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4.1 LOCATION, TOPOGRAPHY AND GEOLOGY

- 4.1.1 Egham is located in the northern part of the Borough of Runnymede, adjacent to the south of the water meadows flanking the southern bank of the River Thames where the Magna Carta was sealed. The town centre is approximately half a mile to the south of the river and two miles to the west of Staines-Upon-Thames.
- 4.1.2 The Egham Town Centre Conservation Area covers the historic core of the town along the High Street, Manor Farm Lane to the east and the residential streets to the north.
- 4.1.3 The western boundary is formed by Strodes College. The southern boundary roughly follows the rear elevations of buildings on the south side of the High Street, including parts of Church Road and Station Road North. It excludes the shopping centre on the south side, before re-crossing Church Road to follow the boundary of St

John the Baptist's Churchyard to reach Manor Farm Lane, taking in the listed farm building before heading north back to the High Street. The boundary then takes in the west side of Denham Road and then a pocket of buildings on the east side and north side of the High Street. The boundary then extends west along Crown Street taking in buildings on the northern parts of Denham Road, Hummer Road and Runnymede Road. The boundary then follows Runnymede Road south before following the rear of the buildings on the north side of the High Street back to Strode College.

- 4.1.4 The bedrock geology of the area is London Clay with superficial deposits of fluvial gravel and sand due to its proximity to the River Thames and water meadows. The topography is level from the river, across the water meadows and across the Conservation Area, lying at around 20m above sea level. The land starts to rise to the north-west at Coopers Hill.

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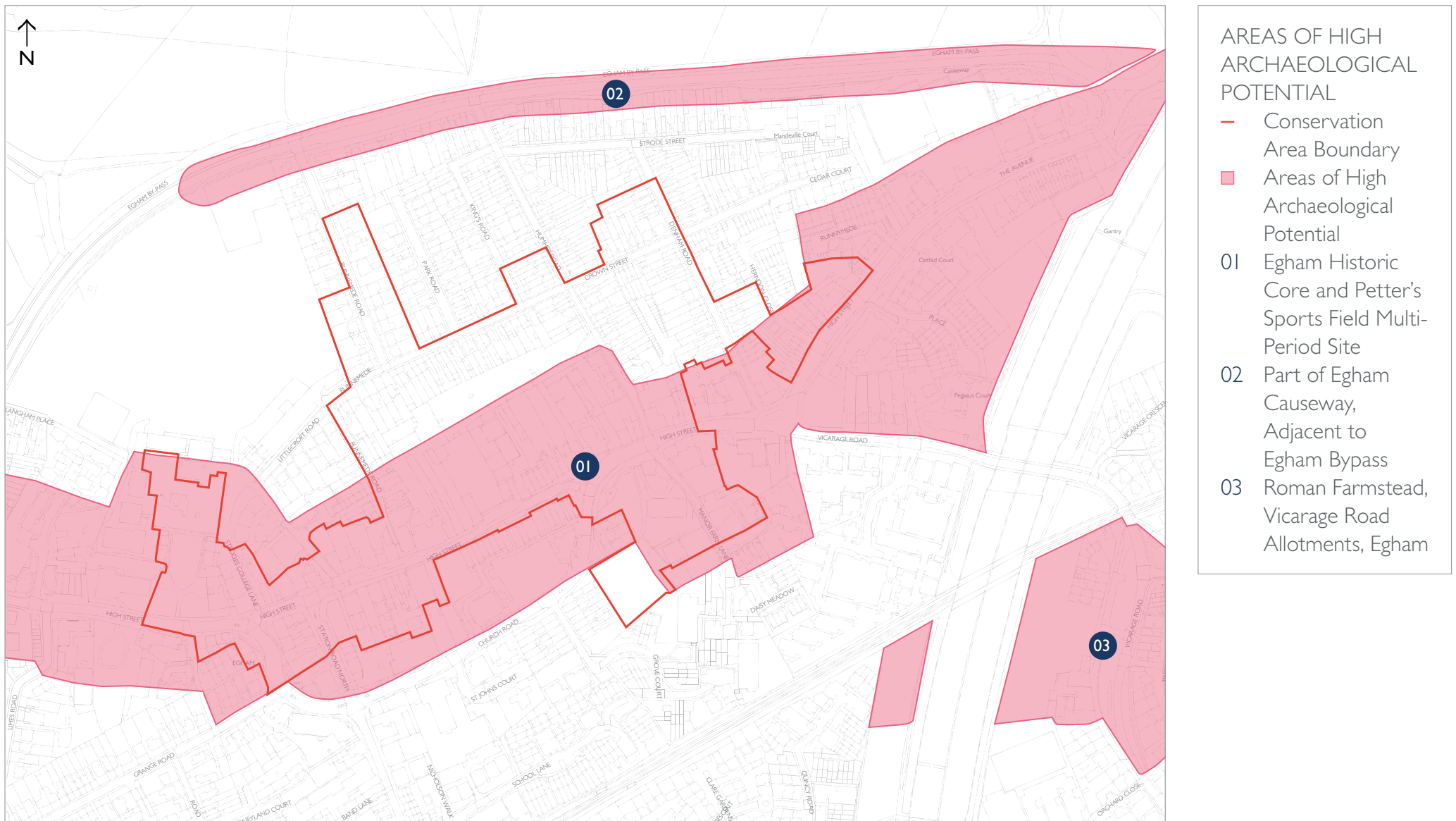
Plan 2: Location Plan of Egham within the surrounding area. This plan is not to scale. Base plan © Google Earth 2018.

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4.2 ARCHAEOLOGY

- 4.2.1 Egham is situated on an important Roman road from London to the south-west and there was a permanent settlement by the Saxon period. These ancient origins mean that the majority of the Conservation Area is within the Egham Historic Core and Petter's Sports Field Area of High Archaeological Potential (AHAP). A second AHAP lies close to the north of the Conservation Area covering part of the medieval Egham Causeway with its eastern extent part of another AHAP on the east side of the M3 motorway. A further AHAP lies to the south-east of the Conservation Area relating to a Roman Farmstead. These designations mean that there is a high likelihood of there being below-ground archaeological remains, which would provide further insight into Egham's history and evolution.

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Plan 3: Areas of High Archaeological Priority within and in close proximity to the Egham Town Centre Conservation Area. This plan is not to scale.

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4.3 STREET AND PLOT PATTERN

- 4.3.1 The principal street within the Conservation Area is the High Street, which extending approximately east-west and slightly northward towards and beyond the junction with Vicarage Road (outside the Conservation Area). Buildings along the High Street have varied frontage widths, but all are relatively narrow. The buildings are on long linear plots, surviving from the medieval origins of the town when the High Street frontage would have been at a premium. The exception is the Tesco building on the north side, which has a much broader street frontage, and the Precinct on the south side, excluded from the Conservation Area, which has a very long frontage. These larger plots have been a result of modern amalgamation of several of the narrow historic plots. Despite this, the historic fine-grained character is still apparent along much of the High Street.
- 4.3.2 Church Road is a 'U' shaped route connecting with the High Street at both ends, but only the east and western ends are included within the Conservation Area.
- 4.3.3 Extending off the High Street to the north are several parallel streets, including Runnemedo Road, Hummer Road and Denham Road. These streets are principally residential in character with narrow plots occupied by mainly detached and semi-detached houses and linear gardens behind. Crown Street connects these residential streets, running roughly parallel with the High Street, and has the same plot pattern as the other residential streets. The plots would have been laid out at the same time as the streets were laid out at the end of the nineteenth century.
- 4.3.4 At the south east corner of the Conservation Area is Manor Farm Lane, a historic lane taking a meandering route south from the High Street; it would have been more rural in character historically beyond the bounds of the village core. The pattern of plots in this part of the Conservation Area is much less regular with the Church and its surrounding churchyard dominating. Its plot is large and follows the line of Church Road and Manor Farm Lane. On the east side is the historic farmhouse, set in a large square plot.

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Frontages on the High Street, buildings are located on long linear plots.



The Tesco building has a much broader frontage to the High Street.

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4.4 PUBLIC REALM AND OPEN SPACES

- 4.4.1 Public realm includes the treatment of spaces around buildings, such as surfacing, signage and street furniture. In Egham, there are several areas of managed public realm in addition to the pavements along both sides of the streets in the conservation area.
- 4.4.2 The principal public open space within the Conservation Area is the churchyard, which is laid out with lawns interspersed with mature trees, paths, tombs and grave stones. The mature trees are densest close the Church to the north and south, with a further cluster further south adjacent to the alleyway entrance from Church Road. The trees frame views of the west elevation of the Church. The paths are mainly York stone paving slabs set in an irregular pattern with some areas of tarmac. Some of the paths have been lined with smaller grave stones and further stones line the High Street boundary wall and the north elevation of the Church itself. There are a number of movable park benches located within the churchyard and fixed benches around the War Memorial at the north-west edge of the churchyard. The churchyard pre-dates the current Church and therefore is one of the most historic features of the Conservation Area. Where most of the Conservation Area is devoid of greenery, the churchyard is an important amenity for the local community.



St John the Baptist's Churchyard is crossed with paths, and lawned areas interspersed with historic tombs and mature trees

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The churchyard also has more open lawned areas which are also interspersed with gravestones and tombs



War Memorial with hard-landscaping and benches within the churchyard

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4.4.3 The other principal area of managed public realm is the central part of the High Street, which is a single lane, one-way road, pedestrianised zone during the daytime. The broader open space in front of the Tesco's superstore is a designated public open space⁰¹. The High Street is the oldest and most important street in the Conservation Area and the shops and businesses which line it mean that it is the most visited and used. The pavements along this part of the High Street, and around the Station Road North junction have a mixture of finishes and some parts of the road are shared surface, raised road level to facilitate pedestrian crossings. The materials used are mainly red brick with areas of granite or brick setts, stone or concrete slabs and tarmac, whilst the majority are not historic there are some original natural stone kerb which survive. The public highways within the Conservation Area are tarmacked, except the areas of shared surface on the High Street, with concrete or tarmacked pavements on both sides.



01 RBC, *Open Space Study 2016 Final Report* (republished 2017)

Views along the High Street showing the range of surface treatments

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- 4.4.4 The other main open space within the Conservation Area is the large garden in front of Strode's College. There have been gardens in this area for much of the school's history and for that reason they make a contribution to the historic character of the Conservation Area. The gardens are lawned and edged with shrubbery and tarmacked paths. Some mature trees are located around the outer perimeter of the gardens. It should be noted that the gardens are a private space and are not publicly accessible.
- 4.4.5 Tesco car park, accessed from Hummer Road, is a large, irregularly shaped open area to the rear of the High Street. This area makes a negative contribution to the appearance of the Conservation Area due to its hard-surfaced treatment and use only for car parking.



Strode's College gardens



Views of the Tesco's car park to the north of the High Street

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4.4.6 There is an extensive array of street furniture in the Conservation Area including bollards, railings, benches, telephone boxes, broadband cabinets, litter bins, lampposts, post boxes, wayfinding signage and road signs. The highest concentration is along the High Street where it detracts significantly from the appearance and character of the Conservation Area, as it hinders movement through the area and the design of many items is inconsistent. Furthermore, many of the pieces are in need of maintenance, replacement or removal. There are some pieces of street furniture, such as post boxes and some historic lampposts, which make a positive contribution to the appearance of the Conservation Area.



