

APPENDIX J
EGHAM AND CHERTSEY
CONSERVATION AREA

Minor Alterations and Additions

These can be carried out without planning permission provided that they conform to the 'permitted development' rights set out in the 'Town and Country Planning General Permitted Development Order 1995' though they are likely to require consent under the Building Regulations. This Order makes additional restrictions on the size of extensions and the extent of alterations in Conservation Areas. As a general guide small porches, hardstandings, gates and fences are normally permitted development. However changes to the external cladding of a building, or the addition of a dormer window may require permission.



Proposals exceeding the limits of permitted development will require planning permission and officers of the Planning Division can give advice on specific cases.

Grants

The Council operates a grants scheme to assist with the repair and maintenance of listed buildings and the enhancement of certain premises in Egham High Street. Under the terms of the grants scheme, up to £500 may be paid by the Council towards the cost of eligible works. For listed buildings eligible works would include repairs to roofs or brickwork and the repair of historic doors or windows.

Egham Town Centre Conservation Area

Key

-  Conservation Area Boundary
-  Listed Building

Building enhancement grants are available for the following premises on the High Street :-

North side - Nos. 40 to 95 inclusive;

South side - Nos. 158 to 179 inclusive;

for repainting, shopfront improvements, signage improvements or other works to buildings which the Council considers to be an enhancement

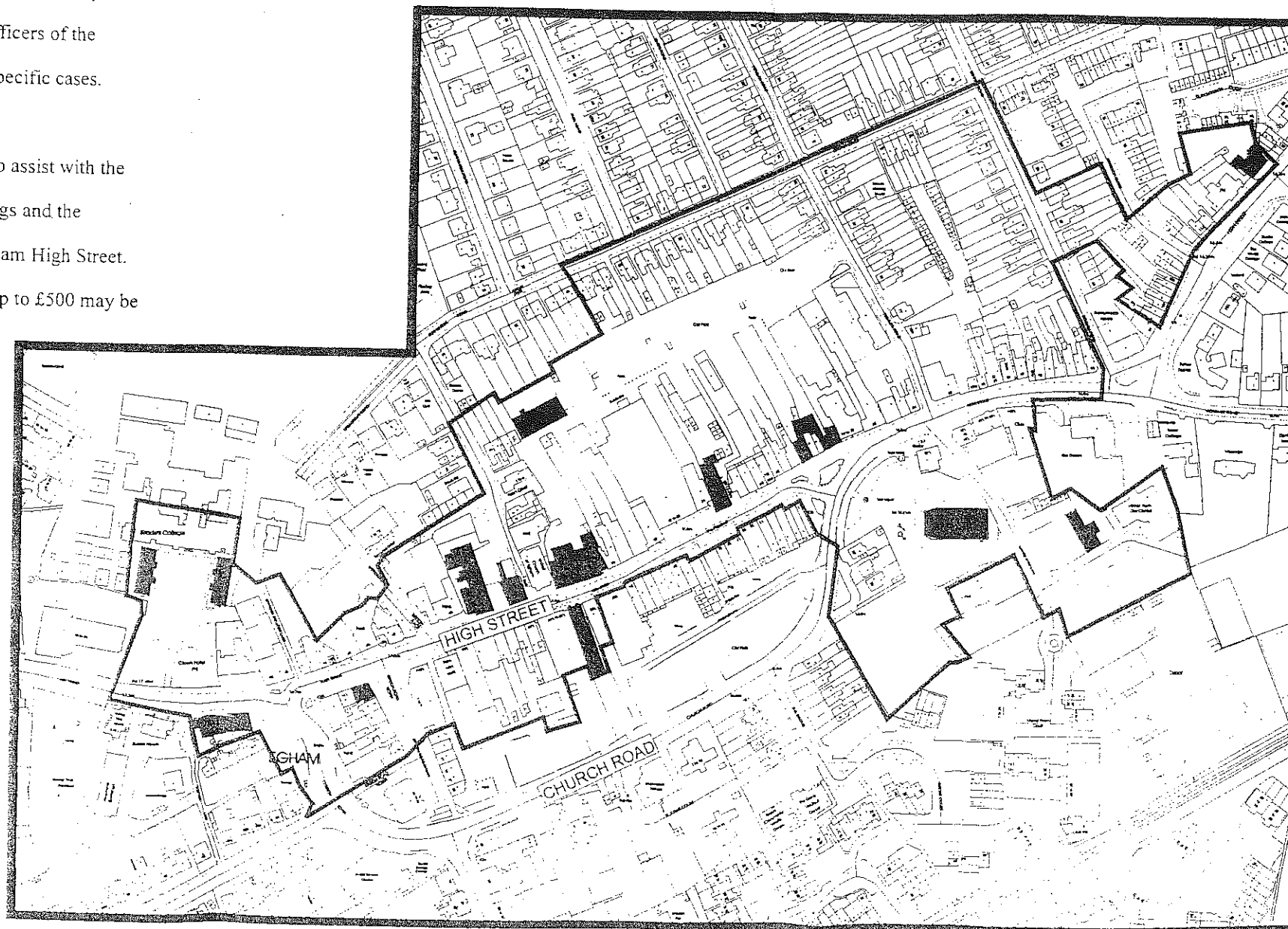
All grants are offered entirely at the discretion of the Council. For further information and an application form please contact Max Baker (Urban Design and Conservation Officer) at the Civic Offices.

