

Englefield Green Conservation Area Appraisal and Management Plan

Adopted 1st December 2023



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1. Introduction

1.1 Englefield Green Conservation Area

1.1.1 Englefield Green Conservation Area is in the north-west of Surrey and is managed by Runnymede Borough Council. It was first designated a Conservation Area in January 1970 and initially was centred on the open part of the Green. In September 1978 the Conservation Area was extended to include the wooded part to the north of the Green. There have been no changes to the Conservation Area boundary since its extension in 1978.

1.1.2 The Conservation Area primarily consists of an old village to the west of Egham, on the edge of Windsor Forest. In the eighteenth and nineteenth centuries areas around the edge of the village started to be developed by the gentry and it was only because of the Enclosure Act of 1814 that part of Englefield Green was preserved unenclosed “for the pleasure of the inhabitants, and ornament of their residences.”¹ The Green very much characterises the Conservation Area today and allows the semi-rural charm of the area to be appreciated.

1.1.3 Within the Conservation Area lies The Englefield Green itself. The Green was created by the Egham Enclosure Act 1814 and registered as a town and village green under the Commons Act 1965. It is managed by Runnymede Borough Council under a lease from the Crown dated 20th April 1954 and is protected by legal covenants from development. The Conservation Area designation (of which there are no proposed boundary changes that would affect The Green) would not impact the working / function of these legal agreements as they are separate from the planning system. Therefore, The Green retains its current levels of protection under the current and proposed

Conservation Area boundaries, Area Appraisal and Management Plan.

1.1.4 In addition to the designation of The Green, there is also the Englefield Green Committee, which consists of five Runnymede Borough Council Members and two residents’ representatives. Meetings take place four times a year to discuss the powers and duties relating to Englefield Green under the Crown Lease held by the Council. Again, as before, the Conservation Area designation would not affect the working of this Committee and the agreement with the Crown.

1.2 What is a Conservation Area?

1.2.1 Conservation Areas are defined as ‘*areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*’. This is a planning designation which ensures that local authorities must pay special attention ‘*to the desirability of preserving or enhancing the character or appearance of that area*’ when determining planning applications.

1.2.2 Conservation Area designation recognises the character and appearance of an area as a whole. Important elements of a Conservation Area can include buildings, open spaces, landscaping, paving or street furniture all of which may reveal the special architectural or historic interest of the area.

1.3 Purpose and Scope of Conservation Area Appraisal

1.3.1 This document has been commissioned by Runnymede Borough Council as part of a series of Appraisals and Management Plans produced for Conservation Areas across the Borough. The document responds to the statutory duty of local planning authorities to review the past designation of Conservation Areas and to formulate

¹ Private Act, 54 George III c.153 (1814), An Act for Inclosing Lands in the Parish of Egham in the County of Surrey.

and publish proposals for their preservation and enhancement under the Planning (Listed Buildings and Conservation Areas) Act 1990.

1.3.2 Change is inevitable in the historic built environment and it is important to ensure that buildings, spaces and structures which make a positive contribution to the character and appearance of a Conservation Area are given special attention as part of the development process. This document has been designed to help residents, local authorities and developers understand what is special about Englefield Green Conservation Area and how this can be conserved and enhanced.

1.3.3 The Appraisal sets out the history of Englefield Green and identifies its characteristics. The document then considers how these elements are evident as part of a street-by-street assessment. This information can be used when either putting together or assessing development proposals. The Appraisal also includes an Audit of Heritage Assets which has been used to revise the boundaries of the Conservation Area.

1.3.4 The Management Plan responds to issues and opportunities for improvement within the Conservation Area and sets out a number of schemes of enhancement within Englefield Green. The plan also provides guidance on existing planning controls within the Conservation Area as well as advice on redevelopment.

1.3.5 As part of this document a Conservation Area boundary review has also been carried out in line with national legislation, guidance and policy. It is important to review Conservation Area boundaries as these were often drawn too tightly or loosely originally or are no longer accurate owing to new development. The proposed boundary changes are at the end of the Appraisal and Management Plan.

1.3.6 This document has been produced by Christopher Reynolds of the Historic Environment Planning Team at Surrey County Council. As

part of this work, surveys of the Conservation Area were carried out by the Historic Environment Planning Team between January 2021 and October 2022 and archive documents held by The Egham Museum, the Surrey History Centre and the Surrey Historic Environment Record were consulted during this process.

1.3.7. It is the intention that this document will assist Runnymede Borough Council in the implementation of local and national planning policy and legislation as part of the decision-making process. While every attempt has been made to ensure that the Appraisal is comprehensive, the omission of a feature or space does not imply it is of no interest. The Appraisal should be reviewed regularly to ensure it is up to date and takes into account any changes which have impacted upon the character or appearance of Englefield Green or research which reveals more about its historic or architectural interest.



Figure 1: Map showing the current Englefield Green Conservation Area boundary.

2. Policy Context

2.1 Planning Policy Guidance and Advice

2.1.1 Conservation Areas are designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. They are defined as *'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'*. Section 71 of the Act states that it is a duty of the local planning authority to formulate and publish proposals for the preservation and enhancement of Conservation Areas. When carrying out planning functions, under section 72 of the Act a local authority must pay special attention *'to the desirability of preserving or enhancing the character or appearance of that area.'*

2.1.2 This Appraisal and Management Plan has been produced in line with *Historic England Advice Note 1 (Second Edition): Conservation Area Appraisal, Designation and Management*. This provides a firm basis for assessing development proposals which may impact the character and appearance of Englefield Green Conservation Area, including its setting.

2.1.3 The Appraisal recommends that the boundaries of Englefield Green Conservation Area be amended. This recommendation is in line with paragraph 191 of the National Planning Policy Framework (2021) which states that local planning authorities should ensure an area justifies designation because of its special architectural or historic interest.

2.1.4 This document should be read in conjunction with national legislation and policy, the adopted Runnymede 2030 Local Plan and other local policy framework. Guidance within the Management Plan has been designed to complement existing policies from the adopted Local Plan. At the time of writing, the Englefield Green Village Neighbourhood Plan is currently under development. A first draft of the Plan was consulted on between the 26th September and 6th

November 2022. The Draft Neighbourhood Plan sets out in its vision the importance of protecting the historical aspects of the area. This is also reflected in a number of policies within the Plan and its supporting evidence including the Design Code.

2.1.5 The western part of Englefield Green Conservation Area is within a Mineral Safeguarding Area as set out under Surrey Minerals Plan 2011 Core Strategy (Policy MC6). There are no proposals to extract minerals from the area nor is it a Preferred Area for mineral extraction.

2.1.6 If you would like advice on whether a proposal meets national and local planning policy, Runnymede Borough Council run a pre-application service. Details of the pre-application service can be found online at <https://www.runnymede.gov.uk/planning-permission/pre-application-advice-3>.

2.2 Consultation

2.2.1 Prior to drafting the Appraisal and Management Plan, an inception meeting was held with members of the local community in March 2021 to gain an understanding of issues and opportunities in the local area. A public consultation was held from April to May 2021 to gain the views of residents on the Conservation Area. This looked at what contributes positively to the Conservation Area, what factors detract from it, what opportunities there are for enhancement and whether the current boundaries are appropriate. Comments received during this consultation were reviewed and considered as part of the drafting of the Appraisal and Management Plan.

2.2.3 A further consultation was carried out in July and August 2023 and a public meeting was held on the 10th July 2023 in line with national legislation requirements. Comments received during this process were taken into account as part of the final drafting of the document.

3. Summary of Special Interest

3.1 Englefield Green Conservation Area is based around the Green, an area exempted from enclosure under the 1814 Enclosure Act. Many of the larger dwellings around the Conservation Area are statutorily listed by Historic England, reflecting the architectural and historic interest of the area. The special historical and architectural interest of the area can be summarised as the following:

- Englefield Green is the site of a historic village set around the Green which is believed to be an Anglo-Saxon forest clearing. The area historically consisted of farmsteads and small cottages.
- In the eighteenth century the village's proximity to Windsor led to members of the gentry constructing houses around the Green, further encouraged by improvements to the road network. This included The Old House, Englefield Green House, Clarence Lodge and Castle Hill. During this time the Barley Mow Inn became a popular coaching inn.
- As part of the 1814 Enclosure Act, the Green was exempt from enclosure and retained for the pleasure and ornament of surrounding houses. This prevented further development of the Green and ensured the semi-rural surroundings of the houses were retained. The eighteenth century gentry houses continued to be extended and rebuilt during this time.
- During the 1860s and 1870s, the site of Ankerwycke Purnish to the east of the Green was redeveloped as a large neo-Gothic house and subsequently converted into the Royal Indian Engineering College. As part of this educational development,

villas were built for staff facing directly onto the Green in a range of neo-vernacular and Italianate styles.

- The architectural character of Englefield Green principally consists of polite buildings from the eighteenth and nineteenth centuries which are located around the Green. These buildings were designed by architects with the purpose of having an aesthetically pleasing appearance. Vernacular buildings of the eighteenth and nineteenth century also contribute to the character of the area, as do the villas along Coopers Hill Lane owing to their high-quality Victorian design. Street furniture including cast iron style lights, the swing sign and the horse trough also contribute to the architectural interest of the area.

3.3 This Appraisal identifies how the above architectural and historic interest of Englefield Green is evident in the character and appearance of the Conservation Area.



Figure 2: Paul Sandy's 'Tea at Englefield Green' showing how gentry villas around the Green would have appeared c1800.²

² Sandby, Paul, *Tea at Englefield Green*, (c1800), Egham: The Egham Museum. P367. Reproduced by permission of The Egham Museum.

4. Historic Interest

4.1 Pre-Medieval and Medieval Period

4.1.1 The name Englefield Green is believed to have derived from an Anglo-Saxon forest clearing known as 'Ingas open space'. The name has had multiple spellings over time including Hingefelda (967), Ingefild (1291), Yngfelde (1576), Ingefild (1586), Enfield Green (1695) and Enville Green (1800). There have been few archaeological finds in the area.

4.1.2 Englefield Green formed part of the manor of Egham which was owned by Chertsey Abbey until the Reformation. The settlement consisted of a small hamlet set around common land which would have been used for grazing animals such as cattle and sheep. Much of the evidence from this period in Englefield Green's history has now been lost due to redevelopment, with the sole exception of the Green.