Historic post box on Crown Road

4.4.7 Trees within the Conservation Area are mainly within the churchyard and within private gardens and yards. The trees within the churchyard are mature and have long been a part of its character as they contribute to the important amenity value of the open space. Both historically and in the present day, there are very few street trees in the Conservation Area. The few along the High Street are relatively small and recently planted. There are no trees within the Conservation Area which are subject to specific Tree Preservation Orders, however special permission is required to undertake work to the majority of trees in the Conservation Area.



Gates and bollards which restrict vehicular access to the High Street during the daytime

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Range of street furniture outside the United Church and Red Lion pub on the High Street



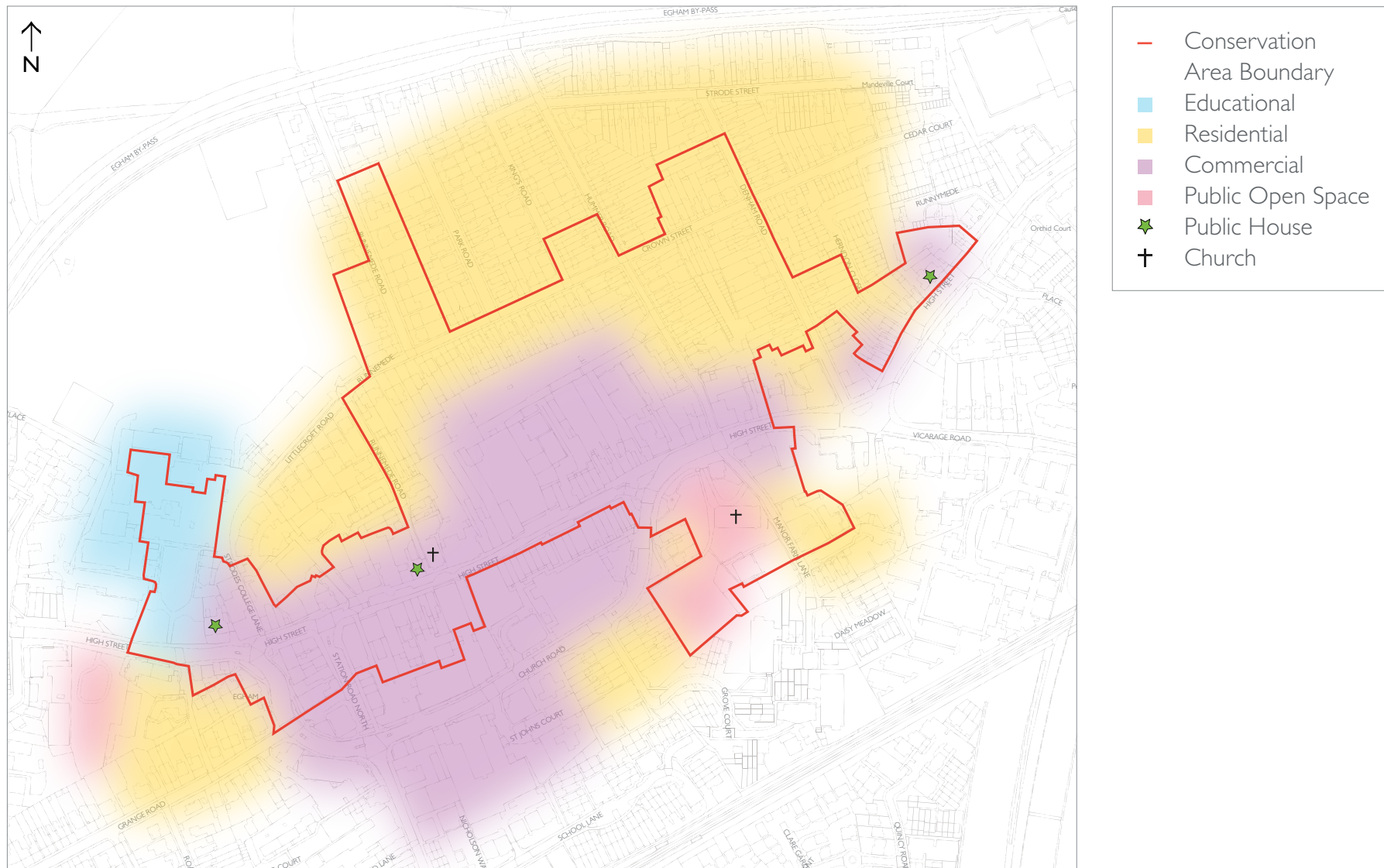
Signage, litter bin, bollards and bicycle rack at the eastern end of the pedestrianised part of the High Street

4.5 BUILDING TYPES AND USES

4.5.1 The two principal use types within the Conservation Area are commercial and residential. The commercial uses are concentrated on the main artery through the Conservation Area, the High Street, with residential uses on the grid of streets to the north of the High Street. There are further pockets of residential uses to the south of the High Street around St John the Baptist's Church. The other important use is educational, specifically Strode's College. The plan on the next page shows the different use zones within and in the immediate surroundings of the Conservation Area. As well as the uses described above, it identifies key publicly accessible open spaces and specific use types, namely churches and pubs.

4.5.2 This range of uses is characteristic of a small town and therefore contributes to the special interest of the Conservation Area.

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Plan 4: Use distribution across the Egham Town Centre Conservation Area. This plan is not to scale.

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4.6 BUILDING SCALE AND MASSING

- 4.6.1 The scale of buildings in the Conservation Area ranges from single storey up to four storeys, although the majority of buildings are two to three storeys high.
- 4.6.2 The residential buildings in the streets to the north of the High Street are consistently two storeys in height, and either detached or semi-detached. Many of the historic detached houses are linear in plan, with the narrowest elevation facing the street. Others are double fronted and have similar massing to the pairs of detached houses. The spaces between buildings are narrow, providing access to rear gardens and side entrance doors. Very few houses have garages on the street, however there are single storey garages to the rear of many.
- 4.6.3 The High Street and Station Road North contain more of a range in terms of overall building height and there is a varied roofline as a result. The general height is two to three storeys; however, buildings with the same number of storeys vary in height, those which have a greater commercial or civic presence are often at a slightly larger scale or have grander proportions, such as the Old Bank and the Literary Institute, demonstrative of their importance to the community. Modern infill buildings generally fit in with the historic scale of the High Street, but there are some buildings which are slightly taller than the average scale such as Nos. 77-79 High Street and detract from the street scene.

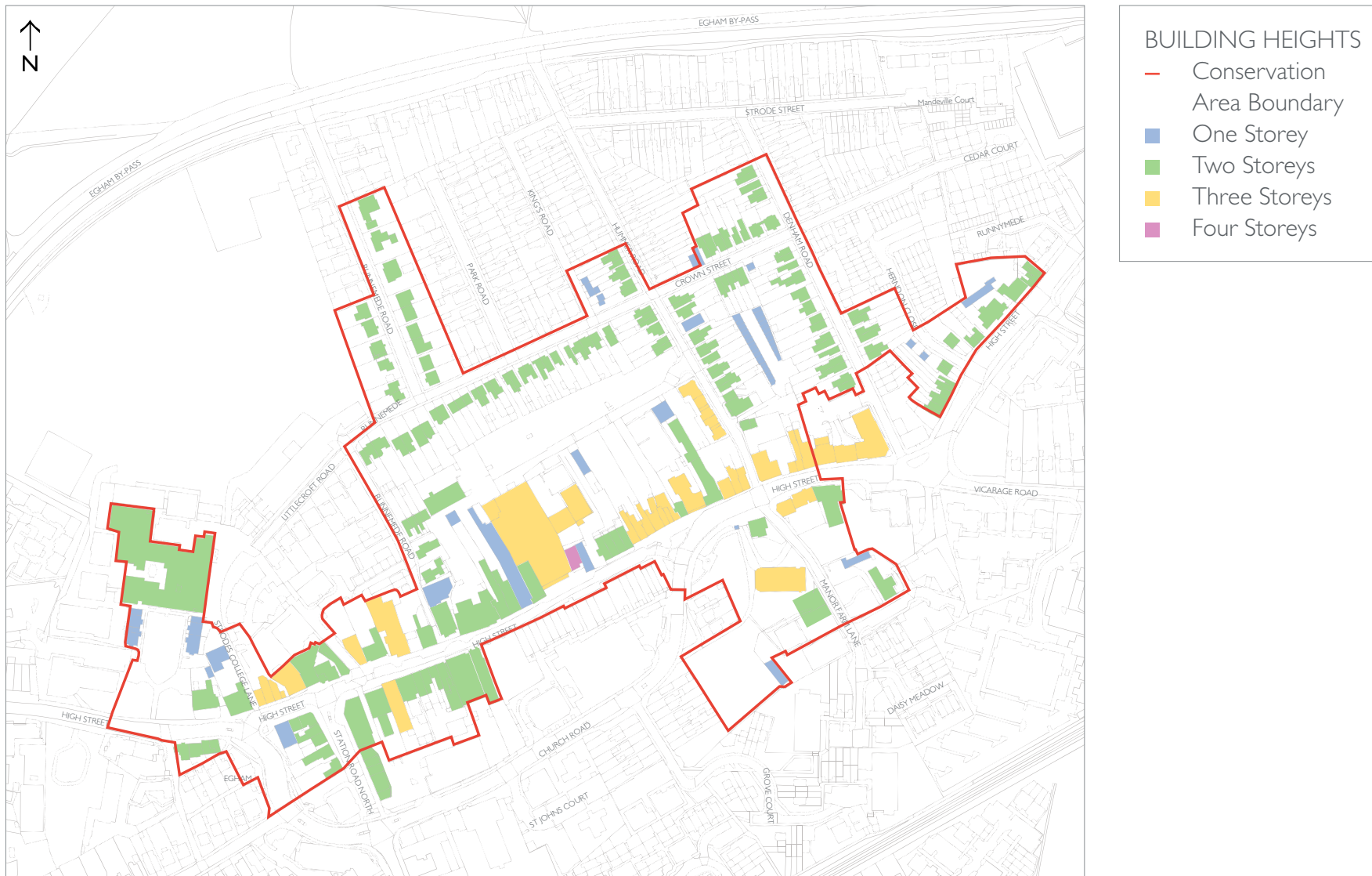
- 4.6.4 As is typical of a high street, buildings all adjoin each other in a continuous row, rather than being detached or semi-detached; the only gaps between buildings are for the streets leading off it to the north. Historically, the frontage of the High Street would have been at a premium and therefore plots were narrow to allow many businesses to have a frontage. Over time, plots have become amalgamated to create a greater range of building widths, a trend which continued into modern times. Tesco's and the Nursery at No. 85 are examples of modern merging of plots and the loss of the historic grain. These buildings also have bulkier massing, despite the use of setback upper floors.