Further Information

The Development Plan for the Borough contains relevant information and policies on development in the Borough. For specific advice officers in the Planning Department can assist,

Telephone 01932 838383, or write to :-

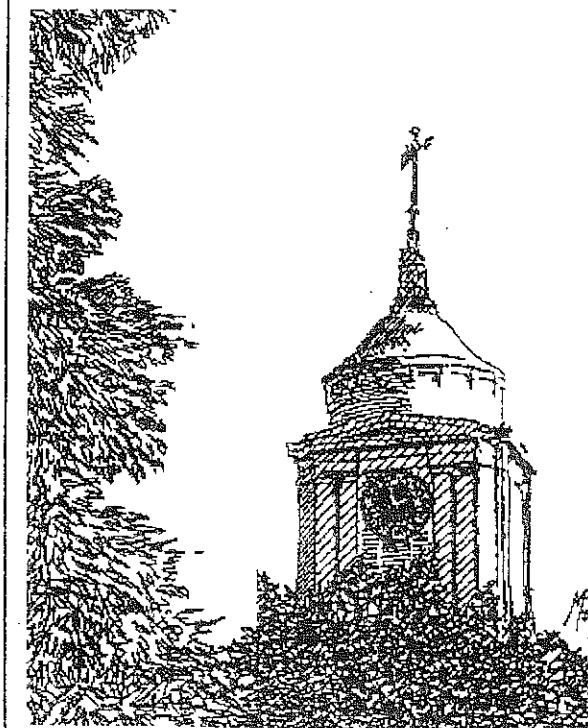
P. SIMS Dip.E.P., M.R.T.P.I.
Borough Technical Services Officer
Runnymede Borough Council
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RUNNYMEDE BOROUGH COUNCIL



Egham Town Centre Conservation Area



Church of St John the Baptist

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Introduction

In order to preserve the unique character of Egham and ensure that future development enhances the town centre Runnymede Borough Council designated the Egham Town Centre Conservation Area on 22nd April 1993.