4.2 Eighteenth Century

4.2.1 During the eighteenth century, Englefield Green saw a period of significant change owing to its proximity to Windsor. Prior to this, dwellings largely consisted of farmsteads and small cottages housing labourers for farming. These cottages were gradually replaced as members of the gentry built villas and small country houses taking advantage of Englefield Green's pleasant surroundings and easy reach of the Royal Court. These were built by professional architects in polite architectural styles and would have been very different to the vernacular buildings which had sat around the Green previously.

³ Pevsner suggested a date of c.1715, but it is difficult to be any more precise. The Historic Building file held by the county suggests a c.1690 date. The 1717 date is taken from the Englefield Green Picture Book.

Purcell in the Runnymede Local List claim the building dates to c1710 and the same date appears in *Englefield Green in Pictures*, but neither give a source for this date. Map regression appears to show all of the buildings at Crown Farm were pulled down and rebuilt

4.2.2 Dating many of these houses is difficult and relies on documentary, mapping and archaeological evidence. The earliest surviving dwelling is likely The Old House which consists of a pair of seventeenth century cottages with a high-quality Queen Anne façade added in 1717.³



Figure 3: Photograph showing The Old House which has a Queen Anne façade and likely dates to 1717.⁴

at some point between the 1814 Enclosure Map and 1841 tithe map and there is archival evidence of a fire in the 1860s. It is more likely a house was built on this site c1710 and was then later rebuilt.

⁴ Yellan, D, County Planning Department, *Egham, Englefield Green, Middle Hill, The Old House (18C)*, (4th September 1975), Woking: Surrey History Centre. CC1101/3/56/120, Photographic Survey and Record of Surrey. Copyright of Surrey History Centre.

4.2.3 Further development took place during the mid to late eighteenth century as the Royal Court at Windsor grew in importance. Castle Hill was the most notable of the houses constructed during this period for Sir John Elwill MP.⁵ Built in a Gothick style by the architect Stiff Leadbetter between 1758 and 1763, the embattled mansion received much attention and appeared in paintings and engravings by Paul Sandby, Frederick Stockdale and John Hassell. The parkland for the house was later expanded in the nineteenth century following the demolition of a house belonging to a 'Miss Pocock' which faced directly on to the Green. Actress Mary 'Perdita' Robinson, who gained fame as one of George IV's mistresses, lived in Englefield Green during this time.



Figure 4: Paul Sandby's painting of Castle Hill House printed in 1775 showing it from the north-east.⁶

⁵ There are various spellings of Elwill including Elwell, Elvil and Elvill. Elwill is used here.

⁶ Sandby, Paul, *North East View of Sir John Elvil's House on Englefield Green near Egham in Surrey*, (1775), Woking: Surrey History Centre. 8969/843. Copyright of Surrey History Centre.



Figure 5: Stockdale's painting of Castle Hill showing the house set amongst parkland from the viewpoint of the ornamental pond.⁷

4.2.4 Other houses built in the mid to late eighteenth century included Clarence Lodge, Englefield Green House and Bulkeley House. Key features of these villas include sash window units, slate roofs and the use of render. In all cases they faced toward the Green with the most notable examples being located on St Jude's Road, Middle Hill and Coopers Hill Lane. The area would have been a highly desirable place to live and many of these houses were drawn by John Hassell in 1822 and later described by C C Wetton in 1839.

4.2.5 In most cases the villas and small country houses were later extended either with additional bays or storeys and in some cases entirely rebuilt. Service buildings were added to the most notable houses and still survive on some sites, such as the coach houses for

⁷ Stockdale, F W L, *Elvills: The Seat of the Hon W Freemantle MP*, (1827). Woking: Surrey History Centre. PX/56/56. Copyright of Surrey History Centre.

The Old House and Bulkeley House. There were subservient to the main dwellings but were still built to a high architectural standard. In all cases, villas and houses were set in relatively spacious grounds befitting of their grand character. The sole exception to this is Englewick on Barley Mow Road which sits tight against the highway owing to its narrow plot.



Figure 6: The Coach House to The Old House is a subservient building to the main house but is of a high architectural character.⁸

⁸ Yellan, D, County Planning Department, *Egham, Englefield Green, Middle Hill, The Old House, Stable Block (18C)*, (4th September 1975), Woking: Surrey History Centre. CC1101/3/56/122, Photographic Survey and Record of Surrey. Copyright of Surrey History Centre.



Figure 7: Drawing of Clarence Lodge by John Hassell in 1822. Clarence Lodge was one of villas built around the Green in the late eighteenth century.⁹

4.2.6 The growth of Englefield Green in the eighteenth century was almost certainly a factor in improvements to the road network. Most notable of all was a scheme agreed as part of the 1790 Quarter Sessions which saw the highway to Windsor diverted from Virginia Water to go instead via St Jude's Road and Priest Hill. As part of this proposal the road was improved and would have been quite different to the dirt tracks previously used by residents. A coach service is recorded as running through the village from the late eighteenth century.

⁹ Hassell, John, *Torrens*, (1822). Egham: Egham Museum. P2734. Reproduced by permission of Egham Museum. The name 'Torrens' derives from the Torin family who lived at Clarence Lodge at the time.



Figure 8: Map showing the diversion of the highway to Windsor from the previous route via Englefield Green.¹⁰

¹⁰ 'Plan of the Old Road from the Western Turnpike Road over Bishops Gate Heath (Marked A) by Crimp's Hill to Windsor and of the New Proposed Road from the said Western Turnpike to Priest Hill to Windsor (Marked B)', *Surrey Quarter Sessions Records*, (1790) QS2/6/1790/Eas/26/1-2. The map shows the revised route of the new highway. There was no indication that this was ever turnpiked. Properties within Englefield Green are only shown in approximate locations. The previous road is at the top of the image in green and marked 'A'. The improved road is shown in red and marked 'B'.

4.2.7 Despite the large-scale construction of villas and houses, a small number of vernacular buildings survived or were constructed during this period. The most notable example of this being the Barley Mow Inn which dates to the eighteenth century and is identifiable from its weatherboarded exterior. Bulkeley Cottage is another prominent example of a vernacular building in the village and dates to the early nineteenth century. By contrast, other dwellings such as Byways consisted of cottages which were extended and modernised to give the appearance of a polite villa despite containing eighteenth century fabric internally.



Figure 9: Photograph from the 1930s showing cows using Englefield Green for grazing.¹¹

¹¹ Unknown Author, *Cows on the Green*, (1930s). Egham: Egham Museum. P3213. Reproduced by permission of Egham Museum.

4.2.8 Farmsteads to the west of the village also survived this period of change and continued to develop into the nineteenth century. Crown Farm remained active until the 1960s when cows were still regularly grazing on the Green. Despite farming ceasing, both Crown Farm and Castle Hill Farm make a positive contribution to the Conservation Area owing to their appearance as former farmsteads, indicating the historic development of the village.

4.3 Enclosure and Nineteenth Century

4.3.1 In the early nineteenth century the open character of Englefield Green was threatened by enclosure. In response to this threat, it was decreed under the Egham Enclosure Act 1814 that the Green “shall remain open and unenclosed for the Pleasure of the Inhabitants and Ornament of their Residences on the said Green.”¹² This designation of the village Green prevented further development and the area retained much of its the open character. This is evident from the tithe map which shows the village largely as it was in 1814.

4.3.2 Following the 1814 Enclosure Act, new development was forced away from the Green. This included large houses and institutions set in extensive parkland which were very different in terms of scale and architecture to their predecessors. Other development in the local area during this time consisted of labourer’s cottages which were gradually erected around a set of sandpits on Harvest Road. The sandpits were allotted to the poor as part of the Enclosure Award and, as they were worked out, more houses were built in a piecemeal fashion. These cottages have an altogether different character than the gentry houses set around the Green and are not located within the Conservation Area.

¹² Private Act, 54 George III c.153 (1814), *An Act for Inclosing Lands in the Parish of Egham in the County of Surrey*.



Figure 10: Extract from John Rocque's Map of Surrey surveyed c1762 showing the layout of Englefield Green.



Figure 11: Map used as part of the 1814 Enclosure Act for Egham.¹³

¹³ *Ibid.* The map consists of two different sheets which have been merged together to show how Englefield Green appeared c1814.



Figure 12: Egham tithe map from 1842 showing very little change around the Green following the Enclosure Act.