- 4.6.5 The other main buildings within the Conservation Area are Strode's College, St John the Baptist's Church, and Manor Farm which are all detached buildings lying in their own grounds. Manor Farm and Strode College are both two storeys, but Manor Farm is at a domestic scale and therefore much lower in height. The Church is also two storeys, with a crypt below and is at a much grander scale, especially as it is topped with a tower.



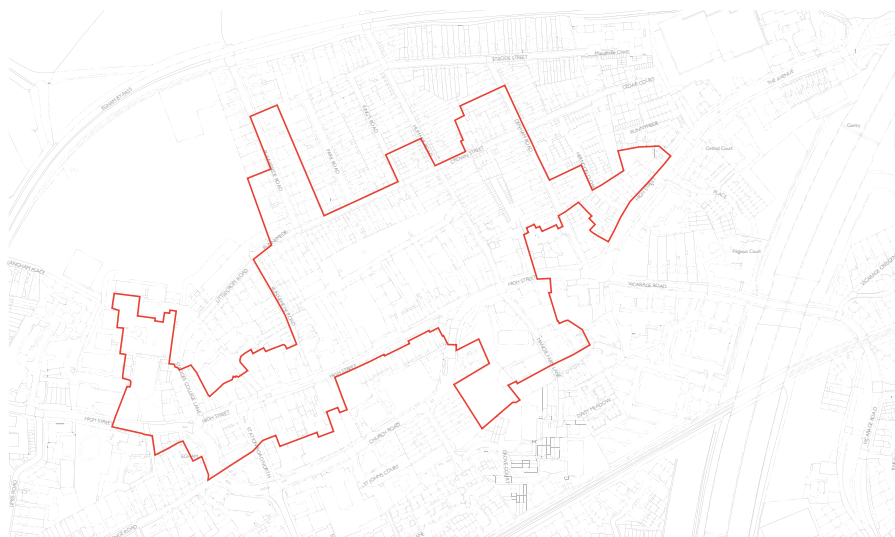
St John the Baptist's Church is a large scale two storey building with a crypt and tower

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Plan 5: Range of building heights across the Egham Town Centre Conservation Area. This plan is not to scale.

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Buildings on the residential streets to the north of the High Street

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Variety in building height on the High Street

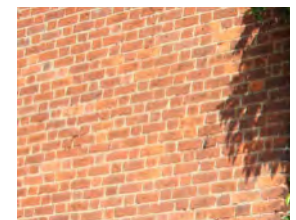
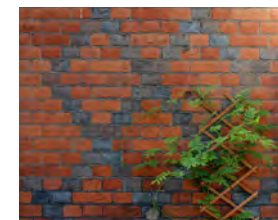
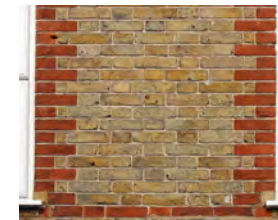
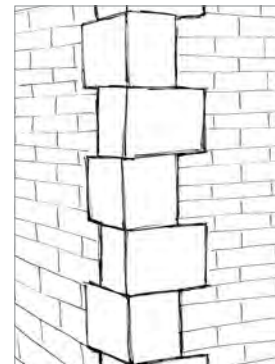
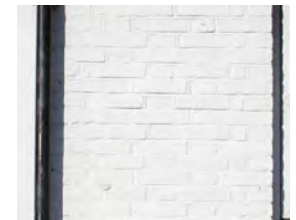
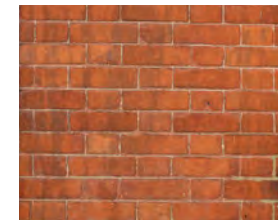
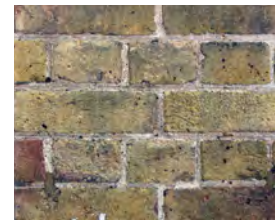
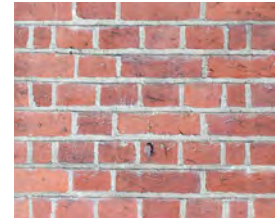


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4.7 BUILDING MATERIALS

- 4.7.1 Within the Egham Town Centre Conservation Area, the most common building and finishing material is brick. This is most frequently red brick, but yellow and buff coloured brick are also used in traditional buildings. Bright shades of red brick and also brown brick are used in more modern buildings. Contrasting coloured bricks are used to add detailing, such as window dressings and quoins.
- 4.7.2 Rendered and painted finishes also commonly appear in the Conservation Area. White colours are the most common but other pale and pastel shades are also sometimes used. There are some instances of pebble dashed render to more modern buildings. Render is sometimes only used on the principal elevation of a building with the side and rear elevations left as unfinished brick.
- 4.7.3 There is some survival of original natural stone kerbs, one example being along Runnemedede Road adjacent to the United Church. These and the limited survival of historic surface finishes including the York stone paving in the churchyard of St John the Baptist's, contribute to the character and appearance of the conservation area and should be retained where they survive.
- 4.7.4 The other building materials used in the Conservation Area are not common. These include stone, including stone cladding panels, used in the Old Bank and the parish centre for St John the Baptist's Church, hung tiles as seen on the Red Lion pub and a number of modern houses and commercial buildings. Use of these materials as part of proposals for change or new development would be resisted to ensure that these more landmark buildings remain clearly identifiable.
- 4.7.5 Composite cladding panels and other modern materials such as concrete are used in a small number of instances on buildings and frequently within surface treatments; these materials do not contribute to the character and appearance of the Conservation Area and are considered to be inappropriate.

MATERIALS PALETTE FOR THE EGHAM TOWN CENTRE CONSERVATION AREA



Quoins are a common feature to the corners of buildings

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4.8 ARCHITECTURAL FEATURES AND DETAILS

WINDOWS

- 4.8.1 Windows, particularly at upper floor levels are, single light units, most often square-headed but are sometimes segmental or round-arched. There are a few instances of tripartite windows. Bay windows are also a common feature of the Conservation Area, at both ground and upper floor levels. On the High Street, examples include the Constitutional Club and the White House and are very common in residential buildings to the north of the High Street. Both squared and canted bay windows are used, and the bays are often capped with a tiled pitched roof.
- 4.8.2 The most common type of window in the Conservation Area is timber-framed sash windows. Older buildings, typically those from the pre-Victorian period, have smaller panes with glazing bars, whereas Victorian buildings generally have larger panes. The timber-frames are painted white and generally have white painted reveals. In many instances, traditional timber windows have been inappropriately replaced with uPVC units. Where opportunities arise, this trend should be reversed, see Section 8.0 (Management Plan) for guidance on window replacement.
- 4.8.3 There are a small number of uses of mullioned windows, in Strode's College for example. These generally have leaded or metal-frame glazing within them.



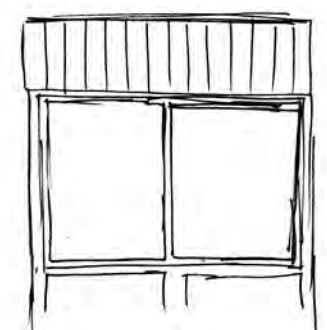
Residential houses in Crown Road in which the windows have been converted to uPVC



Round-arched



Segmental-arched



Square-headed

Windows and doors can be within a variety of openings, the most common in the Egham Town Centre Conservation Area are round-arched, segmental-arched and square-headed

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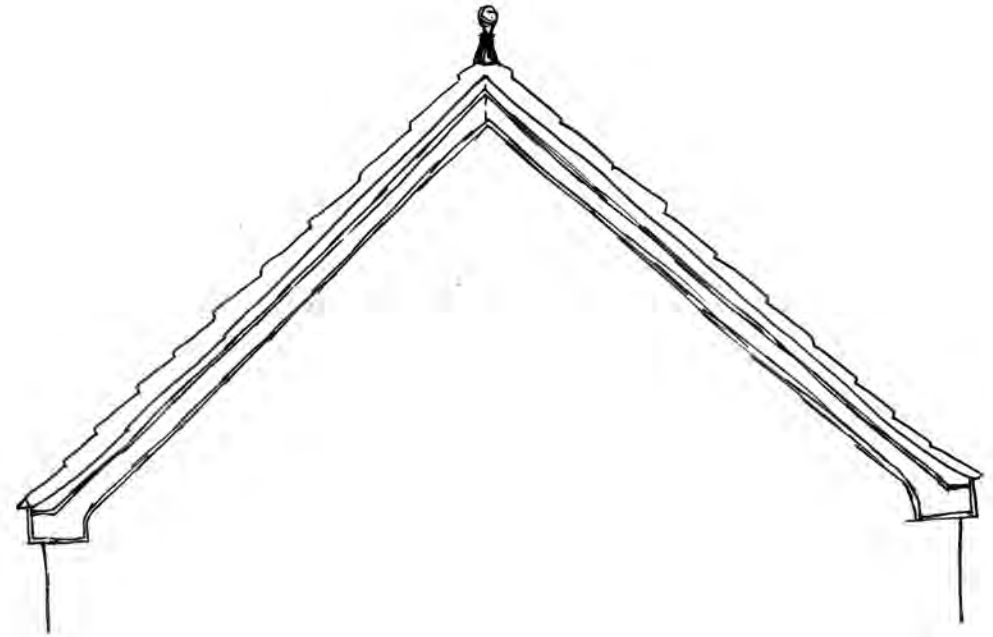


Timber-framed sash windows are the most common traditional style of window in the Conservation Area



ENTRANCES AND DOORS

- 4.8.4 Entrances to the residential properties, not on the High Street, have their entrances both on front and side elevations. On front elevations, entrance doors are often set within recesses creating a porch area. Others have projecting porches with gables roofs. Recessed entrances often have brick or rendered surrounds or lintels, sometimes with decorative pilasters. Square-headed, segmental and round arched opens are all common. Entrances on side elevations are simpler, although still sometimes recessed. Due to the narrow gaps between buildings, side entrances are not greatly noticeable from the street. Doors themselves are generally timber, although as with windows, there has been some replacement with uPVC.
- 4.8.5 On the High Street, the ground floors are mainly taken up by shopfronts, with entrances to the upper floor office and residential accommodation accessed from the rear. Where there are visible entrance doors, there is greater variety than on the residential streets, due to the greater variety in architectural style and date of the High Street's buildings. The White House for example has a grand pilastered and pedimented entrance door, whereas the Literary Institute has a small modern extension which contains the entrance. The United Church has a pointed arched entrance with pilasters and decorative carving, typical of its gothic style.



Bargeboards are timber boards attached to the projecting gabled of a pitched roof. They would have historically concealed the end of the roof timbers and provided strength but now are generally decorative.