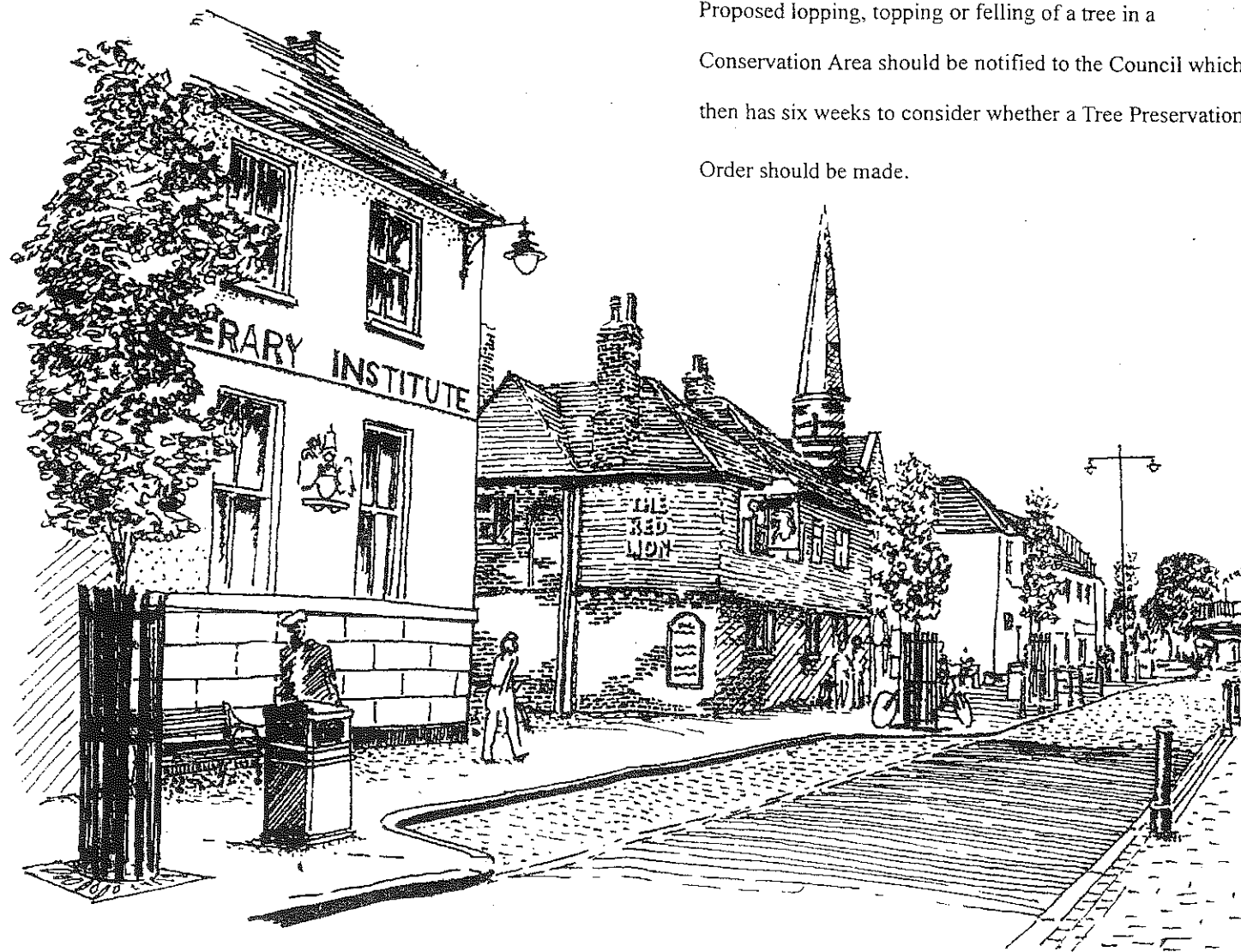
This leaflet has been produced to inform residents and traders in the Conservation Area of the extent and effect of the designation. It contains a description of the area and a map showing the conservation area with regard to buildings and trees.

Description

Egham High Street formed part the main road from London to the Southwest for many centuries. The High Street has a rich and varied townscape quality with buildings from a number of periods including The Red Lion whose origins date back to the 16th Century, the 18th Century Literary Institute and the Church of St John the Baptist which dates from the early 19th century.

The time when Egham was an important staging post for horse drawn coaches is recalled by the presence of inns such as the Katherine Wheel which, although rebuilt this century, retains elements of its old stables. The 19th century was a time of expansion in Egham with the coming of the railway, the development of the residential area to the north of the High Street and many fine individual buildings including the century's first labour exchange (now ShoeSave).

The small scale of the buildings, the historic line of the High Street and the townscape quality created by the older buildings and mature trees give Egham its unique character which designation as a conservation area will serve to preserve and enhance. The conservation area also contains certain less attractive buildings from the latter part of the 20th Century which have potential for sympathetic redevelopment. Further details of development opportunities in Egham are contained in the Egham Town Center Planning Brief which is available from the Technical Services Department at Runnymede Borough Council. The extent of the conservation area is shown on the plan overleaf.



How the Conservation Area Effects You

In Conservation Areas the Borough Council has certain additional powers which are outlined below. The Council is also required to advertise most planning applications in the Conservation Area and to consider any response to this.

Demolition of Buildings and Works to Trees

The Council will normally resist the demolition of buildings in Conservation Areas. Conservation Area Consent is required for the demolition of all or part of most buildings and structures (including walls and outhouses). If demolition is being considered then the Council's Planning and Building Control Sections should be consulted.

Proposed lopping, topping or felling of a tree in a Conservation Area should be notified to the Council which then has six weeks to consider whether a Tree Preservation Order should be made.

Design of New development

The Council has powers to require additional information in support of any planning application showing how the proposal will relate to the Conservation Area. This can mean the submission of elevations of adjoining buildings, full details of the proposal and examples of materials and colours. Usually only a fully detailed planning application will be considered. The Development plan for the Borough requires that all development in Conservation Areas (including new buildings, extensions, renovations, hard surfaces, walls and landscaping) is sympathetic in size, scale, height and materials to the historic character of the particular Conservation Area and the tradition of its architecture. In the case of Egham this means that new development should be predominantly two storey in the pedestrianised part of the High Street and the residential area to the north while in other parts of the Conservation Area three storey development may be acceptable. The architectural rhythm of the High Street established by the relatively narrow street frontages must be maintained in new development. Pitched roofs will normally be required on new development. Acceptable materials in the context of the Conservation Area include brickwork, rendering and tile-hanging for walls and tiles or slates for roofs while windows and doors should normally be painted timber.