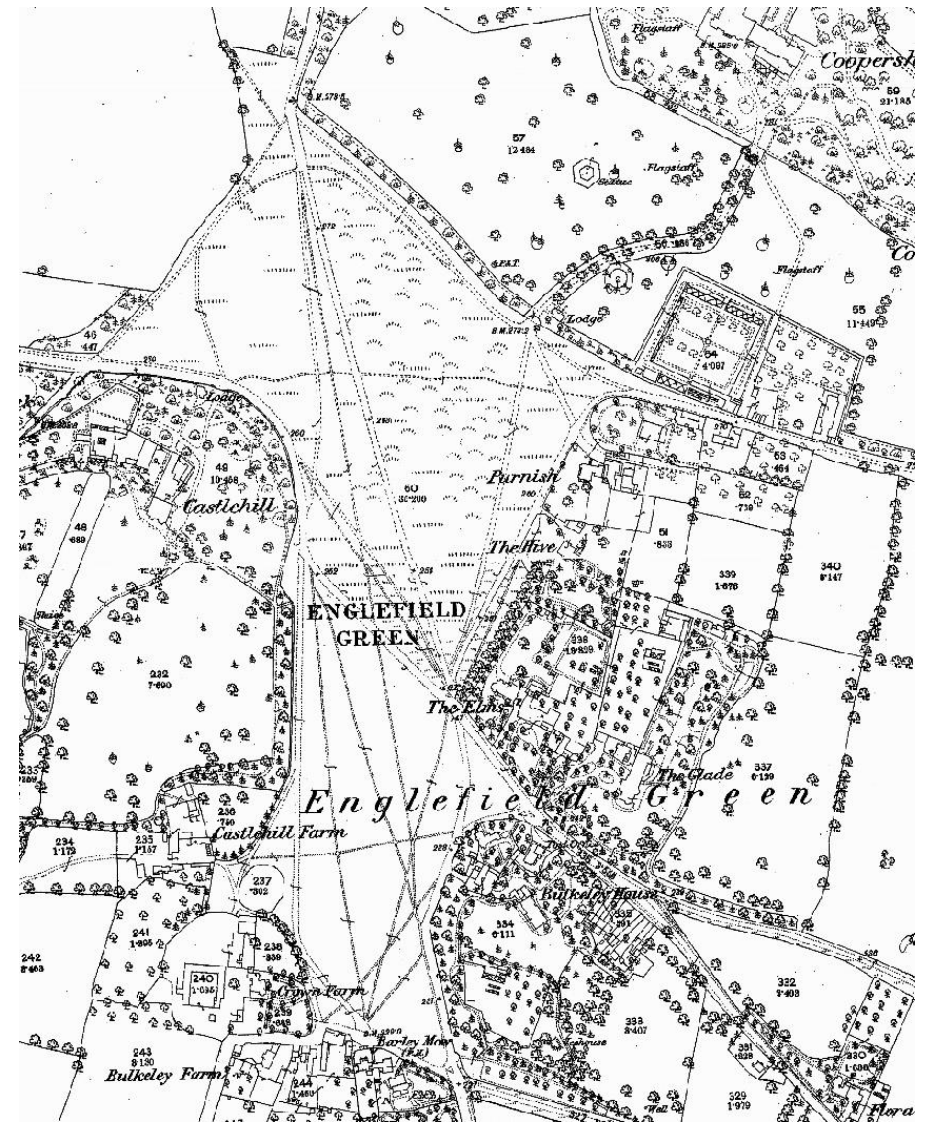


Figure 13: Ordnance Survey Map from 1869 showing the development of Englefield Green. Part of the Royal Indian Engineering College is shown constructed for the first time.

4.3.3 While most new development during this period was located away from the Green, the exception to this was the former Royal Indian Engineering College. Constructed on the site of Ankerwyke Purnish, the main college building was constructed as a mansion for 'Baron' Albert Grant c1865 in a neo-Gothic style. Following his bankruptcy c1870, it became the Royal Indian Engineering College and was extended by the architect Matthew Digby Wyatt.¹⁴ While the main building itself is some distance from the Conservation Area, a set of handsome neo-vernacular style villas were constructed along Coopers Hill Lane to house senior staff for the college. These are of good architectural quality, although they are quite different to the earlier eighteenth century dwellings in the Conservation Area.

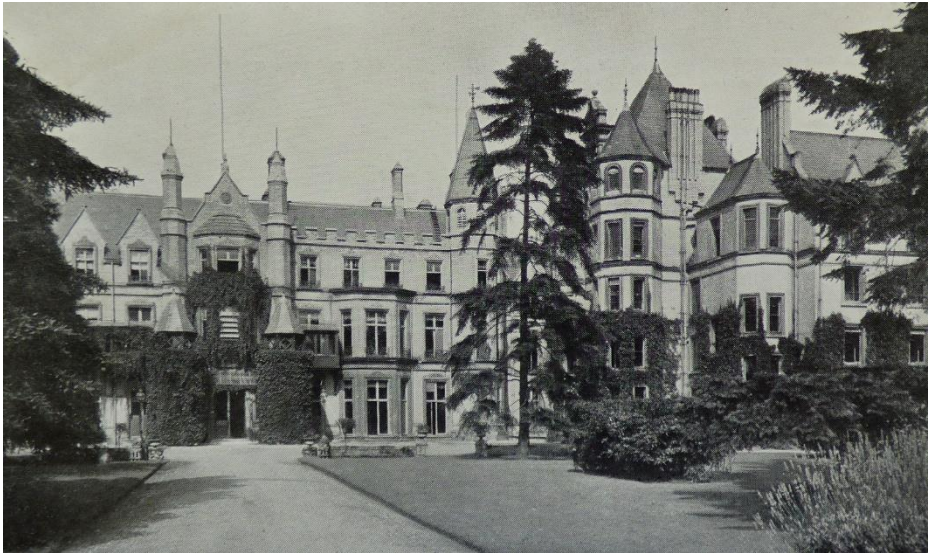


Figure 14: Postcard photograph showing the Royal Indian Engineering College constructed in a neo-Gothic style.¹⁵

¹⁴ Different sources ascribe dates between 1870-1873 for the purchase and opening of the Royal Indian Engineering College. The earliest date has been used here.

¹⁵ Surrey Education Committee, *Royal Engineering College, Coopers Hill*, (1905). PC/56/66/2. Woking: Surrey History Centre. Copyright of Surrey History Centre.

4.3.4 To the north of Englefield Green, the last duel in England took place on the 19th October 1852. Emanuel Barthelmey fatally shot Frederic Cournet who was brought to the Barley Mow Inn on a makeshift stretcher. This was a notable event in the history of Englefield Green although there is no physical evidence of this today.

4.3.5 There were a small number of public realm improvements in Englefield Green during the nineteenth and twentieth centuries. These include the installation of cast iron gas lights, a horse trough and a swing sign. The current horse trough is a 1931 replacement of an earlier fountain which was deemed to be too ornate and damaged shortly after it was erected.



Figure 15: Postcard showing Englefield Green in the early twentieth century when houses overlooked the Green. The lantern and horse trough can be seen in the background.¹⁶

¹⁶ Unknown Author, *Englefield Green*, (1911). Egham: Egham Museum. P717. Reproduced by permission of Egham Museum.

4.4 Twentieth Century and Recent History

4.4.1 During the first half of the twentieth century there was relatively little development around the Green. A pair of lodges for Ridgemean designed by the architect Robert Lutyens were constructed in 1938. To the south of the Green, The Old Vicarage was built in 1931 by the architect Arthur Campbell-Martin. Campbell-Martin was notable for designing small and medium sized country houses. The cricket pavilion on the Green was added in 1956.

4.4.2 More large scale development took place following the Second World War, predominantly in the grounds of the grand eighteenth century houses. In 1954 permission was granted to erect houses in the grounds of Clarence Lodge which today form Clarence Drive. Woodsleigh on St Jude's Road and Hollycombe on Coopers Hill Lane were also both demolished and subdivided into building plots in the late 1960s. It was only subsequently that Englefield Green was designated a Conservation Area in 1970. In 1975, permission was granted for the subdivision of the land at Bulkeley House. As part of this application significant care and attention was given to the retention of trees along St Jude's Road to prevent harm to the character and appearance of the Conservation Area.

4.4.3 The Barley Mow Garage was replaced with The Carriages around 2000. In more recent times, permission was granted for the redevelopment of the two late nineteenth/early twentieth century villas to the north-west of the Conservation Area to form the Cheval Manor site. To the north-east of the Conservation Area the Royal Indian Engineering College has been redeveloped into a mix of high-end apartments and affordable housing.

4.4.4 Despite all these changes, Englefield Green retains its character and appearance as a village with small country houses and large villas built by members of the gentry in the eighteenth and nineteenth centuries.



Figure 16: Photograph of Barley Mow Road taken in July 1966 showing Byways, Barley Mow Garage, the Barley Mow Inn, Englewick and the Coach House.¹⁷

¹⁷ Yellan, D, County Planning Department, *Egham, Barley Mow Road, The Barley Mow Inn (18C), Englewick & Coach House (early 19C)*, (1st July 1966), Woking: Surrey History

Centre. CC1101/3/56/77, Photographic Survey and Record of Surrey. Copyright of Surrey History Centre.

5. Character Assessment

5.1 Location, Topography and Geology

5.1.1 Englefield Green is a village in the north-west corner of Surrey, less than half a mile from the border with Berkshire. To its west is Windsor Great Park, a Royal Park which was historically the hunting ground for Windsor Castle. Access to the park from Englefield Green is via Bishopsgate Road where the entrance is marked by a set of gates. Much of the area to the west of the Conservation Area is open and undeveloped.

5.1.2 To the north of Englefield Green, Priest Hill runs through largely open areas which have a rural character. This same character is evident in Runnymede to the east which is famous for the sealing of the Magna Carta in 1215. A number of important historic sites including the Air Forces Memorial and John F Kennedy Memorial are located here. Runnymede is most easily accessed by car via Priest Hill to the north, although there are a number of footpaths providing access up the steep slope including via Coopers Hill Lane.

5.1.3 To the south-east of Englefield Green is Egham, approached via Tite Hill and Middle Hill. Historically, traffic would largely have avoided Englefield Green and travelled along the Egham and Bagshot turnpike, which is now the A30. This changed as a result of the 1790 Quarter Sessions which provided a much easier route through Englefield Green toward Windsor along Priest Hill.

5.1.4 Immediately to the south of the Green is the Victorian settlement of Englefield Green, which started life as a mid-nineteenth century development around Harvest Road, South Road, Victoria Street and Priest Hill, known on some maps as 'New Egham'. As a result of further housing, the settlement has merged with Egham to the south-east despite having its own distinctive development. Northcroft Road

to the south-west provided access to many of the rural farms in the area, some of which have now been developed for housing.

5.1.5 The boundaries of the Conservation Area are relatively well formed, consisting of properties around the edge of the Green. The north, east and west are mostly soft wooded boundaries. To the south there is a hard boundary created by modern housing which butts up against properties that face directly onto the Green.



Figure 17: Planting helps create soft boundaries for the Conservation Area, as is the case on Priest Hill where the surrounding rural character transitions into the village settlement.



Figure 17: Suburban housing creates a hard boundary for the Conservation Area where it suddenly stops and open character of the Conservation Area becomes evident.

5.1.6 The topography of the Conservation Area itself is largely flat, which made it ideal for farming and building houses. To the north and east this changes dramatically with a steep decline toward Egham and Runnymede. Beyond this the River Thames forms the county boundary line and the land becomes predominantly marshy.

5.1.7 Englefield Green is located on Bagshot Formation geology, which consists of sands and deposits of gravel. The formation contains very little useable stone, although there are occasional flints, chert pebbles, ironpan conglomerate and sarsen stone as part of the wider Bracklesham Group. Owing to the geology there are no stone buildings within the Conservation Area.

5.2 Street and Plot Pattern

5.2.1 The street pattern in the Conservation Area predominantly consists of the roads which run around the edge of the Green. These

include Castle Hill Road, Coopers Hill Lane, St Jude's Road, Barley Mow Road, The Green and Bishopsgate Road. Both Bishopsgate Road and St Jude's Road bisect the Green following historic track routes which have subsequently been improved.