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Examples of different types of recessed porches within the Conservation Area

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Pointed arched entrance to the United Church



Examples of projecting and canopied porches

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ROOFS AND CHIMNEYS

- 4.8.6 The form and pitch of roofs is a particularly important part of the visual appearance of the area as they form the skyline of a street. The steepness of the pitch varies with examples of both very steeply pitched tall roofs, in a more arts and crafts style, and shallower pitches, particularly for the hipped roofs. Slate and clay tiles are the most common roof coverings within the Conservation Area.
- 4.8.7 Gables are a common architectural feature in the Conservation Area, both full gables and the use of gabled dormers. Many of the gables are fairly simple, however, some have decorative bargeboards, or contain decorative brickwork and the Old Bank has Dutch-style gables.
- 4.8.8 Other buildings, on the High Street in particular, have brick parapets concealing their roofs. In more modern buildings there has been frequent use of mansard roofs, often with dormer windows. However, there is no historical precedent for this type of roof in the Conservation Area and has caused harm to the special interest of the Conservation Area. As such proposals for mansard roofs or other uncharacteristic roof types such as flat roofs would be resisted.
- 4.8.9 Tall brick chimneys are also a characteristic feature of buildings in the Conservation Area, within both the residential buildings to the north of the High Street and those on the High Street itself. Chimneys are an important roofline feature and add variety and interest to the street scene.



Variety of pitched roofs and tall chimney stacks at the western end of the High Street

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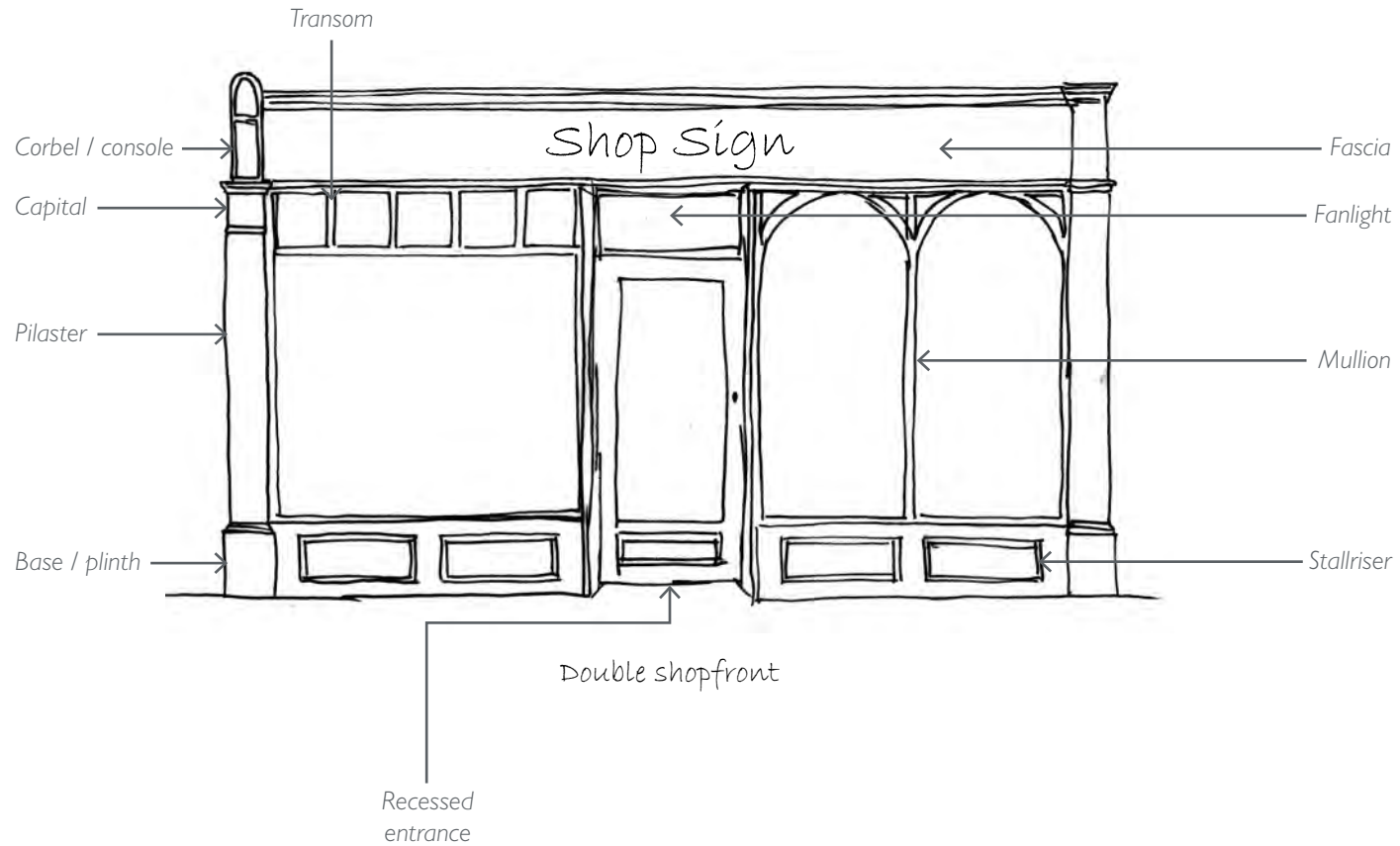
SHOPFRONTS

- 4.8.10 Retail and commercial uses are an important part of the character of the Conservation Area both historically and today, specifically on the High Street, which is lined with shops. Although not many historic shopfronts survive, component parts survive in many instances. One of the most intact historic frontages is No. 176 High Street, a former butcher's shop, which retains its corbelled pilasters and low-level marble signage. Corbels are one of the most common survivals and some shopfronts retain appropriately proportioned fascia signage and glazing. Historic and traditional shopfronts often have more pleasing proportions and visual interest than modern versions and generally complement the historic buildings in which they are located.
- 4.8.11 There are numerous examples of historic shop signage which survive, such as that of No. 176 identified above and engraved and painted signage further east along the High Street including another former butcher at No. 65, an undertaker at No. 80 and the Literary Institute. All are Grade II listed, as is No. 72, another butcher's which retains its historic decorative tiles both internally and externally.
- 4.8.12 Many of the historic shopfronts within the Conservation Area have been significantly altered or replaced. Many now contain oversized fascia signs, 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).

Components of a Traditional Shopfront



Components of a Traditional Shopfront



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Shopfront and marble signage of No. 176 High Street



Traditional shopfront in Station Road North



Engraved historic shop signage at Nos. 65 and 80 High Street



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Examples of alterations to and replacement of shopfronts in the Conservation Area, which detract from its character

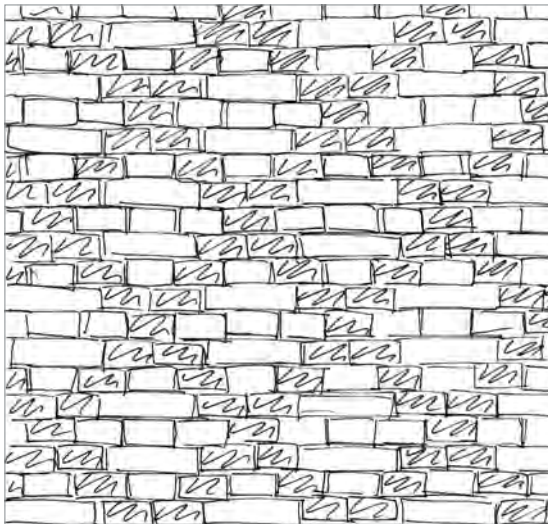
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DECORATIVE DETAILS AND SIGNAGE

- 4.8.13 Decoration is fairly restrained within the Conservation Area, limited mainly to contrasting brick or render. Brick window surrounds, quoins and banding are all common and there are a number of examples of diaperwork and other brick patterning.
- 4.8.14 A very common feature of the later Victorian and Edwardian houses to the north of the High Street are date and name plaques. These have the name of the villa or pair of villas and their date of construction and are located at a central high-level position on the elevation.



Examples of decorative brick and render detailing to buildings within the Conservation Area



Diaperwork is two tone brickwork set into a diamond-shaped pattern



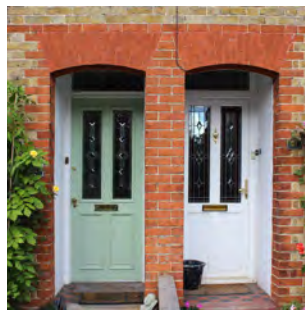
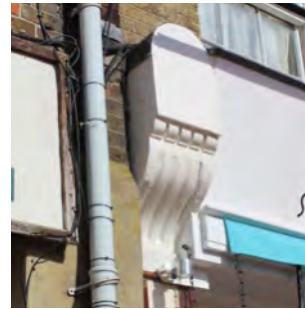
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Examples of residential buildings on the streets to the north of the High Street with name and date plaques

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SAMPLE OF ARCHITECTURAL DETAILS WITHIN THE EGHAM TOWN CENTRE CONSERVATION AREA



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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 Egham Town Centre Conservation Area vary depending on the use of different streets.
- 4.9.2 Along the High Street, the buildings are built hard against the pavement, with no private space or boundary between the street and the retail and restaurant buildings which line it. The rear yards of the buildings on the High Street are often walled, but as they are often used for car parking, are permeable in multiple locations.
- 4.9.3 In the residential parts of the Conservation Area, the houses are set back from the pavements by small front gardens. These are traditionally walled, but some have been fenced or have soft boundaries in the form of hedges. There has been some conversion of these front gardens to hard-landscaped driveways, which has led to an erosion in the demarcation of plot edges. Some side boundary treatments have suffered similar alteration and erosion where side boundaries front onto the street.
- 4.9.4 Manor Farm on Manor Farm Lane has a simple fenced and hedged boundary sympathetic to its agricultural origins. St John the Baptist's Church has a walled boundary, some parts of which are in a poor condition and others, such as along the High Street edge, which have been rebuilt in modern brick.