Shopfronts

New shopfronts should reflect the character of the area and use traditional shopfront design elements such as stall risers and mullions and be constructed in natural materials. Further guidance on the design of shopfronts in conservation areas is contained in Appendix G of the Borough Local Plan.

The Literary Institute and Red Lion Public House

- show consideration of the roofscape and skyline which should be broken up by chimneys, gable dormers or other appropriate architectural features;
- respect the historic grain and plot size of the town and preserve established building lines and views.

6. Shopfronts

- the loss of traditional shopfronts and other attractive architectural features in the Conservation Area will be resisted;
- where new shopfronts are acceptable they should reflect the character of the building as a whole and use traditional shopfront design elements, including stallrisers, mullions and consoles. Large unrelieved plate glass windows and doors will be resisted.
- new shopfronts should be constructed in traditional materials with framing and fascias in painted timber. Plastic and aluminium will be resisted;
- fascias should be of an appropriate depth for the scale of the building and should not obscure the first floor windows or other architectural details;
- shopfronts should respect the architectural rhythm of the street and where they incorporate two or facades should be subdivided accordingly;
- where awnings or blinds are fitted they should be of the traditional 'butcher's blind' style rather than inappropriate Dutch blinds and the use of shiny plastic should be avoided;

- signage should be kept to a minimum and be of an appropriate style for the building. Corporate styles will be expected to be adapted to suit the character of the Conservation Area;
- where illumination is considered appropriate it should be external and achieved through the use of unobtrusive lanterns. It will be expected to be kept to a minimum.

Traditional Shopfront Elements



7. Minor Alterations and Additions

These can be carried out to residential properties without planning permission provided that they conform to the 'permitted development' rights set out in the 'general Permitted Development Order 1995' though they are likely to require consent under the building Regulations. This Order restricts the size of extensions and the extent of alterations that can be carried out without planning permission in Conservation Areas. As a general guide small porches, hardstandings, gates

and fences are normally permitted development. However changes to the external cladding of a building, or the addition of a dormer window may require permission. Proposals exceeding the limits of permitted development will require planning permission and officers of the Planning Division can give advice on specific cases.

8. Grants

The Council operates a grants scheme to assist the repair and maintenance of listed buildings. Under the terms of the grants scheme, up to £ 500 may be paid by the Council towards the cost of eligible works. All grants are offered entirely at the discretion of the Council. For further information and an application form please contact Max Baker (Urban Design Officer) at the Civic Offices. 01932-838383 extension 5273

9. Further Information

The Runnymede Borough Local Plan First Alteration contains relevant information and policies on development in the Borough. For specific advice officers in the Planning Division can assist.

Telephone 01932-838383, or write to:-

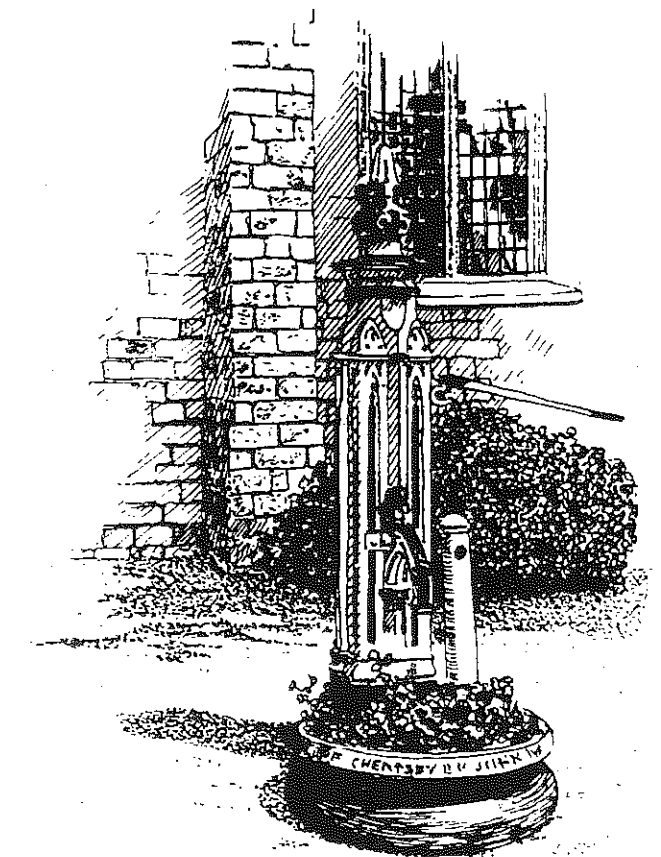
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Surrey
KT15 2AH

RUNNYMEDE BOROUGH COUNCIL



*Magna Carta Sealed at
Runnymede 1215 A.D.*

Chertsey Conservation Area



January 1998

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This leaflet describes the character and extent of the Conservation Area and its implications for residents and property owners. Overleaf are a map of the conservation area and a brief history of the town.