5.2.2 The widths of these roads vary with the narrower lanes reflecting the smaller trackways which used to provide access around the village. By contrast St Jude's Road and Priest Hill is much wider due to improvements made in c1790 as part of a scheme agreed by the Quarter Sessions. The 1869 Ordnance Survey map shows the routes of historic trackways across the Green.



Figure 18: Most houses in Englefield Green are set back from the highway in spacious plots.

5.2.3 The majority of houses within the Conservation Area are set in spacious irregular plots which face directly toward the Green. The frontages of these house vary and demonstrate the piecemeal development of the Conservation Area. These houses tend to be set back from the Green with service buildings such as coach houses or

lodges located closer to the highway. The houses would originally have been set in wider landscaped gardens, some of which have been developed.

5.2.4 In contrast to most houses within the Conservation Area, the buildings along Barley Mow Road have a finer grain and are set in narrower plots. The Barley Mow Inn is one of the few non-residential buildings within the Conservation Area and its appearance, as well as its adjacent service building, are indicative of the former stagecoach service which operated from the village.



Figure 18: The buildings along Barley Mow Road are set hard against the pavement in contrast to many of the villas.

5.2.5 To the north-east, the villas on Coopers Hill Lane have a much more homogenous appearance and are set in regular plots, indicative of their construction for the former Royal Indian Engineering College. Crown Farm and Castle Hill Farm also differ from other houses in the Conservation Area as their frontages face inwards with dwellings set around former yards.

5.3 Public Realm and Open Spaces

5.3.1 The Green forms the principal open space within the Conservation Area and consists of two distinct areas. The southern part forms a wide open area of grass used for cricket and other sports as well as fairs. To the north is a wooded area used predominantly for walking. The Green is very much at the centre of public realm in the village. The soft edges to the Green and undeveloped character give the area a semi-rural appearance which contributes strongly to the Conservation Area.



Figure 18: Trees and planting in Englefield Green form an important part of the area's semi-rural character.

5.3.2 In addition to forming part of the wooded area of the Green, trees and shrubs make a positive contribution to the Conservation Area through boundary treatments. In many cases these hide later housing developments and reinforce the semi-rural character of the area. Trees feature prominently in views along Middle Hill, St Jude's Road,

The Green and Coopers Hill Lane where a variety of species are used including beech, birch, chestnut, hornbeam, oak and Scots pine.

5.3.3 Individual specimen trees also make a strong contribution to the character and appearance of the area. This includes the oak tree on the corner of St Jude's Road and Middle Hill, the trees at the intersection of Coopers Hill Lane and those to the south of the Green.



Figure 19: The oak tree at the corner of St Jude's Road and Middle Hill makes a strong contribution to the character and appearance of the Conservation Area.

5.3.4 In keeping with the semi-rural aesthetic of the area, there are few specific planting schemes within Englefield Green. The exceptions to this are the plants outside the Barley Mow Inn which is the only commercial building within the Conservation Area.

5.3.5 Paving in Englefield Green is relatively simplistic, which is reflective of the semi-rural appearance of the area. Paths are largely tarmac with either cement or granite kerbstones. In places, the edge of the Green does not have any kerbstones indicative of its origins as common land. Brick paviments and gravel are often used for driveways in keeping with materials used locally. The only historic paving in the Conservation Area are the sandstone setts outside The Barley Mow and Englewick which are typical of nineteenth century paving.



Figure 20: The sandstone paving setts outside Englewick are the only examples of historic paving in the Conservation Area.

5.3.6 Street furniture within the Conservation Area is largely designed to reflect the semi-rural appearance of the area. This includes benches, bins and bollards most of which are in timber and use simplistic forms. The locally listed horse trough also reflects this element of the character and appearance of the Conservation Area.

5.3.7 In contrast to the semi-rural street furniture, there are nineteenth century cast-iron style streetlights throughout the Conservation Area. The most notable example of these lights exists at the corner of Bishopsgate Road and St Jude's Road and may pre-date the others. While these are more typical of an urban settlement, in this instance the streetlights reflect the high status of Englefield Green in the nineteenth century and contribute to the character and appearance of the area.

5.4 Building Types and Uses

5.4.1 There are a high proportion of residential buildings in the Conservation Area as most commercial properties were built to the south. The exception to this is the Barley Mow Inn, which is the only public house in the Conservation Area. The cricket pavilion and associated children's playground to the west of the Conservation Area also have a leisure rather than residential use. The Barley Mow Inn and cricket pavilion are the centre of activity within the village.

5.5 Building Scale and Massing

5.5.1 Buildings in the Conservation Area range between one and three storeys. Most of the houses built by the gentry were initially constructed as two storey buildings with some, such as Englefield Green House and Clarence Lodge, later extended to a third storey. Only the grandest villas were built to this scale in the eighteenth century. In contrast, the nineteenth century villas on Coopers Hill Lane were built to three storeys, representing their later construction than the gentry houses.

5.5.2 By contrast to the larger villas, the farm buildings to the west of the Conservation Area are predominantly single storey in keeping with their agricultural usage. This makes a positive contribution to the Conservation Area. Most buildings within the Conservation Area are two storeys.

5.5.3 Almost all dwellings within the Conservation Area are detached and sit within spacious plots. Despite some of the eighteenth century villas being extensive, their bulk and massing tends to be broken up through bay windows, decorative detailing and setting back extensions to create more pleasing architecture. The villas on Coopers Hill Lane are linear in plan with narrow elevations facing the highway, in contrast to their earlier counterparts.



Figure 21: The villas on Coopers Hill Lane have a different massing and scale than their eighteenth century counterparts. The villas are constructed in a lighter buff coloured brick and the boundary walls in a light orange colour.

5.6 Building Materials

5.6.1 By far the most common material within the Conservation Area is brick. Where it is exposed, brick is most commonly red or orange coloured, particularly for outbuildings, farm buildings and boundary walls. The villas and The Mews buildings on Coopers Hill Lane are an exception to this which use a buff-coloured brick, similar to that on the stable block and bothy for Castle Hill.



Figure 22: Bulkeley House is one of the many rendered villas in the Conservation Area.

5.6.2 Typically, the eighteenth century gentry houses were decorated with render. The majority of these are now painted white but the buildings could benefit from further research through paint analysis to establish if there was an earlier scheme.¹⁸

¹⁸ The Georgian Group note that Georgian houses during this period would have been unlikely to be painted bright white. If trying to establish the original scheme, getting advice from a paint consultant is the best way forward where paint survives. Changing paint colour may require planning permission and listed building consent.

5.6.3 Vernacular buildings in the Conservation Area were traditionally constructed with timber framing. By the eighteenth century timber framing had become less fashionable as good quality timber became harder to source. Where timber framing was used in Englefield Green, buildings were weatherboarded as is the case with the Barley Mow Inn and Bulkeley Cottage.



Figure 23: Photograph of the Barley Mow Inn showing the range of vernacular materials used in the late nineteenth century including a thatched building on the left.¹⁹

5.6.4 Historic buildings in Surrey traditionally had clay tile roofs prior to the mid-eighteenth century, owing to the availability of clay for tile making. Such tiles were handmade and either orange or red. These roofs required relatively steep pitches for rainwater drainage. By the mid-eighteenth century shallower pitched roofs were more in vogue

¹⁹ Englefield Green Cricket Club, *The Barley Mow*, (c1880). Egham: Egham Museum. P3570. Reproduced by permission of Egham Museum.

and as such slate became the predominant material in Englefield Green. A greater interest in vernacular buildings led to clay tiles being used once again in the nineteenth century. As such, there is a mix of slate and clay tiles within the Conservation Area. Historic photographs show a set of thatched stables at the Barley Mow, although no thatched buildings survive in Englefield Green.

5.7 Architectural Details

Windows

5.7.1 Windows within the Conservation Area are predominantly timber sash window units. Sash windows first appeared in England in the late seventeenth century with glazing bars separating panes of crown or cylinder glass. After 1850, plate glass became more common and, owing to the greater weight of the glass, 'horns' were needed to provide strength to the meeting rail on the top sash. As such, earlier examples of sash windows can often be identified from the lack of horns and smaller panes of glass, notable examples being those on the Barley Mow Inn and Englewick. The earlier windows tend to be six over six units, whereas later windows have fewer glazing bars because of the increased size of glass panes.

5.7.2 Timber casement windows also feature within the Conservation Area. Historically, these were in less important rooms or buildings such as coach houses. During the nineteenth century, casement windows become more commonplace and feature on later buildings within the Conservation Area. Such windows should have even sightlines, in keeping with the traditional opening mechanism for casement windows, and no fanlights.



Figure 23: Examples of traditional six over six sash windows without horns in the Conservation Area.



Figure 24: Two sets of casement windows on a building within the Conservation Area. The one on the right has even sightlines.

5.7.3 There are few non-traditional windows throughout the Conservation Area. Where windows such as rooflights or uPVC units are visible from the highway they cause harm to the character and appearance of the area owing to their non-traditional appearance.

Doors

5.7.4 Doorways and porches vary significantly throughout the Conservation Area. The most notable are classically inspired with six panel doors on the front elevation where they form part of the design symmetry. Later houses use a variety of timber framed porches including those with a faux vernacular style such as the villas on Coopers Hill Lane.



Figure 25: An example of a classically inspired porch with a six panel door and eighteenth century style fanlight.

Roofs and Chimneys

5.7.5 The roof forms of buildings within the Conservation Area make a strong contribution to its character and appearance. In most cases they are pitched with their form revealing their historic and architectural interest. There is a wide range of roof pitches throughout the Conservation Area with many of the earlier buildings having a shallow pitch reflecting the architectural fashion of the time and later buildings having a steeper pitch. Clay tile roofs tend to be the exception to this as they require a much steeper pitch as evident from The Old House and the Barley Mow.

5.7.6 Owing to the double fronted appearance of many of the houses within the Conservation Area, there are few gables facing directly on to the Green. Where these appear, they are typically faux timber framed such as the houses on Northcroft Road. Byways is an exception which has ornate barge boards. Hipped roofs are the most common roof form.

5.7.7 In keeping with the eighteenth and early nineteenth century aesthetic of the Conservation Area, chimneys are largely plain and undistinguished. An exception to this is The Vicarage which has high chimney stacks set at an angle in keeping with the Arts and Crafts idiom. The chimney stacks on The Coach House on Coopers Hill Lane are also decorative with panels of render forming a linear pattern.



