009): [https://](https://content.historicengland.org.uk/images-books/publications/valuing-places/valuing-places-good-practice-conservation-areas.pdf)

content.historicengland.org.uk/images-books/publications/valuing-places/valuing-places-good-practice-conservation-areas.pdf

The Setting of Heritage Assets Good Practice Advice in Planning Note 3

(Second Edition) (December 2017): <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets.pdf>

Heritage at Risk: Conservation Areas: <https://historicengland.org.uk/advice/heritage-at-risk/conservation-areas-at-risk/>

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

Advice and guidance on caring for historic places: <https://historicengland.org.uk/advice/>

9.0 | FURTHER INFORMATION AND SOURCES

9.3 CONTACT DETAILS

Runnymede Borough Council Planning and Building Control

Runnymede Civic Centre,
Station Road,
Addlestone,
Surrey,
KT15 2AH

Email: planning@runnymede.gov.uk

Telephone: 01932 838383

Website: <https://www.runnymede.gov.uk/article/13814/Planning-and-Building-Control>

Historic England: South-East Office

Eastgate Court,
195-205 High Street,
Guildford,
GU1 3EH

Email: southeast@HistoricEngland.org.uk

Telephone: 01483 252020

Website: <https://historicengland.org.uk/about/contact-us/local-offices/south-east/>

A | LIST OF HERITAGE ASSETS

Building Name and Address	Designation	Building Name and Address	Designation
Church of St Peter, Windsor Street	Listed Building, Grade II*	No. 25 Windsor Street	Listed Building, Grade II*
Town Pump, Windsor Street	Listed Building, Grade II	No. 26 Windsor Street	Listed Building, Grade II
Chertsey War Memorial, Windsor Street	Listed Building, Grade II	The Swan Public House, Windsor Street	Listed Building, Grade II
No. 1 Windsor Street	Listed Building, Grade II	No. 29 Windsor Street (Denmark House)	Listed Building, Grade II
Nos. 2-6a Windsor Street	Listed Building, Grade II	Little Cedars, Windsor Street	Listed Building, Grade II
No. 3 Windsor Street	Listed Building, Grade II	No. 33 Windsor Street (The Cedars)	Listed Building, Grade II
Nos. 7-15 Windsor Street	Listed Building, Grade II	York House, Windsor Street	Listed Building, Grade II
Nos. 8-16 Windsor Street	Listed Building, Grade II*	York Place Windsor Street	Listed Building, Grade II
Nos. 15a-17 Windsor Street	Listed Building, Grade II	No. 1 Colonel's Lane	Listed Building, Grade II
Nos. 18-22 Windsor Street	Listed Building, Grade II	Burley Orchard, Staines Lane	Listed Building, Grade II
No. 19 Windsor Street	Listed Building, Grade II	Two lamp post on approach drive and in grounds of Burley Orchard, Staines Lane	Listed Building, Grade II
No. 24 Windsor Street	Listed Building, Grade II		

A | LIST OF HERITAGE ASSETS

Building Name and Address	Designation	Building Name and Address	Designation
Dovecote in farmyard of Abbey Bridge Farm, Ferry Lane	Listed Building, Grade II	Grove Cottage, Willow Walk	Listed Building, Grade II
Abbey Farm Barn, Colonel's Lane	Listed Building, Grade II	No. 3 and 5 Bridge Road	Listed Building, Grade II
The Abbey, Colonel's Lane	Listed Building, Grade II	No. 7 Bridge Road	Listed Building, Grade II
Abbey remains, including medieval doorway in garden wall, foundations of medieval building and remains of monastic ovens	Listed Building, Grade II	No. 9 Bridge Road	Listed Building, Grade II
Abbey Barn, Abbey Green	Listed Building, Grade II	No. 10 Bridge Road (The Ferns)	Listed Building, Grade II
Abbey Barn Cottage, Abbey Green	Listed Building, Grade II	No. 12 Bridge Road (Laurel Cottage)	Listed Building, Grade II
Nos, 2 and 3 Manor Farm Cottages, Willow Walk	Listed Building, Grade II	Nos. 6-10 London Street	Listed Building, Grade II
The Old Parsonage, Abbey Green	Listed Building, Grade II	Old Town Hall, London Street	Listed Building, Grade II
Kilree House, Abbey Green	Listed Building, Grade II	No. 11 London Street	Listed Building, Grade II
Cloister Garth, Abbey Green	Listed Building, Grade II	No. 13 London Street	Listed Building, Grade II
No. 2 Abbey Green	Listed Building, Grade II	Nos. 17-19 London Street	Listed Building, Grade II
		Nos. 22-32 London Street	Listed Building, Grade II