View along the High Street showing the buildings hard against the pavement edge



Dilapidated stretch of boundary wall in St John the Baptist's churchyard

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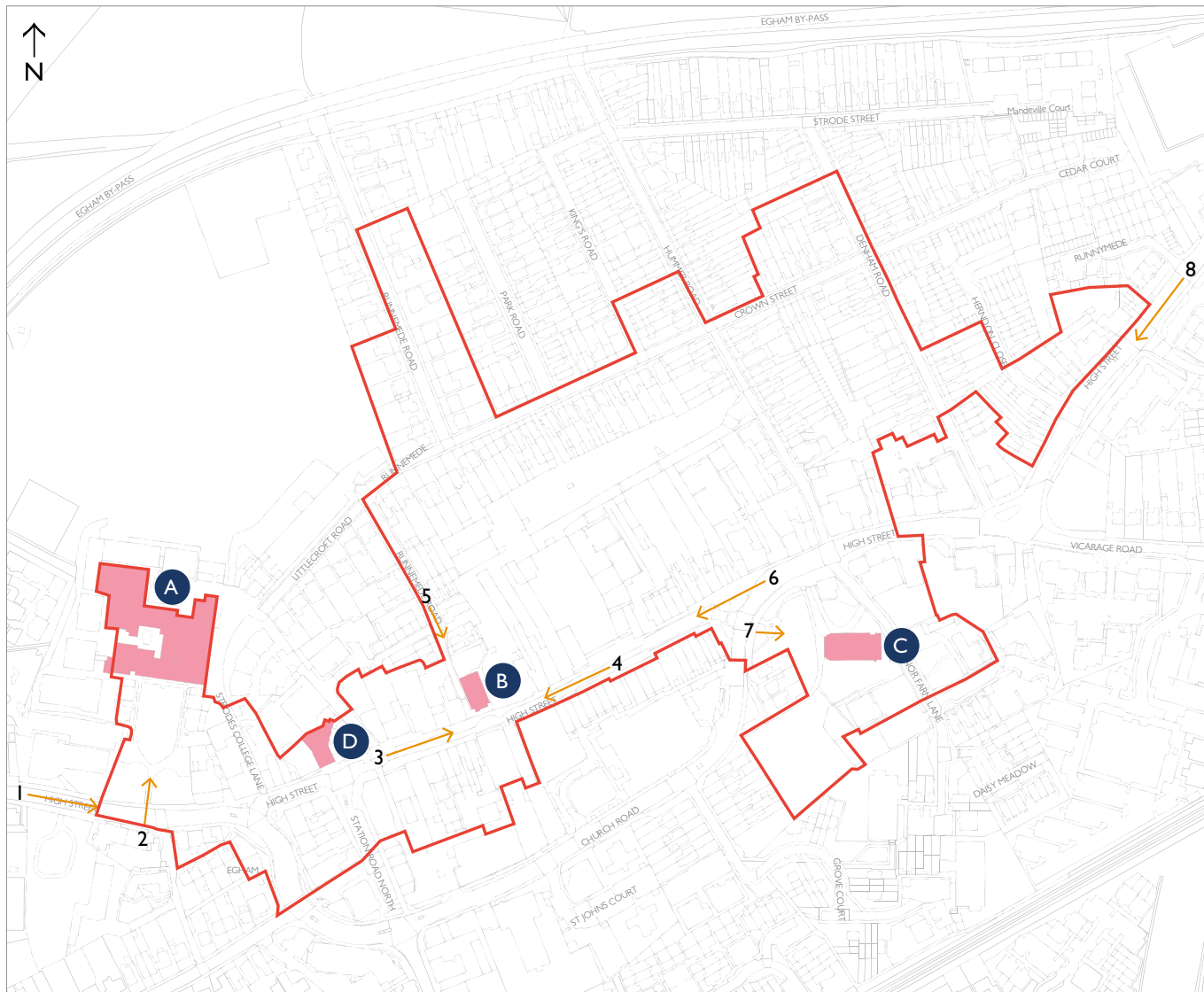
Typical residential boundary treatments, some have been lost when gardens have been converted to driveways

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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 Egham Town Centre Conservation Area are identified on the adjacent plan and detailed over the following pages.

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IMPORTANT VIEWS AND LANDMARK BUILDINGS

- Conservation Area Boundary
- Landmark Buildings
- ➔ Important Views
- A Strode College
- B United Church
- C St John's Church
- D The Old Bank

Plan 6: Views and Landmark Buildings in the Egham Town Centre Conservation Area. This plan is not to scale.

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View 1

- 4.10.4 Looking into the Conservation Area from the west with the gardens of Strode College to the left and the listed row of shops at Nos. 176-179 High Street to the right



View 2

- 4.10.5 Linear view from the entrance gates of Strode College looking across the gardens to the main school building. The Grade II listed seventeenth century former almshouses flank the gardens on either side of the main building.



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View 3

- 4.10.6 Kinetic view east along the High Street. The spire of the United Church is a distinctive and prominent landmark in these views. The prominence of other buildings will change moving along the street but all are of a relatively consistent scale.



View 4

- 4.10.7 Kinetic views west along the High Street. Similarly to views in the opposite direction, the United Church spire is an important landmark in these views. Although the prominence of buildings within the view will change moving along the street, the linearity of the street and the scale of buildings remains relatively consistent.



4.0 | CHARACTER ASSESSMENT

View 5

- 4.10.8 Kinetic views of the United Church spire are also visible from Runnemeade Road.



View 6

- 4.10.9 View along full length of the historic High Street from the eastern end, the buildings to the left of the frame, part of the Precinct, are excluded from the Conservation Area.



4.0 | CHARACTER ASSESSMENT

View 7

- 4.10.10 This view of the west elevation and tower of St John the Baptist's Church, is one of the best views of this landmark building. Other views are more glimpsed, particularly in summer due to the mature trees within the churchyard.



View 8

- 4.10.11 View into the Conservation Area from the east, looking towards the White Lion pub and Marchamont House.



4.0 | CHARACTER ASSESSMENT

LANDMARK BUILDINGS

- 4.10.12 There are three main landmark buildings within the Conservation Area: both churches and Strode's College. These feature within many of the important views identified, but are also visible from a wide range of positions within the Conservation Area. The Old Bank is also a landmark building on the approach to the Conservation Area from the west and from the southern end of Station Road North.
- 4.10.13 In addition to these landmark buildings, the distinctive roof form of the Malthouse is also glimpsed from many positions within the Conservation Area, although the building itself is not considered to have landmark status.

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."*⁰² 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 Much of the close setting of the Egham Town Centre Conservation Area consists of the suburbs of the town centre and commercial uses to the south of Church Road. Generally, the setting makes a slightly positive or neutral contribution to the Conservation Area's special interest.

- 4.11.3 The M25 motorway and Egham Bypass are both in close proximity to the Conservation Area and therefore, although negative, road noise is prevailing part of the character and experience of the Conservation Area. In the same vein, the Conservation Area is about 3 miles to the south-west of Heathrow Airport and therefore aeroplane noise is also part of the experience of the Conservation Area. This is less noticeable within the busy High Street where there are other forms of noise generation, including closer noise from vehicles.
- 4.11.4 Nos. 13-23 Station Road North and the Precinct, a retail and residential complex on the south side of the High Street, are both adjacent to the Conservation Area boundary. These buildings are very visually prominent from within the Conservation Area and detracts significantly from its appearance and character.



South side of the High Street, outside the Conservation Area but in its very close setting

⁰² 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, Egham Town Centre 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 significance 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 27 listed buildings within the Conservation Area although in some cases these are grouped into the same list entry. These are principally located along the High Street including the important cluster around the Literary Institute. There is also a cluster of listed buildings associated with St John the Baptist's Church, including the Church itself and the Lychgate, which are Grade II* listed. Away from the High Street, the pair of former Almshouses at Strode's College are Grade II listed, as is the Malthouse to the north of the High Street.

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. 176-177 High Street, Grade II listed



Constitutional Club at No. 159 High Street, Grade II listed



Lychgate at entrance to St John the Baptist's churchyard, Grade II* listed



St John the Baptist's Church, Grade II* listed

5.0 | AUDIT OF HERITAGE ASSETS

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.



United Church of Egham, locally listed



White Lion Public House, locally listed

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 at present eight locally listed buildings within the Conservation Area, this is subject to change as part of the 2018/19 review of the Borough's Local List. Locally listed buildings in the Conservation Area include two historic post boxes, a pub, a former bakery and a bank⁰¹. 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->

5.3.5 The form for nominating building for inclusion on the Local List can be found here: <https://www.runnymede.gov.uk/article/16182/Conservation-Area-Reviews-2018-19>

⁰¹ Five of these eight are proposed for local listing as part of the 2018/19 review of the Borough's Local List. These are Strode's College main building, the Old Bank, the War Memorial and two post boxes.

5.0 | AUDIT OF HERITAGE ASSETS

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 the recently completed church hall adjacent to St John the Baptist's Church.

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.

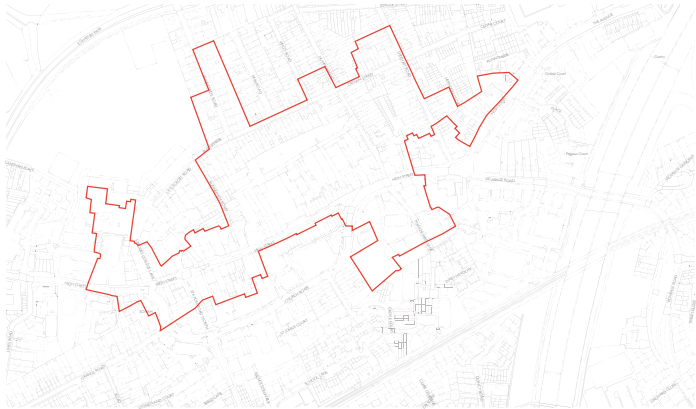
5.4.3 There is potential for many of the identified positive buildings within the Conservation Area to improve the character of the Conservation Area further still, following repairs and the sensitive replacement of poorly considered modern interventions.

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



Nos. 100-106 High Street, positive buildings

5.0 | AUDIT OF HERITAGE ASSETS



Nos. 69-70 High Street, positive building

Bizz Kidz Nursery at No. 67 Hummer Road, positive building

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.