Figure 26: The Old Vicarage has an ornate chimney stack typical of the Arts and Crafts period.

Decorative Details

5.7.8 Decorative details within the Conservation Area are largely limited to classical porches on the gentry houses. The most notable exception to this is the brick corbel decoration to the eaves of the Coopers Hill Lane villas and Castle Hill Stable Block. The schemes are both highly ornate and representative of neo-Gothic and Italianate architecture in the mid to late nineteenth century. Both sets of buildings also feature carved brick panels to add extra interest to their elevations. Similar decoration can also be seen on the gateway to The Mews on Coopers Hill Lane.



Figure 27: Castle Hill Stables features highly ornate brick and terracotta decoration on its gable and as part of its string course.

5.8 Boundary Treatments

5.8.1 Hedges and trees form the majority of boundary treatments around the Conservation Area, where they reinforce the semi-rural character of the area. These are particularly prominent around the edge of the Green, where they obscure close boarded fences.

5.8.2. High close boarded fences should be avoided as they are more typical of suburban areas and do not reflect the semi-rural appearance of the area. The picket fence to The Old House makes a positive contribution to the character and appearance of the area.

5.8.3 Later development in the Conservation Area relied on brick walls to form boundaries. This includes the former Royal Indian Engineering College, which has a high brick wall with dog tooth decoration along Coopers Hill Lane. The brick wall boundary to Crown House is also notable and may indicate a later period of development.

5.8.4 There are few examples of railings within the Conservation Area owing to its semi-rural appearance. The exception to this is at Englewick, which is set hard against the highway. There are a small number of metal vehicular gates around the Conservation Area, but none are particularly historic. Other gates have a traditional five bar format, in keeping with the character and appearance of the Conservation Area.



Figure 28: Hedges and timber five bar gates form the boundaries of many sites and reflect the character and appearance of the area.



Figure 29: Exposed close boarded fencing can have a suburbanising impact on the Conservation Area.



Figure 30: Historic walls make an important contribution to the Conservation Area.

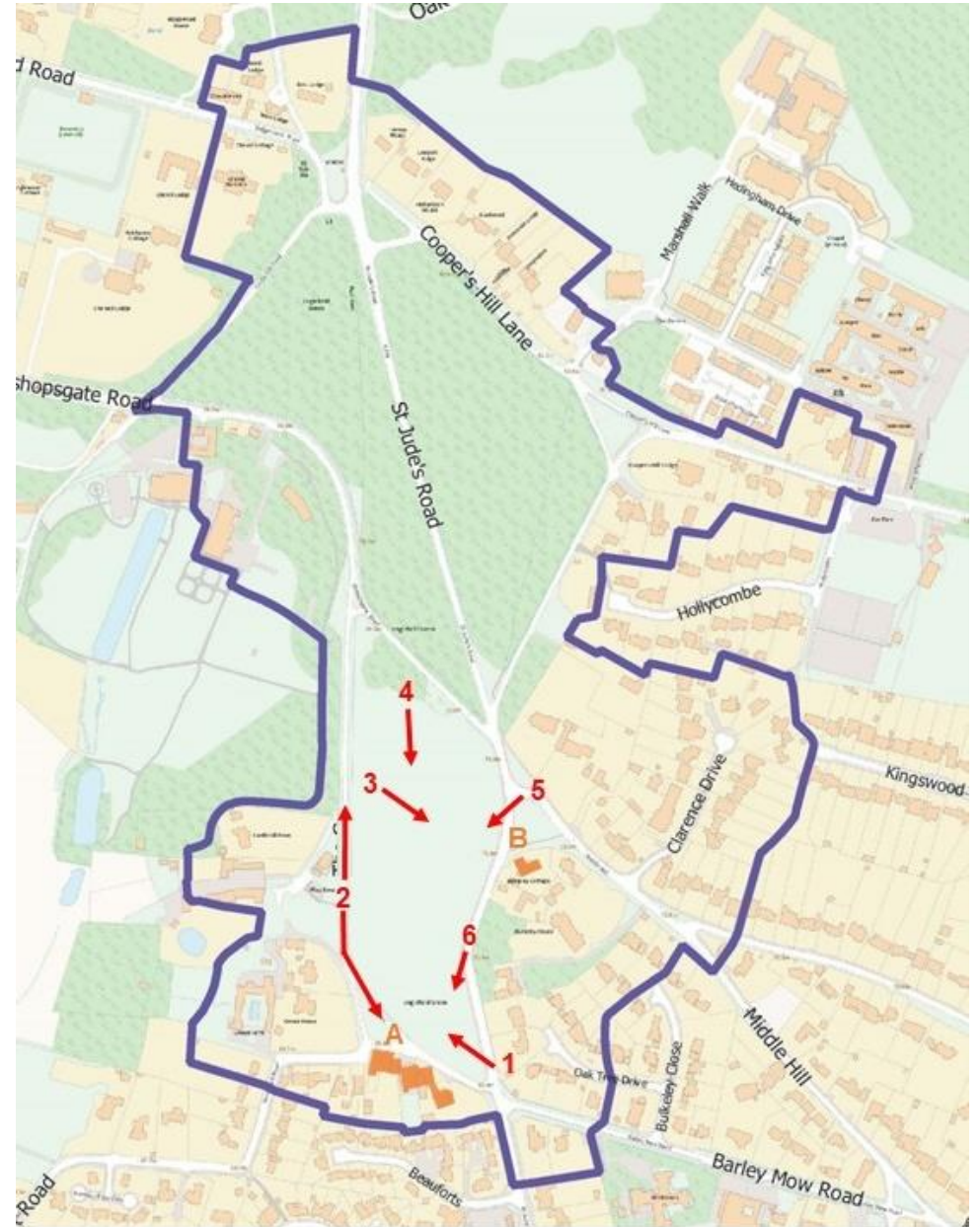
5.9 Important Views and Landmark Buildings

5.9.1 Particular views allow the character, appearance and wider setting of the Conservation Area to be appreciated. Figure 31 shows the key views within the Conservation Area (marked in red). This does not mean that other views within the Conservation Area are unimportant, only that those highlighted below are the most significant. Views are not necessarily static and can be kinetic, changing as one moves from one point to another.

5.9.2 As much of the Conservation Area is wooded, there are few important views within the Conservation Area. These are predominantly focused on the set of buildings facing the highway on Barley Mow Road. Other views focus on notable buildings across the Green which reveal the development of the Conservation Area.

5.9.3 Figure 31 also identifies landmark buildings within the Conservation Area. Landmark buildings are sites which clearly stand out as part of views within the Conservation Area but are not necessarily the most historically important. Only two sets of landmark buildings have been identified because most notable houses are now hidden within sets of trees.

Figure 31: Key views (numbered) and landmark buildings (lettered) within Englefield Green Conservation Area.



Important Views

5.9.4 View 1: The Green from St Jude's Road.

- Panoramic from St Jude's Road which looks across the Green, taking in the edge of the buildings on Barley Mow Road and the cricket pavilion. The view demonstrates the importance of the Green for the pleasure and ornament of the surrounding houses and its role as an open space.



Figure 32: View 1 looking across the Green toward the cricket pavilion from St Jude's Road.

5.9.5 View 2: Kinetic Views along The Green (South)

- Kinetic views moving toward and away from the landmark buildings on Barley Mow Road along The Green. Heading south, the view provides an appreciation of these buildings and their strong presence in the street scene.



Figure 33: View 2 looking along The Green toward Barley Mow Road.

View 2: Kinetic Views along The Green (North)

- Heading north the kinetic view provides an appreciation of the historic nature of the Green as former common land. The lack of any kerbstones reinforces the rural character of the area.



Figure 34: View 2 looking north along The Green.

5.9.6 View 3: Bulkeley Cottage from The Green.

- Panoramic view from The Green, which provides a good viewpoint of Bulkeley Cottage. The view demonstrates the historic development of Englefield Green, which at one point had a range of dwellings looking directly over the former common land, almost all of which are now hidden behind trees and hedges.



Figure 35: View 3 looking across the Green toward Bulkeley Cottage showing the prominence of the building.

5.9.7 View 4: The Green toward Landmark Buildings A and B

- Panoramic view from the northern part of the Green looking south toward Landmark Buildings A and B. Similar to View 3, the view provides an indication of the historic development of the Conservation Area which once had dwellings looking over the Green.



Figure 36: View 4 looks across the Green toward Landmark Buildings A and B.

5.9.8 View 5: The Green from Middle Hill.

- Panoramic view from the junction of Middle Hill and St Jude's Road across the Green, taking in the landmark buildings on Barley Mow Road and the cricket pavilion. As per View 1, it demonstrates the importance of the Green for the pleasure and ornament of the surrounding houses and its role as an open space. The view represents the first seen of the Green when approaching from Middle Hill.



Figure 37: View 5 looking across the Green from Middle Hill showing Landmark Building A in the distance.

5.9.9 View 6: Barley Mow Road from St Jude's Road

- Static view from the bend in the road on St Jude's Road, which provides a strong view of the landmark buildings on Barley Mow Road. This demonstrates the historic importance of these buildings for Englefield Green and their prominence in views across the Green.



Figure 38: View 6 looking across the Green from St Jude's Road toward Landmark Buildings A.

Landmark Buildings

5.9.10 Landmark Buildings A: Barley Mow Road

- The small cluster of buildings on Barley Mow Road have a strong impact on views within the Conservation Area, owing to their prominence, and form a landmark group. From east to west this group includes Byways, The Carriages, Barley Mow Inn, Englewick and The Coach House. The importance of the group is most evident in the Barley Mow Inn which is of high historic interest to the Conservation Area as a former stagecoach stop and the commercial centre of the village.



Figure 39: Landmark Buildings A viewed from the Green.

5.9.11 Landmark Building B: Bulkeley Cottage

- Bulkeley Cottage is the only other prominent building within the Conservation Area. Views of the building provide an appreciation for the historic development of the area, where large houses and their outbuildings had direct views across the Green. The building also provides evidence of the earlier history of the area when vernacular buildings would have been set around the Green.



Figure 40: Landmark Building B viewed from the Green.

5.10 Setting

5.10.1 The setting to the north, east and west of the Conservation Area largely consists of woodland and open fields, which makes a positive contribution to understanding the historic and architectural interest of

the area. Other areas, such as Ridgemoor Road, consist of residential development but their suburban appearance is largely screened by trees and hedges. The playing fields on Coopers Hill Lane are sympathetic to the semi-rural character of the area.