A | LIST OF HERITAGE ASSETS

Building Name and Address	Designation	Building Name and Address	Designation
Nos. 36-42 London Street	Listed Building, Grade II	No. 43 Guildford Street	Listed Building, Grade II
Nos. 44-48 London Street	Listed Building, Grade II	George Inn, Guildford Street	Listed Building, Grade II
No. 60 London Street (Dover House)	Listed Building, Grade II	Nos 58-60 Guildford Street	Listed Building, Grade II
No. 62 London Street (Penang Cottage)	Listed Building, Grade II	Nos. 63-67 Guildford Street	Listed Building, Grade II
No. 64 London Street (Bude Cottage)	Listed Building, Grade II	Nos. 94-100 Guildford Street	Listed Building, Grade II
No. 66 London Street (Calais Cottage)	Listed Building, Grade II	Nos. 104-108 Guildford Street	Listed Building, Grade II
Nos. 68-76 London Street	Listed Building, Grade II	King's Head Hotel, Guildford Street	Listed Building, Grade II
Nos. 78-80 London Street	Listed Building, Grade II	Nos. 113-113a Guildford Street	Listed Building, Grade II
Nos. 82-84 London Street	Listed Building, Grade II	Nos. 114-116 Guildford Street (NatWest Bank)	Listed Building, Grade II
Nos. 83-89 London Street	Listed Building, Grade II	No. 115 Guildford Street	Listed Building, Grade II
No. 91 London Street	Listed Building, Grade II	No. 117 Guildford Street	Listed Building, Grade II
Ash Cottage, Blacksmith's Lane	Listed Building, Grade II	Nos. 118-120 Guildford Street	Listed Building, Grade II

A | LIST OF HERITAGE ASSETS

Building Name and Address	Designation	Building Name and Address	Designation
Nos. 119b-119c Guildford Street	Listed Building, Grade II	The Constitutional Hall, Guildford Street	Locally Listed Building
No. 121 Guildford Street	Listed Building, Grade II	No. 80 Guildford Street	Locally Listed Building
No. 123 Guildford Street	Listed Building, Grade II	No. 119a Guildford Street	Locally Listed Building
Nos. 124-124a Guildford Street	Listed Building, Grade II	No. 125 Guildford Street (Barclays Bank)	Locally Listed Building
Prince Regent Inn, Guildford Street	Listed Building, Grade II	Crown Hotel, London Street	Locally Listed Building
Nos. 127-133 Guildford Street	Listed Building, Grade II	Nos. 1-3 London Street	Locally Listed Building
Nos. 132-134 Guildford Street	Listed Building, Grade II	No. 21 London Street	Locally Listed Building
Nos. 1 and 2 Gogmore Lane (Edward Chapmans Almshouses)	Locally Listed Building	Nos. 29-39 London Street	Locally Listed Building
Steventon Bridge, Guildford Street	Locally Listed Building	No. 34 London Street	Locally Listed Building
Footbridge over the River Bourne	Locally Listed Building	Nos. 93-95 London Street	Locally Listed Building
Nos. 1-12 Stanway Place, Guildford Street	Locally Listed Building	Burley Orchard Cottage, Herrings Lane	Positive Building
Chertsey Library, Guildford Street	Locally Listed Building	Nos. 1-3 Burley Orchard Stables	Positive Building

A | LIST OF HERITAGE ASSETS

Building Name and Address	Designation	Building Name and Address	Designation
The Orchard Day Centre	Positive Building	Nos. 1-9 Church Walk	Positive Building
No. 6 Staines Lane	Positive Building	Abbey Cloisters, Abbey Green	Positive Building
No. 10 Staines Lane	Positive Building	Nos. 2-4 London Street	Positive Building
Nos. 12-14 Staines Lane	Positive Building	No. 20 London Street	Positive Building
York Cottage, St Anne's Road	Positive Building	Nos. 23-27 London Street	Positive Building
John Ryder Training Centre, St Anne's Road	Positive Building	No. 52 London Street	Positive Building
Abbey Lodge, Abbey Walls and The Close, Abbey Gardens	Positive Building	Nos. 1-3 White Hart Mews	Positive Building
No. 5 Windsor Street	Positive Building	No. 1 Bridge Road	Positive Building
No. 21 Windsor Street	Positive Building	Nos. 1-2 Willow Walk	Positive Building
No. 23 Windsor Street	Positive Building	Buildings to rear of Nos. 63-67 Guildford Street	Positive Building
Nos. 28-34 Windsor Street	Positive Building	No. 68 Guildford Street	Positive Building
No. 31 Windsor Street	Positive Building	No. 73 Guildford Street	Positive Building

A | LIST OF HERITAGE ASSETS

Building Name and Address	Designation
No. 81 Guildford Street	Positive Building
No. 90 Guildford Street	Positive Building
Nos. 105-107 Guildford Street	Positive Building
No. 109 Guildford Street	Positive Building
No. 112 Guildford Street	Positive Building
No. 122 Guildford Street	Positive Building
No. 130 Guildford Street	Positive Building