Nos. 1-11 Station Road North, detracting building



St Catharine's Place, neutral building

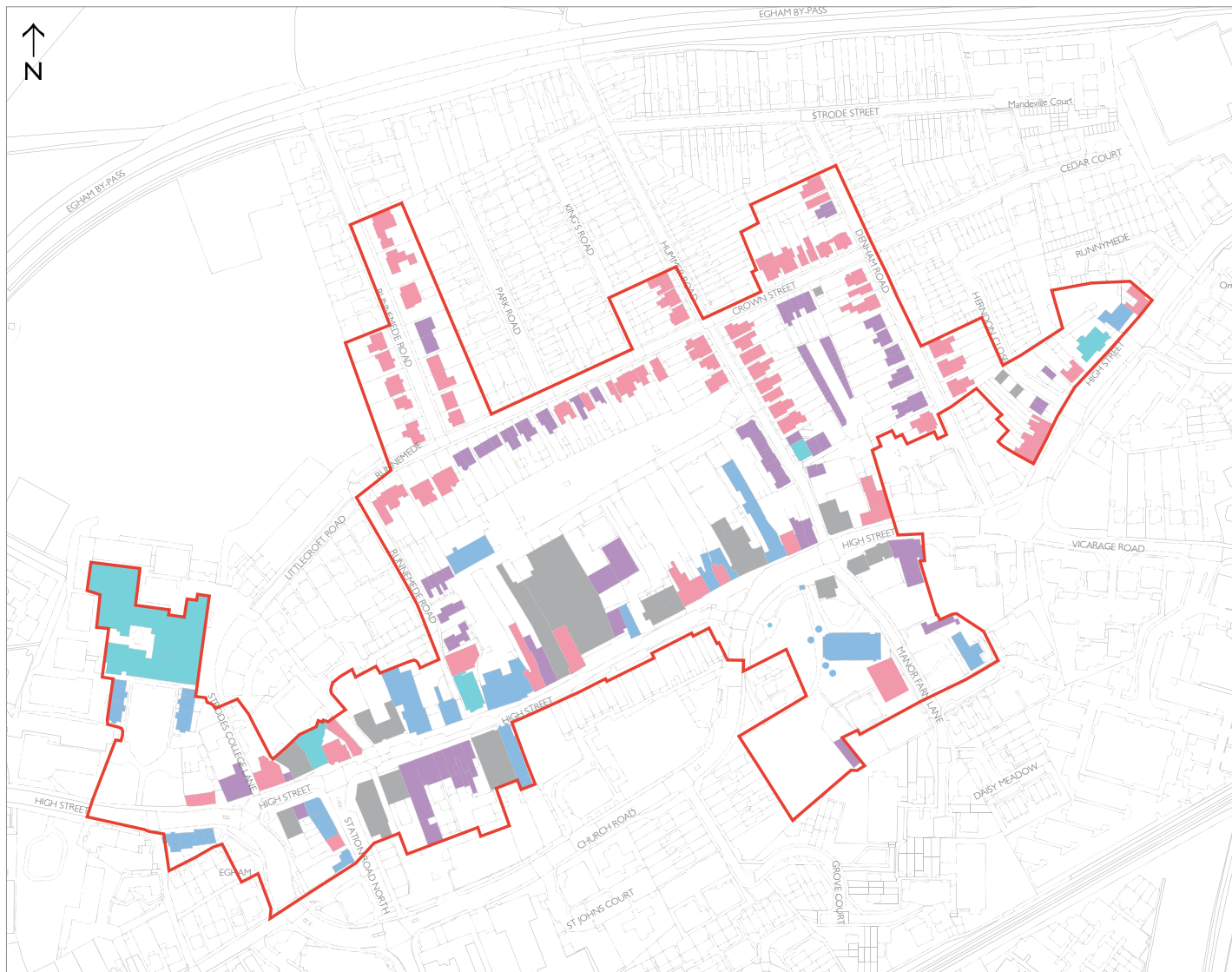


Nos. 8 and 9 Denham Road, neutral buildings



No. 140 High Street, detracting building

5.0 | AUDIT OF HERITAGE ASSETS



AUDIT OF HERITAGE ASSETS

- Conservation Area Boundary
- Listed
- Locally Listed
- Positive
- Neutral
- Detracting

Note:
The locally listed buildings shown on this plan is subject to change as part of the 2018/19 review of the Borough's Local List.

Plan 7: Audit of Heritage Assets in Egham Town Centre Conservation Area. This plan is not to scale.

6.0 | STREET BY STREET ASSESSMENT

6.1 HIGH STREET

6.1.1 The High Street contains a large concentration of shops and cafes, as well churches, offices and flats. The buildings are generally in small terraced groups or semi-detached. The most common material used is red brick, although some front facades are rendered or stuccoed, others have sections of hung-tile cladding, timber-framing or pebble-dash render. On occasions stone is used, for example at the Old Ashby Bank. Stone architraves, capitals and cills articulate a few buildings' facades, otherwise details are picked out by render, paint or patterned brickwork. Some historic sash or casement windows remain, although frequently these no longer have their historic glazing bars. Other visually appealing architectural features along the High Street include picturesque gables, quoining, date plaques, historic signage, bay windows and dormer windows, as well as classical pediments, columns and door architraves. Remnants of historic shopfronts feature along the High Street, including stone or timber consoles and historic vents, and there are a couple of historic or historic style stallrisers towards the eastern end of the street.

6.1.2 There are 16 listed buildings along the High Street and five locally listed buildings⁰¹. 13 buildings are classified as positive buildings (see Appendix A).

6.1.3 The plot sizes are varied; although historically plots were long and narrow. There are no front gardens, with buildings hard against the pavement, but most have a rear garden or yard often partly infilled by rear extensions. Certain modern buildings, such as blocks of flats or Tesco occupy much larger footprints and have much wider frontages, merging several historic plots. There are large surface car parks behind the High Street shopfronts to the north and south.



High Street looking east

01 The number of locally listed buildings is subject to change as part of the 2018/19 review of the Borough's Local List

6.0 | STREET BY STREET ASSESSMENT

6.1.4 The boundary treatment varies along the High Street. At its western end, the two-lane road has broad tarmacked pavements, lined in some places by low brick walls, with blocks of flats and Strode's College behind. The central part of the High Street is narrower, with a single lane, one-way road and broader pavements. The surfaces are mixed but are aimed at encouraging pedestrian priority; this part of the street is closed to vehicles during the daytime. The High Street widens again at the eastern end, beyond the pedestrianised section. Mosaic panels are set in the pavement at frequent intervals, as well as sculptural monuments, memorialising the Magna Carta.



High Street looking east

6.1.5 There are several detracting buildings along the High Street. Many of the historic shopfronts have been replaced with modern versions and many windows have been replaced with inappropriate uPVC units. Modern sheet glazing on shopfronts, intrusive canopies and bird deterrent spikes, inappropriately sized and coloured shop signage are especially intrusive. The south side of the street has been most affected by modernisation and shopfront replacement including the construction in the 1960s of the Precinct, immediately adjacent to the Conservation Area boundary. There is also an extensive amount of street furniture and signage which detracts from the appearance of the street.

6.1.6 The appearance of the street would be greatly enhanced by more sensitive shopfront design, specifically use of historic precedents (stallrisers, pilasters, fascia boards, timber-framed windows, recessed entrances). A more holistic approach to street furniture and surface finishes would also be beneficial, including the reinstatement of some historic surface treatments such as cobbles, granite kerbstones and York stone slabs.



High Street looking west

6.0 | STREET BY STREET ASSESSMENT



High Street looking east



High Street looking west

6.0 | STREET BY STREET ASSESSMENT

6.2 STATION ROAD NORTH

6.2.1 Station Road historically linked the railway station with the town centre, but was curtailed in the 1960s when Church Road was widened. The northern stretch of the road lies within the Conservation Area. The street is largely composed of terraced and some semi-detached buildings. The buildings are mixed-use with ground floor shopfronts and residential or commercial uses above. The street was laid out in the early nineteenth century and the buildings date from this period to the mid-late twentieth century. Two buildings are listed at Nos. 169 and 170 (Nevin and Wells building), and No. 8, both Grade II. There are no Locally listed buildings, but there is one positive building, No. 6 Station Road North.

6.2.2 The plot sizes are long and narrow to the west of the street; some have rear gardens and the buildings front directly onto the pavement. On the east side is a long, two-storeyed building with carparking and a narrow access route to the rear. The buildings are built in dark brown or red brick; some have rendered or stuccoed facades. The historic, stuccoed facades on the west side of the street feature moulded classical pilasters, string coursing and parapet. The pavements are wide and made up of modern red brick. There is extensive car parking in the street.

6.2.3 There is one detracting building on the east side, Nos. 1-11 Station Road North. It is a post-war building of no aesthetic or historic merit but is not out of scale with other buildings in the street and does frame the historic street. The building occupies an important corner site at the junction of Station Road North with the High Street and its replacement with a sympathetic, high quality new building would greatly enhance the character of the street. Although some historic timber windows remain, some historic buildings feature uPVC windows. These window alterations have detrimental impact on the appearance of the street; returning the windows to timber would help enhance the character of the street.



Station Road North looking north



Station Road North looking south

6.0 | STREET BY STREET ASSESSMENT

6.3 RUNNEMEDE ROAD

6.3.1 This street comprises attached and semi-detached houses, as well as the side returns of the United Church and its pastoral centre and the Red Lion pub, which front the High Street. The street was laid out in the late nineteenth century, with most of the houses built during the early twentieth century. There is some later twentieth century plot infill. The street has one listed building, the Grade II Red Lion Public House, which principally fronts the High Street. It has no locally listed buildings but one building is categorised as a positive building: the Pastoral Centre.

6.3.2 The church and the pub occupy large plots; the latter has parking in the rear yard. Houses have small front gardens and much larger rear gardens. The buildings are largely constructed in brick, some of which have details articulated by contrasting coloured brick. Other materials include hung tiles to modern houses, and pebbledash render. The narrow pavements are tarmacked with some original kerbstones and the boundary treatments to the houses are either low brick walls or timber fencing.

6.3.3 There are no detracting buildings on the street and no vacant sites, providing little opportunity for new buildings. However, it would enhance the appearance of the street if the modern uPVC windows were replaced with more traditional timber units.



Runnemeade Road looking south



Runnemeade Road looking north-east

6.0 | STREET BY STREET ASSESSMENT

6.4 HUMMER ROAD

6.4.1 Hummer Road is a residential street largely occupied by semi-detached houses, although there are also some larger detached houses. The street was laid out in the late nineteenth century; most of the houses were built between this date and the early-mid twentieth century. The street has no listed buildings, although it does have one locally listed building, The Old Bakery at No. 1 Hummer Road, and numerous positive buildings (see Appendix A).

6.4.2 The houses are positioned close to the front of long, narrow plots with small front gardens and much larger rear gardens. The houses are constructed in pale brown or red brick and some have rendered or painted finishes. Ornament includes patterned brickwork or contrasting brick details, decorative bargeboards and name and date plaques. Pebbledash render is also used and there are tile hung facades to more modern buildings. The front gardens of the houses are fronted by low brick walls or fences, which meet narrow tarmacked pavements. However, there several instances where these boundary treatments have been removed and the gardens are now used for car parking.

6.4.3 There are no detracting buildings on the street, although the side return of the nursery at No. 85 High Street is visible and detracts from the character of the street. The replacement of this building with one more sympathetic to the character of the Conservation Area would benefit Hummer Road as well as the High Street. There are no vacant sites and, therefore, limited opportunities for new buildings. Many of the windows have been replaced with uPVC units and the erosion of historic boundary demarcation detract from the appearance of the street and returning these historic features would enhance the appearance of the street.



Hummer Road looking south



Hummer Road looking south-west

6.0 | STREET BY STREET ASSESSMENT

6.5 DENHAM ROAD

6.5.1 Denham Road is a residential street largely occupied by semi-detached houses, although there are some larger detached houses. The street was laid out in the late nineteenth century; most of the houses were built between this date and the mid twentieth century. By the later twentieth century most gaps had been infilled. The street has no listed or locally listed buildings, but contains many positive buildings (see Appendix A).

6.5.2 The houses are on long, narrow plots with small front gardens and much larger rear gardens. They are constructed in brick and some have rendered or painted finishes. Ornament includes patterned diaperwork or contrasting brick details. Other characteristics are pebbledash rendered first floors and name and date plaques. The narrow, tarmacked pavements are bounded either by low brick walls or timber or metal fencing, marking the boundary walls to individual houses. There are some instances where these boundary treatments have been lost and the front gardens have been converted into car parking.

6.5.3 There is one detracting building on the corner of Denham Road and the High Street, Henley Court, Nos. 1-24 Denham Road; it would benefit the street if this building, which occupies a pivotal corner site, was replaced with a more sensitively designed structure. Otherwise, there are no vacant sites and therefore limited opportunities for new buildings. Many of the windows have been replaced with uPVC units and the erosion of historic boundary demarcation, which detract from the appearance of the street. Returning these historic features would enhance the appearance of the street.



Denham Road looking north



Denham Road looking south

6.0 | STREET BY STREET ASSESSMENT

6.6 HERNDON CLOSE

6.6.1 Herndon Close features several semi-detached modern houses and single storey garages. The close was laid out in the late twentieth century. No buildings are listed or locally listed, although there is a Grade II listed milestone attached to the wall at the junction of Herndon Close and the High Street. There are no positive buildings on the street.