5.10.2 The suburban housing to the south causes harm to the setting Conservation Area by making it difficult to understand the separate development of the area from Egham. The use of trees and hedging limits this harm by creating a softer boundary between the two areas.

5.10.3 Modern development to the east of the Conservation Area causes harm to its setting by detracting from the semi-rural character of the area. This is particularly harmful by The Mews, where modern blocks tower over the quaint Victorian buildings. Opportunities to obscure these buildings better should be sought.



Figure 41: View of The Mews from Coopers Hill Lane showing development causing harm to the setting of the Conservation Area.

6. Audit of Heritage Assets

6.1 Introduction

6.1.1 Englefield Green contains a range of buildings and structures which contribute to the character and appearance of the Conservation Area. Some of these heritage assets are recognised as being significant in their own right through nationally or locally listed status. However, not all buildings and structures meet this high threshold. As a result, it is important to ensure that any heritage assets which make a positive contribution to the area are recognised, and efforts are made to preserve or enhance them as part of the development management process.

6.1.2 As part of the Audit of Heritage Assets an assessment has been carried out to identify the contribution made by buildings to the Conservation Area. This is set out in the following four categories:

6.2 Listed Buildings

6.2.1 Listed buildings are buildings which have been identified as being of special architectural or historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings or structures are assessed by Historic England for listing and designated at either Grade I (the highest), Grade II* or Grade II (the lowest). Such designation not only includes the principal building, but also buildings within its curtilage built before July 1948. Works to all listed buildings (including their interior) may require Listed Building Consent.

6.2.2 The only Grade II* listed house within the Conservation Area is Englefield Green House, which is one of the notable villas surrounding

the Green. The building is said to date from the late eighteenth century but may be a remodelling of an earlier building.



Figure 42: Photograph of Englefield Green House, the only Grade II listed building in the Conservation Area.²⁰*

6.2.3 The Grade II listed villas around the Green include The Old House, Castle Hill, Englewick, Bulkeley House and Clarence Lodge. Various outbuildings and structures, which formerly belonged to these buildings, are also listed as is the Barley Mow Inn and Bulkeley Cottage. Castle Hill Farm Dairy is the only farm building to be listed within the Conservation Area. The full list of nationally listed buildings

²⁰ Yellan, D, County Planning Department, *Egham, Englefield Green, Middle Hill, Englefield Green House (Mid-Late 18C) - Exterior View of Front*, (1st July 1966), Woking: Surrey

History Centre. CC1101/3/56/83, Photographic Survey and Record of Surrey. Copyright of Surrey History Centre.

can be found in Appendix 2. These are identified in purple on the Audit of Heritage Assets map.

6.3 Locally Listed Buildings

6.3.1 Locally listed buildings are ‘undesigned heritage assets’ recognised as part of Runnymede Borough Council’s Local List adopted in 2019. In the event of a planning application, the impact on a locally listed building must be assessed under the NPPF and local plan policy. Locally listed buildings do not require listed building consent for alterations.

6.3.2 The only locally listed buildings within the Conservation Area are Crown House, The Old Vicarage, the Ornate Lamp Post and Horse Trough. These are identified in blue on the Audit of Heritage Assets map. At the time of writing, the first draft of the Englefield Green Neighbourhood Plan has been through public consultation with the Neighbourhood Forum seeking to submit the Plan (under Regulation 16) to Runnymede Borough Council in 2023. Through the development of the Neighbourhood Plan further buildings may be added to this designation

6.4 Positive Buildings

6.4.1 Positive buildings and structures are those which demonstrate many of the features which contribute to the character and appearance of the Conservation Area. This may include their scale, form, use of materials, decorative details, spatial relationship, or features associated with the historical interest of the area or a notable architect or building contractor. Some of these buildings may be worthy of inclusion on the Local List when the document is next reviewed.

6.4.2 As part of this assessment, those buildings which contain fabric that may pre-date the 1814 Enclosure have been identified as positive. These include Byways, Coopers Hill Lodge, Chelsea Lodge and

Stables Cottage. This is solely based on map regression and it is possible that some of these may have been demolished and rebuilt on the same footprint. Aesthetically, they all make a positive contribution to the Conservation Area. These are identified in green on the Audit of Heritage Assets map.



Figure 43: The cast iron lamppost in Englefield Green is one of the four locally listed heritage assets in the Conservation Area.



Figure 44: The horse trough on Englefield Green is also locally listed.

6.5 Neutral Buildings

6.5.1 Neutral buildings are those which have some design features which reflect the character and appearance of the Conservation Area but have other features which do not. For example, a building may have a traditional roof form and be constructed of appropriate brick but have poor detailing, a flat roof garage or not be of any historic interest. These are identified in yellow on the Audit of Heritage Assets map.

6.5.2 No negative buildings have been identified as part of the Conservation Area appraisal.

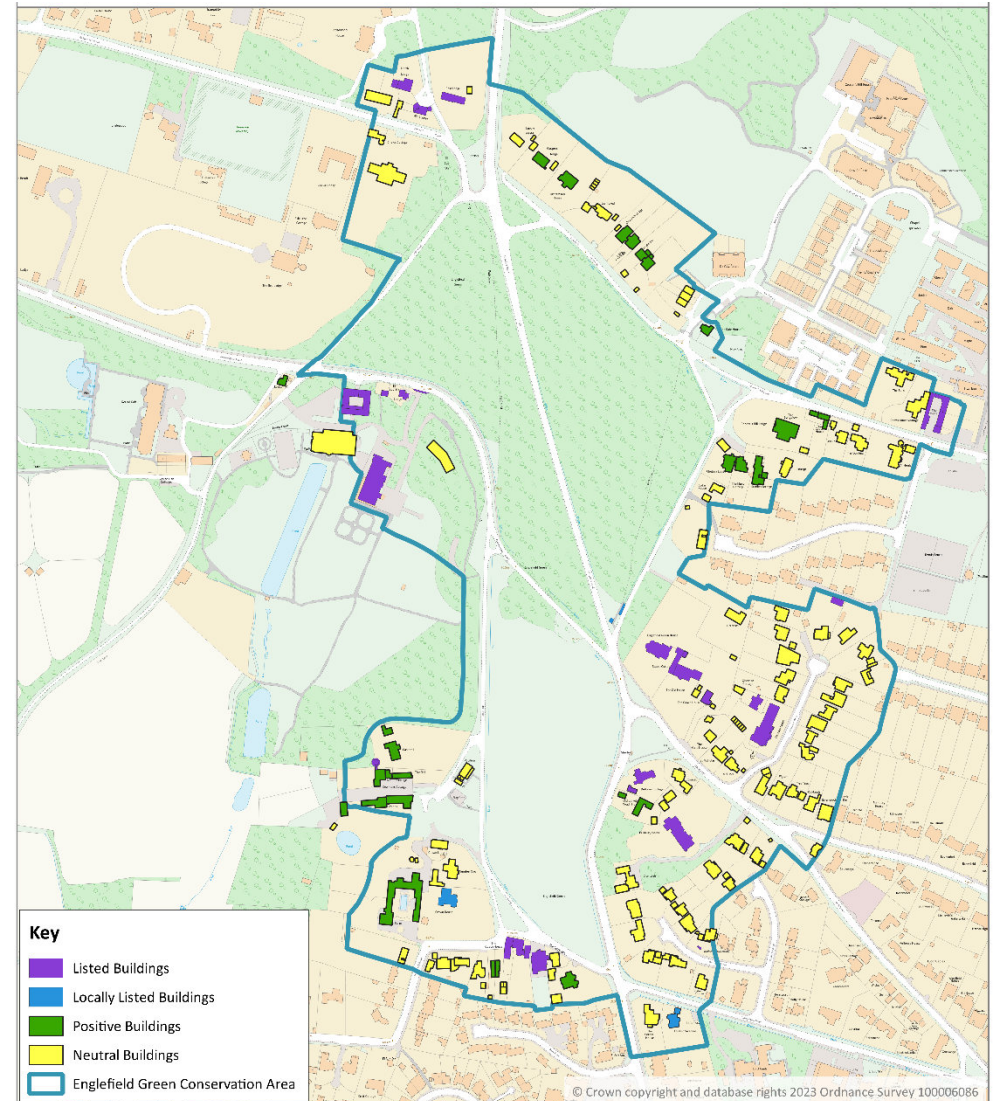


Figure 45: Map showing Audit of Heritage Assets.

7. Street by Street Assessment

7.1 Barley Mow Road and Northcroft Road

7.1.1 Barley Mow Road runs from Egham toward the village, crossing St Jude's Road within the Conservation Area. It makes a sudden turn to become Northcroft Road, which follows the boundary to Crown Farm. The approach to the Green along Barley Mow Road consists of suburban housing, as does Northcroft Road. Both would historically have been open fields.

7.1.2. Most of the buildings on Barley Mow Road abut one another and are tight up against the pavement in contrast to the remainder of the Conservation Area. Englewick, The Coach House and the Barley Mow Inn are the only listed buildings on the roads. The Old Vicarage is locally listed. Byways and Englewick are the only villas on this road, reflective of the plot constraints on this side of the Green

7.1.3 The buildings on these roads form an eclectic mix of vernacular and classical styles with a range of materials including red brick, weatherboarding and render. Roofs are slate or clay tiled. Numbers 1, 1a and 3 Northcroft Road are visible from the Green and have a neo-vernacular style which slightly contrasts with the group, but nonetheless form a pleasant backdrop owing to their good quality design. Buildings are two storeys and those which face the Green are mostly double fronted.

7.1.4 Boundary treatments vary quite significantly along Barley Mow Road and Northcroft Road. To the south-east, boundaries are predominantly soft with a range of good quality trees and hedges. Brick walls feature at Byways and on Northcroft Road and there are a good set of railings outside Englewick. The staircase and satellite dish on the side of The Carriages are rather unwelcome features and do not reflect the faux-traditional appearance of the building.



Figure 46: The buildings on Barley Mow Road form an eclectic mix of styles.



Figure 47: The neo-vernacular houses on Northcroft Road make a pleasant contribution to views from the Green.



Figure 48: The trees along the edge of the Green make a pleasant contribution to the character of the area.