1. Introduction

Chertsey Conservation Area was originally designated in October 1969 and subsequently extended in November 1987. Runnymede Borough Council revised the Chertsey Conservation Area on 20th April 1994 following a detailed survey. The review brought in certain new areas and rationalised the boundary to follow visible property divisions more closely. At the same time the Council adopted the design guidelines set out in this leaflet for development within the Conservation Area.

2. Description of the Conservation Area

The Chertsey Conservation Area is centred on the Guildford Street/Windsor Street junction. The character of this central area is very much that of a traditional small town with relatively narrow building frontages set hard up against the pavement so that the buildings clearly define the public space. The centre of the town is richly endowed with listed buildings most of which date from the 16th and 17th Centuries. To the south the Conservation Area extends over the Bourne to include the George public house dating from the 15th Century. The main commercial area of Guildford Street has an intimate, vibrant character created by the relatively narrow street, the small scale of the buildings and the presence of retail activity. This contrasts with Windsor Street whose more spacious aspect is complemented by the generally grander scale of the buildings which include the Grade II* listed Curfew House, an imposing 18th century building, originally part of a school.

London Street has a more residential character with many small cottages interspersed with occasional commercial premises. Many of the buildings are listed and several still have attractive original features such as doors and windows, though there is some evidence of inappropriate uPVC windows and varnished pseudo-Georgian doors appearing on some of the cottages. The area to the north of Windsor Street contains the remains of the Abbey and its grounds which are a scheduled ancient monument. Much of this area is public open space with many fine trees and interesting archaeological remains including the former Abbey fishponds in the grounds of The Orchard. This area contains the house called Burley Orchard built in 1874-5 and originally the home of the Herring family who owned a foundry in Gogmore Lane; the house is notable for its unusual conservatory manufactured at the family foundry. The Conservation Area contains other surprises such as the animal sanctuary near the Abbey Bridge, which includes what is thought to be an original tithe barn. The Chertsey Conservation Area is one of strong contrasts. While it lacks any major architectural set pieces it has a compact and lively town centre yet within a few hundred yards of the bustling centre lie extensive areas of public open space offering

riverside tranquillity.

The extent of the conservation area is shown on the plan overleaf.

3. How the Conservation Area Affects You

In conservation areas the Borough Council has certain powers which are outlined below. The Council is also required to advertise most planning applications in the Conservation Area and to consider any response to this.

4. Demolition of Buildings and Works to Trees

The Council will normally resist the demolition of buildings in Conservation Areas though there may be some scope for the redevelopment of premises which presently detract from the character of the area (these will normally be inappropriate modern buildings). Conservation Area Consent is required for the demolition of all or part of most buildings and structures (including walls and outhouses).

If demolition is being considered then the Council's Planning and Building Control Sections should be consulted. Proposed lopping, topping

or felling of trees in a Conservation Area should be notified to the Council which then has six weeks to consider whether a Tree Preservation Order should be made.

5. Design of New Development

The Council has powers to require additional information in support of any planning application showing how the proposal will relate to the Conservation Area. This can mean the submission of elevations of adjoining buildings, full details of the proposal and examples of materials and colours. Usually only a fully detailed planning application will be considered. The Council's statutory plan (The Runnymede Borough Local Plan Second Alteration - Deposit Draft) requires that all development in Conservation Areas is sympathetic in size, scale, height and materials to the historic character of the particular Conservation Area and the tradition of its architecture. In Chertsey this means that new development will be expected to meet the following criteria:-

- respect the established scale of the street scene which in the central part of Chertsey is a mix of two and three storey buildings with generally low floor to ceiling heights;
- respect the architectural rhythm of the street scene which is established by narrow frontages and the vertical emphasis of the buildings;
- use traditional materials appropriate to the Conservation Area which include brick, stucco work and tile hanging for walls and tiles or slate for roofs;
- doors, window frames and other joinery should generally be of painted timber;

Abbey Green