Grade II listed Milestone at junction of Herndon Close and the High Street

6.6.2 The houses are located in relatively small plots with side or rear gardens and there are no formal boundary treatments. The gardens to the rear of Denham Road, which are hidden behind a high brick wall, have long, narrow rear gardens backing onto the Close. The houses are constructed in red brown brick. The narrow pavements are tarmacked.

6.6.3 The garages are categorised as detracting buildings, as although relatively unobtrusive, they represent an opportunity for buildings which are more sensitive to the Conservation Area's character to be constructed.



Herndon Close looking south-east

6.0 | STREET BY STREET ASSESSMENT

6.7 CROWN STREET

6.7.1 Crown Street is a residential street lined with detached, semi-detached and a limited number of terraced houses. The street was laid out in the second half of the nineteenth century, with most houses constructed between the late nineteenth and early twentieth centuries and remaining plots filled by the mid-twentieth century. There are no listed or locally listed buildings on the street, however many are positive buildings (see Appendix A).

6.7.2 The houses are on long narrow plots, with the buildings positioned behind small front gardens with long rear gardens. The houses are all constructed in brick, with some finished with render or painted. Red brick is common, with contrasting brick details. Other characteristics include decorative bargeboards and name and date plaques. The street is bounded by narrow, tarmacked pavement; low brick walls or timber fencing front the individual houses. There are some instances where these boundary treatments have been lost and the front gardens have been converted into car parking.

6.7.3 There are no detracting buildings on the street and no vacant sites. There are therefore limited opportunities for new buildings. Several houses have had their original timber windows replaced with uPVC units. This has a detrimental impact on the appearance of the street and there are opportunities for enhancement by returning them to timber. Reinstating traditional boundary treatments to front gardens would also be beneficial.



Crown Street looking west



Crown Street looking east

6.0 | STREET BY STREET ASSESSMENT

6.8 MANOR FARM LANE

6.8.1 This street is largely made up of rear and side returns to detached buildings, such as several buildings on the High Street, Saint John the Baptist's Church and the recently completed parish centre. Manor Farmhouse fronts the street but is set back behind a large front garden. The street was laid out in the mid-nineteenth century primarily to access Manor Farm. There are two listed buildings, the Church, which is Grade II*, and Manor Farmhouse, which is Grade II. There are no locally listed buildings but the parish centre is categorised as a positive building.

6.8.2 The principal buildings are generally large and lie in spacious plots, which are surrounded by gardens or other open spaces, including the churchyard and car park. The buildings are constructed in pale brown brick with stone, rendered or stuccoed details. The road is edged by narrow tarmacked pavements, with some sections of brick boundary wall towards the north end of the street.

6.8.3 There are no detracting buildings on the street itself, although the side returns of No. 140 and Nos. 136-138 High Street are particularly visible and affect views to and from the Church. There are opportunities to enhance the street by the sensitive replacement of these buildings.



Manor Farm Lane looking south-west



Manor Farm Lane looking north-west

6.0 | STREET BY STREET ASSESSMENT

6.9 RUNNEMEDE ROAD (NORTH)

6.9.1 This residential street, which is an extension of the road of the same name to the north of Crown Street, is made up of semi-detached and detached houses. The street was laid out at the end of the nineteenth century; most of the houses were in place by the mid-twentieth century. There are no listed or locally listed buildings; however, there are 12 positive buildings (see Appendix A).

6.9.2 Many of the houses are double-fronted properties on large, relatively wide plots, with small front gardens and spacious rear gardens. The houses are built in red brick, although a couple have pebble-dash rendered or painted facades, otherwise they have rendered, painted or contrasting pick details (quoining, entablatures, window heads). The street is bounded by narrow, tarmacked pavement; low brick walls or timber fencing front the individual houses. There are some instances where these boundary treatments have been lost and the front gardens have been partly or wholly converted into car parking.

6.9.3 There are no detracting buildings on the street and no vacant sites. There are therefore limited opportunities for new buildings. Several houses have had their original timber windows replaced with uPVC units. This has a detrimental impact on the appearance of the street and there are opportunities for enhancement by returning them to timber. Reinstating traditional boundary treatments to front gardens would also be beneficial.



Runnemeade Road North looking north

7.0 | ISSUES AND OPPORTUNITIES

7.1 PUBLIC REALM

7.1.1 As discussed in Section 4.4, the quality of the managed public realm within the conservation area is reduced, and this detracts from its overall appearance and character.

7.1.2 There is currently an unnecessary amount of street furniture within the High Street, which causes both physical and visual clutter. This includes bollards, railings, benches, telephone boxes, lampposts and litter bins, most of which are modern and do not contribute to the character of the Conservation Area. However, there are some examples of historic post boxes and lamp posts which do make a valuable contribution. It also includes broadband cabinets of which there are many within the Conservation Area. These cabinets are a visual intrusion as they are alien features within a historic streetscape. In addition to the excess of street furniture, there is also a lack of consistency across the various types, with multiple designs of bollards and litter bins for example. Much of the street furniture requires maintenance, replacement or removal.

7.1.3 There is an extensive array of road signage within the Conservation Area, most notably at the entrance to the pedestrianised part of the High Street. This amount of signage and its prominent positioning detracts from visual appearance and character.

7.1.4 The lack of consistency in surface treatment across the High Street is also a detracting feature of the Conservation Area. There is also a range of different finishes elsewhere in the Conservation Area. A holistic approach to surface materials across the area would be beneficial including the reinstatement of some historic surface treatments such as cobbles, granite kerbstones and York stone slabs.

7.1.5 Traffic calming measures in the High Street, the narrowness of the pavements outside the pedestrianised part of that street, and the limited crossing points all detract from the experience of the Conservation Area by hindering movement.

7.1.6 A holistic scheme of public realm improvement, particularly along the length of the High Street, but ideally across the Conservation Area, would greatly improve the appearance of the area. Piecemeal replacement of both street furniture and surface finishes should be avoided and loss of historic items of street furniture, such as post boxes, should also be avoided.

7.0 | ISSUES AND OPPORTUNITIES



Example of pair of broadband cabinets on the High Street



Example of the range of surface treatments in the High Street



Damage to surface treatments at junction of High Street and Station Road North



Extensive signage at the entrance to the part of the High Street which is pedestrianised during the daytime

7.0 | ISSUES AND OPPORTUNITIES

7.2 SHOPFRONTS

- 7.2.1 Retail and restaurant uses are an important part of the character of the Conservation Area, centred on the High Street. As of 2018, there are several empty units which detract from the character of the Conservation Area.
- 7.2.2 There are numerous historic shopfront features remaining to varying degrees across the High Street. These include corbels, pilasters signage and canopies. There are also a small number of historic shopfronts which are more wholly intact including Nos. 72 and 176 High Street. However, there are many shopfronts which have been inappropriately altered and this incremental change has had a significant negative impact on the appearance of the Conservation Area. Oversized and poorly positioned fascia signs and signage which extend across multiple units, crossing pilaster and corbel divisions are quite common and negatively impact on the understanding of the historic plot pattern and grain. Many shopfronts have also had their traditional glazing and stall riser arrangement replaced with large full height windows which have no subdivision.
- 7.2.3 Roller shutters are currently used within shopfronts. When closed, these have a detrimental impact on the appearance of the High Street. The installation of new roller shutters will be resisted and alternatives, where and when such security measures are proved to be necessary, should be explored.
- 7.2.4 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 High Street as a whole.
- 7.2.5 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.

7.0 | ISSUES AND OPPORTUNITIES



Examples of inappropriate shopfronts including those with large areas of glazing, oversized fascia signage and extending across two historic units

7.0 | ISSUES AND OPPORTUNITIES

7.3 WINDOWS AND DOORS

7.3.1 There have been instances in both the High Street and, more frequently, in the residential areas to the north 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 its built fabric of the Conservation Area through the replacement of uPVC windows and doors with traditional timber units.



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



7.4 BOUNDARY TREATMENTS

7.4.1 In the residential streets to the north of the High Street, there has been some erosion of boundary demarcation. Some properties have had their front gardens replaced with hardstanding and are used as driveways. This has begun to erode the character and appearance of these streets. There are also associated works which further detract from the character of the Conservation Area, including the loss of trees and shrubbery and the installation of dropped kerbs.



Examples of loss of boundary demarcation with the conversion of front gardens into driveways

7.5 REFUSE BINS

7.5.1 Refuse storage is frequently a problem within Conservation Areas, particularly in residential areas. 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. The appearance of large numbers of wheelie bins in the residential streets in the Conservation Area detracts from the historic appearance and character. Larger industrial and commercial bins are also visible in the streets and yards off the High Street. Where possible, screening and sensitively designed bin storage units should be introduced to reduce the visual impact of refuse bins.



Wheelie bins in front of a residential property



Multiple wheelie bins adjacent to a residential building converted into flats



Commercial refuse bins on Runnemeade Road, just off the High Street

7.6 MODERN BUILDINGS

7.6.1 In both the High Street and the surrounding residential streets, there are modern buildings, dating from the post-war period and later, which are not in keeping with the overall historic character of the Conservation Area. The inclusion of these buildings in the Conservation Area, whether or not they are fit for purpose, dilutes its significance. If these sites are in future under consideration for redevelopment, their replacement with sensitively-designed buildings which contribute to and enhance the character of the conservation area will be encouraged. Sensitive-design does not exclude innovative or honestly-modern designs.



Examples of modern residential buildings in the Conservation Area which dilute and detract from its historic character

7.0 | ISSUES AND OPPORTUNITIES



Examples of modern commercial buildings in the High Street which dilute and detract from its historic character

7.0 | ISSUES AND OPPORTUNITIES

7.7 SETTING OF THE CONSERVATION AREA

7.7.1 There are some elements of the Conservation Area's 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 and their replacement with high quality, sensitively designed structures. The Precinct and several buildings in Station Road North in particular have a negative affect on the setting of the Conservation Area and represent important opportunities for enhancement.



Nos. 13-23 Station Road North are outside the Conservation Area but in its very close setting

8.0 | MANAGEMENT PLAN

8.1 CONTROL MEASURES BROUGHT ABOUT BY CONSERVATION AREA DESIGNATION

8.1.1 In order to protect and enhance the Egham Town Centre 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 significance.

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 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 roofs/elevations visible from the street;
- Putting up advertisements and other commercial signage; and
- Changing the use of a building (e.g. from residential to commercial).
- 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 Article 4 Directions. 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 the properties in a Conservation Area. More about Article 4 Directions can be 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 EGHAM TOWN CENTRE CONSERVATION AREA

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

- **Revoke the permitted development of demolition of boundary walls where walls are less than 1m in height (walls over 1m in height already require Planning Permission).**

Reason: To restrict the conversion of front gardens into driveways for parking, which is causing the loss of boundary demarcation and leading to the erosion of the special character and appearance of the 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.

8.2.2 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 Egham 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. 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.
- 8.4.4 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 inpiration from with 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 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.