Figure 49: The staircase and satellite dish on the side of The Carriages are unwelcome features within the Conservation Area.

7.1.5 Owing to the narrowness of the road, the south edge of the Green is much more accessible than elsewhere, allowing its inter-relationship with the buildings to be well appreciated. The trees along the southern boundary form an important group while the lampposts and swing sign make a good contribution to the public realm.

7.2 The Green and Bishopsgate Road

7.2.1 The Green runs along the west side of the Conservation Area from Barley Mow Road. The buildings predominantly consist of farmsteads and farmhouses and as such are set back from the Green in more spacious plots. Crown House is the most notable of these, evident in its historic brick boundary wall and protruding Jacobean style gable visible from Barley Mow Road. The cricket pavilion and play area form an area of leisure activity.



Figure 50: The Green is the site of former farmhouses and farmsteads evident in their use of materials and traditional boundaries.

7.2.2 At its northern end, The Green joins Bishopsgate Road which is a historic route from Egham towards Windsor Forest. This has a rural appearance taking in sections of woodland and the Castle Hill Estate. The grounds of Castle Hill form a welcome backdrop to the Green and a transition toward the more wooded parts of the Conservation Area. At the northern end of the estate the stables, bothy and lodge all sit close to the road forming the historic entrance to the site. The lodge building to Round Oak is a further example of a lodge constructed for one of the gentry villas around the edge of the Green. Castle Hill and its associated stables, bothy and entrance gate are the only listed buildings in this area.



Figure 51: The Lodge to Round Oak is typical of lodge buildings around the Conservation Area.

7.2.3 Buildings range from one to two storeys in scale, with Castle Hill having an extra storey representing its grand status. The main materials used in the area consist of red brick and clay tiles, but some of the grander houses such as Castle Hill and Crown House use render and slate. Both dwellings take on classical or other features more in keeping with small eighteenth century country houses. The stables and bothy have an unusual pale yellow brick and terracotta decoration, which reflects their mid to late nineteenth century construction date.



Figure 52: The brick wall to Crown House makes an important contribution to the Conservation Area.

7.2.4 Boundaries are semi-rural consisting of trees and hedges, which make a positive contribution to the Conservation Area. The brick wall to Crown House is an important historic feature. The grandest houses have metal gates, denoting their significance. The farmhouses and their associated buildings have timber gates, reflecting their agricultural history.

7.2.5 As with Barley Mow Road, The Green has a particularly strong relationship with the Green, evident by the lack of kerb stones along the road, which reinforce the semi-rural character of the area. The planters at the entrance to Castle Hill are a nice addition which soften the gatehouse.

7.2.6 Should Round Oak Lodge be added to the Conservation Area, it would be beneficial to encourage the uPVC windows to be replaced with timber units. It would also enhance the Conservation Area if the satellite dish on Castle Hill Lodge could be relocated to a less prominent location where it is not visible from the highway.

7.4. Castle Hill Road and Ridgemean Road

7.4.1 Castle Hill Road and Ridgemean Road form the northern part of the Conservation Area. Castle Hill Road runs between a wooded area and the Cheval Manor site. The road largely has a rural appearance, except for the close boarded fence on its western side.

7.4.2 Ridgemean Road dates to the late nineteenth century when a series of neo-vernacular houses were constructed in relatively spacious plots. A number of these have now been rebuilt as part of the Cheval Manor site, and the only remaining historic structures are the listed lodges, which form the entrance to Ridgemean House. These feature white painted brick, clay pantile roofs and ashlar dressings. All the buildings are two storeys and of a reasonable scale giving the impression of lodges. Boundaries consist of hedges which prevent the area from having too suburban a character.



Figure 53: The close boarded fence along Castle Hill Road has a suburban appearance.



Figure 54: The listed lodge buildings on Ridgemean Road form the entrance to Ridgemean House.

7.5. Coopers Hill Lane

7.5.1 Coopers Hill Lane stretches along the eastern side of the Conservation Area following the boundary of the former Royal Indian Engineering College. The route historically led to Kingswood Lodge, before navigating its way down the hill toward Egham. This still retains a semi-rural character with limited vehicle traffic.



Figure 55: Coopers Hill Lane is narrow and retains some of its semi-rural character.

7.5.2 The street consists of a mix of neo-vernacular and neo-Gothic style buildings constructed in buff brick and some faux-timber framing. In contrast to much of the Conservation Area, the villas to the north are semi-detached. The only listed building is the terraced Mews building at the eastern end of the Conservation Area, which forms a strong boundary before modern university development becomes predominant. The buildings are of a slightly greater scale than the rest of the Conservation Area, going up to three storeys in some places.

A good quality boundary wall follows the length of this road and has been incorporated into the Magna Carta development.

7.5.3 The houses along this road are largely set back from the highway in spacious plots, which reinforce the character of the area. The exceptions to this are the new dwellings at Great Charta Close, which are quite prominent owing to the high density of the development. Consideration should be given to encouraging tree planting along the southern boundary to the site to reinforce the semi-rural character of the area.



Figure 56: The high density of development of Great Charta Close urbanises the setting of the Conservation Area.

7.5.4 An offshoot of Coopers Hill Lane runs to the south-west along the wooded part of the Green. The junction of Coopers Hill Road includes a small area of open space planted with trees that makes a pleasant contribution to the character of the Conservation Area. A further wooded section formerly associated with elm trees is at the southern end of the lane.

7.5.5 The boundaries along this road include exposed close boarded fences which give the area a suburban feeling and detract from the Conservation Area. In other places large driveways further contribute to this suburban character and cause harm to the area. Planting hedges along part of this road should be encouraged to help enhance the semi-rural character of this road.

7.5.6 The houses along this part of Coopers Hill Lane are a mix of former villas and later dwellings, some of which are accessed via Hollycombe from the east. In terms of materials, slate and render are the most common, but other materials such as brick and tile also appear.



Figure 57: Double-width driveways and exposed close boarded fencing contribute to the urbanisation of the Conservation Area.

7.6. Middle Hill and Clarence Drive

7.6.1 Middle Hill features the most listed villas within Englefield Green including Englefield Green House, The Old House, Clarence Lodge and Bulkeley House. Both Clarence Cottage and The Coach House are also on this road, taking the total number of listed buildings to six. The largest of these buildings are three storeys, but the majority are only two. As with other villas in the area they are mostly set in spacious grounds, although in some cases this has been subdivided into housing.



Figure 58: The picket fence to The Old House makes a pleasant contribution to the character and appearance of the area.

7.6.2 Materials within Middle Hill range from exposed brick and clay tile roofs to slate and render. There are a small number of examples of faux-timber framed buildings and one weatherboarded building.

7.6.3 Boundaries are predominantly hedging and planting with boundary fencing obscured behind. A white picket fence follows the boundary along The Old House and makes a quaint contribution to the character and appearance of the area. On other sites planting has recently been removed which has had the unfortunate effect of creating a suburban appearance and detracting from the semi-rural aesthetic of the Conservation Area. Modern brick boundary walls have been permitted for other sites, again detracting from the area.



Figure 59: The boundary to Clarence Lodge consists of trees and hedges in keeping with the semi-rural character of the area.



Figure 60: The removal of planting has had a suburbanising impact on some parts of the Conservation Area. In time the new planting will obscure the fence.

7.6.4 Clarence Drive is accessed off Middle Hill and is the site of the former gardens to Clarence Lodge. The houses on this road are in a much higher density than the rest of the Conservation Area and have a consistent building line, creating a suburban appearance. The style of dwellings varies significantly and does not reflect the character and appearance of the Conservation Area. A number of trees survive from the Clarence Lodge site and it is recommended these are considered for Tree Preservation Order status.

7.7 St Jude's Road, Oak Tree Drive and Bulkeley Close

7.7.1. St Jude's Road runs through the centre of the Conservation Area and was improved in the late eighteenth century to provide improved access to Windsor. At its northern end it meets Priest Hill. To the south it forms an important boundary for the Green. It is often busy with relatively fast-moving traffic which is a detriment to the

setting of this important open space. The oak tree at the junction of St Jude's Road and Middle Hill makes an important contribution to the character of the area.

7.7.2 Only two buildings are visible from St Jude's Road which are Bulkeley Cottage and the Coach House, both of which formerly belonged to Bulkeley House. Bulkeley Cottage, the only listed building on this road, is particularly prominent and forms a focal point within the area. Materials include brick, weatherboarding and clay tiles. In terms of scale both buildings are two storeys and are set in slightly less spacious grounds than their villa counterparts reflecting their more subservient history.

7.7.3 Behind St Jude's Road is Oak Tree Drive and Bulkeley Close. These roads date from the 1970s as part of a housing estate constructed in the grounds of Bulkeley House. While there is consistency in materials between these properties, as with Clarence Drive, they have a rather uniform building line and high density reflective of their suburban character. There is a listed icehouse in the grounds of 4 Oaktree Drive, which would have historically been used for storing ice for Bulkeley House. It is now entirely obscured by planting.

7.7.4 The most significant contribution made by these properties to the Conservation Area is through reinforcing the semi-rural character of the Conservation Area through tree and hedging boundary along St Jude's Road. These boundaries continue along to the Coach House and Bulkeley Cottage where timber and small ironwork gates demonstrate the humble character of the dwellings in comparison to the larger gentry villas.



Figure 61: The houses in Oak Tree Drive and Bulkeley Close do not reflect the character and appearance of the Conservation Area.

8. Issues and Opportunities

8.1. Introduction

8.1.1 This section looks at issues and opportunities which could be addressed to preserve and enhance the character and appearance of the Conservation Area. Overall, Englefield Green Conservation Area is in a very good condition and as such the recommendations are fairly limited. The proposals identified here respond to issues noted as part of the appraisal, or points raised during the initial consultation.

8.2. Setting

8.2.1 One of the greatest challenges to the character and appearance of the Conservation Area is to its setting. While there are some aspects which are beyond the control of the planning authority and local community, such as aircraft noise, there are other aspects which can be managed. New development around the edge of the Conservation Area should not detract from the semi-rural appearance of the area and be carefully designed to respect what is important to the character and appearance of Englefield Green. This may include reducing the scale and massing of new buildings, setting them back from the highway and requesting sufficient tree provision. Ensuring appropriate materials are used is also important but should not be used as a substitute for poor design.