8.4.7 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. Station Road North and the Precinct on the south side of the High Street are two notable examples and are included in the submission Local Plan as Opportunity Areas. 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.

8.0 | MANAGEMENT PLAN

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 majority of the Conservation Area is located within the Egham Historic Core and Petters Sports Field Area of High Archaeological Potential (AHAP) and there are several other AHAPs in close proximity. The designations mean that there is a high potential for below-ground archaeological remains. As such, Local Plan 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

SHOPFRONTS AND SECURITY FEATURES

8.4.12 The Conservation Area includes the retail heart of Egham, with the High Street being the principal shopping street in the town centre. The character and appearance of shopfronts is therefore a particularly important part of the overall significance of the Conservation Area. Although many historic features and appropriately designed shopfronts exist within the Conservation Area, there are also inappropriate examples.

8.4.13 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.

8.4.14 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.

8.4.15 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.

8.4.16 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.

⁰³ See Runnymede Borough Council's Local Plan (2018) Policy EE7

8.0 | MANAGEMENT PLAN

- 8.4.17 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 or polished stone, will best enhance the historic character of the buildings.
- 8.4.18 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 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.

- 8.4.19 There are many 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.
- 8.4.20 Metal roller shutters have a detrimental affect on the appearance of the Conservation Area. They obscure historic features as well as window displays and internal illumination. 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 High Street, 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.

CHANGES OF USE

- 8.4.21 Changes of use such as changes from residential to commercial use, can dilute the special character of different parts of the conservation area. The residential streets for example are an important part of the special interest of the Conservation Area. Increase in commercial uses beyond the High Street could also dilute the importance of the High Street as the retail and commercial centre of the town and Conservation Area.

PUBLIC REALM

- 8.4.22 As identified in Section 7.0, the managed public realm within the Conservation Area, specifically the High Street, has high potential for enhancement. The streetscapes in the Conservation Area are an important part of its character and the High Street in particular is a key historic route and is the heart of the town centre. Improvements to the public realm, including reinstatement of traditional surface finishes such as granite kerbstones and York stone slabs, and the type and amount of street furniture, would enhance the appearance of the Conservation Area.
- 8.4.23 A sensitively-designed holistic scheme of public realm improvement would be beneficial. This could be implemented over multiple phases. An overall scheme would ensure that the same design language is being used across the whole Conservation Area: this is particularly important along the High Street to give it 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.
- 8.4.24 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.

AERIALS, SATELLITE DISHES AND SOLAR PANELS

- 8.4.25 The installation of telecommunications antenna, i.e. aerials and satellite dishes, on chimneys and front and side elevations/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.
- 8.4.26 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.

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/group of buildings and that of the Conservation Area as a whole. This is 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 Restoring historic boundary treatments where they have been lost to residential properties is encouraged.
 - 05 The replacement of inappropriate modern alterations to shopfronts with suitably-designed traditional or sympathetically designed alternatives is encouraged.
 - 06 The sensitive refurbishment of vacant shops will be supported to encourage new businesses to the Conservation Area.
 - 07 Due consideration will be given to the archaeological potential wherever below-ground intervention is proposed.
 - 08 The Council will aim to improve the quality and appearance of the public realm within the Conservation Area, ensuring that any future scheme is of high-quality and responds to the character of the area.
 - 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

2331/16/PART2, 124a (Historic print) PC/56/13 (Watercolour sketch)

250 years of map making in the county of Surrey, 1575-1823, 1974 (Collection of historic maps) PC/56/14 (Watercolour sketch)
864/1/51 (Historic map)

4348/4/16/4 (Watercolour sketch) 3m62886 (Watercolour sketch)

PC/56/15 (Watercolour sketch)

EGHAM MUSEUM RECORDS

PC 270a (Photograph) P 190 (Photograph)

PC 29 (Photograph) P 118A (Photograph)

PC 27 (Photograph) P 87 (Photograph)

PC 28 (Photograph) 26 PC 48a (Photograph)

P 91 (Watercolour sketch) 26 PC 57a (Photograph)

P 92 (Photograph) 26 PC 68a (Photograph)

P 109a (Photograph)

SECONDARY SOURCES

Malden, H. E. (ed.), 'Parishes: Egham', in *A History of the County of Surrey: Volume 3*, (London, 1911), pp. 419-427. *British History Online* <http://www.british-history.ac.uk/vch/surrey/vol3/pp419-427>

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)

Turner, Frederic, *Egham, Surrey, a history of the parish under church and crown* (Box and Gilham, 1926)

C.C. Wetton, *A descriptive and historical account of Egham and the environs*, 1838

Egham Museum: <http://www.tiki-toki.com/timeline/entry/747852/Historic-Egham/>

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
Almshouses at Strode's College, High Street	Listed Building, Grade II	Nos. 55-55a High Street	Listed Building, Grade II
No. 176 High Street	Listed Building, Grade II	Constitutional Club, No. 159 High Street	Listed Building, Grade II
No. 177 High Street	Listed Building, Grade II	No. 65 High Street	Listed Building, Grade II
No. 178 High Street	Listed Building, Grade II	No. 72 High Street	Listed Building, Grade II
No. 179 High Street	Listed Building, Grade II	Nos. 75-76 High Street	Listed Building, Grade II
Nos. 169-170 High Street	Listed Building, Grade II	No. 80 High Street	Listed Building, Grade II
No. 8 Station Road North	Listed Building, Grade II	The Malt House, Malthouse Lane	Listed Building, Grade II
Literary Institute, No. 50 High Street	Listed Building, Grade II	Church of Saint John the Baptist	Listed Building, Grade II*
Red Lion Public House, High Street	Listed Building, Grade II	Church of Saint John the Baptist Lychgate	Listed Building, Grade II*
Nos. 52a-54 High Street	Listed Building, Grade II	Headstones fixed against north wall of Church, Churchyard of St John the Baptist	Listed Building, Grade II

§ The locally listed buildings in this table is subject to change as part of the 2018/19 review of the Borough's Local List.

† Proposed for local listing

A | LIST OF HERITAGE ASSETS

Building Name and Address	Designation	Building Name and Address	Designation
Chest tomb opposite west door, Churchyard of St John the Baptist	Listed Building, Grade II	United Church of Egham, High Street	Locally Listed Building
8 headstones to Hubbard Family south of west front of Church, Churchyard of St John the Baptist	Listed Building, Grade II	The Old Bakery, No. 1 Hummer Road	Locally Listed Building
Whyatt tomb south of Church, Churchyard of St John the Baptist	Listed Building, Grade II	War Memorial, Churchyard of St John the Baptist [†]	Locally Listed Building
Manor Farm, Manor Farm Lane	Listed Building, Grade II	Post box, opposite Nos. 102-106 High Street [†]	Locally Listed Building
Milestone, attached to boundary wall of No. 109 High Street	Listed Building, Grade II	The White Lion Public House, No. 115 High Street	Locally Listed Building
The Red House, No. 116 High Street	Listed Building, Grade II	Post box, adjacent to No. 17 Crown Street [†]	Locally Listed Building
Main Building of Strode's College, High Street [†]	Locally Listed Building [§]	The Crown, No. 38 High Street	Positive Building
Barclays Bank, No. 46 High Street [†]	Locally Listed Building	Nos. 42-44 High Street	Positive Building
		No. 47-47a High Street	Positive Building

§ The locally listed buildings in this table is subject to change as part of the 2018/19 review of the Borough's Local List.

† Proposed for local listing

A | LIST OF HERITAGE ASSETS

Building Name and Address	Designation	Building Name and Address	Designation
No. 48 High Street	Positive Building	St John the Baptist's Church Parish Centre, Manor Farm Lane	Positive Building
No. 6 Station Road North	Positive Building	Nos. 100-106 High Street	Positive Building
Pastoral Centre, United Church of Egham, Runnemede Road	Positive Building	Nos. 113-114 High Street	Positive Building
No. 56 High Street	Positive Building	Nos. 1-2 Denham Road	Positive Building
No. 59 High Street	Positive Building	No. 5 Denham Road	Positive Building
Nos. 69-70 High Street	Positive Building	Nos. 16-17 Denham Road	Positive Building
No. 71 High Street	Positive Building	No. 18 Denham Road	Positive Building
Nos. 73-74 High Street	Positive Building	Nos. 19-20 Denham Road	Positive Building
No. 82 High Street	Positive Building	Nos. 57-58 Denham Road	Positive Building
Nos. 85a-88 High Street	Positive Building	Nos. 59-60 Denham Road	Positive Building

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† Proposed for local listing

A | LIST OF HERITAGE ASSETS

Building Name and Address	Designation	Building Name and Address	Designation
Nos. 61-62 Denham Road	Positive Building	Nos. 73-74 Hummer Road	Positive Building
Nos. 7-8 Hummer Road	Positive Building	Nos. 75-76 Hummer Road	Positive Building
No. 9 Hummer Road	Positive Building	Nos. 24-26 Crown Street	Positive Building
Nos. 10-12 Hummer Road	Positive Building	No. 30 Crown Street	Positive Building
Nos. 64-65 Hummer Road	Positive Building	No. 34 Crown Street	Positive Building
No. 66 Hummer Road	Positive Building	Nos. 36-38 Crown Street	Positive Building
Bizz Kidz Nursery, No. 67 Hummer Road (former Friends Meeting House)	Positive Building	No. 40 Crown Street	Positive Building
Nos. 68-69 Hummer Road	Positive Building	No. 42 Crown Street	Positive Building
Nos. 70-71 Hummer Road	Positive Building	Strodes Corner, Runnemedede Road	Positive Building
No. 72 Hummer Road	Positive Building	Nos. 16-18 Runnemedede Road	Positive Building

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A | LIST OF HERITAGE ASSETS

Building Name and Address	Designation	Building Name and Address	Designation
Nos. 20-22 Runnemedede Road	Positive Building	No. 38 Runnemedede Road	Positive Building
Nos. 24-26 Runnemedede Road	Positive Building	No. 40 Runnemedede Road	Positive Building
Nos. 15-17 Runnemedede Road	Positive Building	No. 42 Runnemedede Road	Positive Building
No. 19 Runnymede Road	Positive Building	Nos. 13-14 Hummer Road	Positive Building
No. 21 Runnemedede Road	Positive Building	Nos. 15-16 Hummer Road	Positive Building
No. 23 Runnemedede Road	Positive Building	No. 17-19 Hummer Road	Positive Building
No. 25 Runnemedede Road	Positive Building	Nos. 21-23 Crown Street	Positive Building
No. 30 Runnemedede Road	Positive Building	Nos. 25-27 Crown Street	Positive Building
No. 32 Runnemedede Road	Positive Building	No. 29 Crown Street	Positive Building
No. 34 Runnemedede Road	Positive Building	No. 31 Crown Street	Positive Building

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† Proposed for local listing

A | LIST OF HERITAGE ASSETS

Building Name and Address	Designation
No. 33 Crown Street	Positive Building
No. 35 Crown Street	Positive Building
No. 23 Denham Road	Positive Building
Nos. 24-25 Denham Road	Positive Building
Nos. 117-119 High Street	Positive Building

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