8.3. Boundary Treatments

8.3.1 Boundaries should continue to reflect the semi-rural character and appearance of the Conservation Area. Predominantly these should be of trees or hedges with close boarded fencing behind where necessary. Exposed close boarded fencing should be avoided to prevent the area from having a suburban feeling. New brick walls should, in most cases, not be supported to prevent urbanisation. Historic brick boundary walls should continue to be maintained. Picket

fences may be considered appropriate. Railings should only be acceptable where there is a precedent.

8.3.2 Driveways should ideally be gravel dressed or laid with brick paviours. Vehicular gates should be timber with brick piers, where they are considered necessary. Metal vehicular gates should generally be avoided. Efforts should be made to obscure parking behind hedging and prevent leaving open gaps in boundaries, which can harm the semi-rural character of the area.

8.4 Windows and Doors

8.4.1 Owing to the high number of listed properties around the Conservation Area, there are few inappropriate alterations to buildings around the Green. In general windows and doors should be timber and should be correctly proportioned, such as having even sightlines and no fanlights. Aluminium or uPVC units should be avoided if they are proposed as part of the development management process.

8.5. Traffic and Parking

8.5.1 Opportunities to manage traffic through the village could enhance the character of the area. Consideration should be given to lowering the speed limit to 20mph on Barley Mow Road, The Green, Coopers Hill Lane and the southern part of St Jude's Road. This may be worth discussing with the local highway authority, particularly considering there is no path along Coopers Hill Lane.

8.5.2 Parking was noted as an issue during the initial consultation, but problems were not observed during site visits for the Appraisal. Should this continue to be an issue, it should be discussed with the Local Highway Authority who carry out parking reviews across Surrey every twelve to eighteen months.

8.6 Signage

8.6.1 A sign indicating the beginning of the Conservation Area, particularly at the junction of St Jude's Road and Barley Mow Road,

would be a welcome addition, and help identify the historic character of the area. There should be greater consistency over street signs and new road signage, and these should not contribute to visual clutter within the Conservation Area.

8.6.2 A new information board about the history of the area located in a public place on the edge of the Green would be welcome to provide greater awareness of the Conservation Area and its historic development. Historic drawings and photographs should be used in the production of the signage and could be developed as part of a project with The Egham Museum and the Residents Association. This should build on the existing signage at the Barley Mow Inn.

8.7 Public Realm and Planting

8.7.1 The public realm in Englefield Green is largely in a very good condition with consistency in terms of features. Comments received as part of the initial consultation requested more bins, benches and lighting, particularly on the west side of the Green.

8.7.2 Opportunities to plant more wildflowers around the edge of the Green were raised as part of the consultation. This may be considered appropriate, provided it does not interfere with the use of the Green for cricket.

8.7.3. It is strongly recommended that a review of Tree Preservation Orders is carried out on any areas proposed for removal from the Conservation Area.

8.7.4 Clearer footpaths through the wooded areas of the Green linking up with wider paths would help improve the area. This should not be to the detriment of important habitats for wildlife.

9. Management Plan

9.1 Existing Controls Measures

9.1.1 When assessing applications for Planning Permission or Listed Building Consent, Runnymede Borough Council must pay special attention to ensuring changes preserve or enhance the character and appearance of the Conservation Area. This may include asking applicants to revise schemes so they are less harmful to the Conservation Area or do not lead to cumulative harm. The purpose of these control measures is to protect the Conservation Area for the benefit of everyone.

9.1.2. Conservation Area designation means that some permitted development rights are removed for properties in Englefield Green. These rights are mostly set out by the Government under The Town and Country Planning (General Permitted Development) (England) Order 2015. The Order identifies that the following permitted development rights in a Conservation Area are removed and require Planning Permission:

- The cladding of any part of the exterior of a house.
- Extensions to the side of a house and any extension of more than one storey.
- An extension beyond the rear wall of the original dwelling house by more than four metres in the case of a detached dwelling house, or three metres in the case of any other dwelling house.
- The enlargement of a dwelling house consisting of an addition or alteration to its roof, including adding new dormer windows.
- The construction of an outbuilding situated between the side elevation of a dwelling house and its property boundary.
- The installation or replacement of a chimney, flue or soil and vent pipe on a dwelling house which either fronts the highway

or forms part of the principal or side elevation of a dwelling house.

- The installation or replacement of a microwave antenna on a dwelling house which is on a chimney, wall or roof slope which faces onto, and is visible from, a highway.
- Total or substantial demolition of an unlisted building or structure within a Conservation Area, including boundary walls on the highway over one metre and buildings with a volume over 115 cubic metres.
- The installation of surface mounted solar panels on a wall which fronts a highway.
- Putting up advertisements or commercial signage.
- Works to trees which have a diameter greater than 75mm at 1.5m from soil level.

9.1.3 It is a requirement that Runnymede Borough Council takes account of these removed permitted development rights when determining whether works require Planning Permission. The above is not an exhaustive list of all permitted development rights removed as these are reviewed periodically by the Government and further Orders issued.

9.1.4 If there is any doubt as to whether work requires Planning Permission or Listed Building Consent further guidance can be found on the Government's Planning Portal or sought from Runnymede Borough Council. The Council may recommend that applicants apply for a Certificate of Lawful Development to ascertain whether a scheme requires Planning Permission.

9.2 Potential Article 4 Directions

9.2.1 The existing control measures in the Conservation Area ensure that much development which has the potential to cause harm can be prevented through the planning system. However, Runnymede Borough Council can take additional steps to remove permitted

development rights through an Article 4 Direction of The Town and Country Planning (General Permitted Development) (England) Order 2015. These do not necessarily have to be placed on the whole of a Conservation Area and can focus on a geographical area, such as a street.

9.2.2 Article 4 Directions can only be served by a local planning authority where it is necessary to protect the local amenity or wellbeing of an area. This requires sufficient justification, such as evidence of harm to a Conservation Area. This is a resource heavy process which is expensive and time consuming and may ultimately be overturned by the Secretary of State.

9.2.3. Consideration could be given to removing the following permitted development rights in specific character areas owing to the vulnerability of character features:

- The alteration, installation or replacement of doors, porches or windows.
- The erection, construction, improvement or alteration (including demolition) of a fence, gate, wall or means of enclosure such as historic boundary walls.

9.2.4. Should Runnymede Borough Council decide not to serve an Article 4 Direction, it is recommended that this should be kept under review periodically and be reconsidered if circumstances change either locally or nationally.

9.3 Policy Guidance on Conservation and Repair

9.3.1 Carrying out regular maintenance to historic buildings preserves important historic fabric and prevents the need to carry out extensive repairs or replacements. Regular maintenance may include cleaning gutters, removing vegetation, repainting timber windows and doors,

replacing slipped tiles, checking rainwater goods and ensuring air bricks are kept free of any obstructions.

9.3.2 Historic buildings are designed to enable moisture as a water vapour to pass through materials. It is imperative that they remain breathable. Chemical products which prevent heat or water from either entering or leaving a building should be approached with caution as they can often cause long term damage trapping moisture behind historic fabric. Effectively managing water and ventilation is a much more appropriate way of caring for older buildings. If in doubt, advice can be sought from Runnymede Borough Council and the Society for the Protection of Ancient Buildings (<https://www.spab.org.uk/>). There is also guidance on the Historic England website at <https://historicengland.org.uk/advice/technical-advice>.

9.3.3 Where historic fabric does need to be repaired or replaced this should be done on a minimum intervention basis. For example, this may include replacing a rail on a traditional window rather than the whole unit. This will ensure that as much fabric as possible is retained.

9.3.4. When replacing historic fabric or elements of a building, this should be done on a like for like basis. This is not only to ensure the compatibility of materials, but also to prevent harm to the architectural interest of the Conservation Area. Modern materials such as uPVC and aluminium should not be used to replace traditional materials just because they claim to be maintenance free. These will often weather poorly or not have appropriate detailing. Common issues to consider include checking window designs match the original (and do not have protruding trickle vents), ensuring repointing matches the original in terms of materiality and finish (including profile of the mortar) and making sure replacement bricks or tiles are a close match to the original scheme, including any moulded bricks.

9.3.5 Repairs should in principle be reversible and honest so it should be clear what has been done. This is so the original historic fabric of the building can be interpreted.

9.3.6 When trying to reinstate a missing element on a building, this should be based on clear and sound evidence, such as drawings, photographs or plans. Any alterations should have a clear and convincing justification and should not cause harm to the significance of the building.

9.4 Policy Guidance on Design and New Development

9.4.1 As part of the evidence to support the draft Englefield Green Neighbourhood Plan, the Englefield Green Village Neighbourhood Area Design Code (December 2022) has been produced. The Neighbourhood Forum is seeking to submit the Neighbourhood Plan to Runnymede Borough Council in early 2023 under Regulation 16. The Design Code sets out a series of five design principles for the area, which have each then been given identification codes (ID codes) and aligned with the Local Plan Objectives. The ID codes under the principle Character (CH) include a number of areas of relevance for this appraisal including - CH.03 (Heritage), CH.04 (Listed Buildings), CH.05 (Conservation Areas) and CH.08 (Locally Listed and Other Non-Designated Heritage Assets).

9.4.2 The Design Code identifies two distinct character sub-areas within the Conservation Area: The North Edge Character Area (which forms part of the Built-up Area zone) and the Rural Area (which forms part of the Rural Area zone). Within the document there are a set of General Design Codes which apply to both areas. There is also a set of Additional Design Codes for the Rural Area. To comply with the Local Plan and the Neighbourhood Plan, new development in these areas should follow the guidance set out in these documents as well as the Runnymede Design SPD, adopted in July 2021. Further guidance is provided below in line with the Design Code.

9.4.3 Extensions should be of a high design quality and should be subordinate to the principal structure in terms of scale and massing. Setting extensions back, breaking up sections of roof and using alternative materials can all assist in making structures more subordinate and reducing massing. Traditional materials, such as weatherboarding, are highly encouraged. Modern materials should only be used when these are sympathetic. Care and attention should be given to all elements of a building including doors, porches and windows to make sure they are of a high design quality.

9.4.4 The layout of a site should be given careful consideration to ensure it reflects the character and appearance of the surrounding area. In some areas this consists of buildings set back within their own plot, while in others they are tighter against the pavement. Landscaping should sit at the heart of any scheme and careful thought should be given to boundaries to ensure they retain the semi-rural character of the Conservation Area and not lead to the urbanisation of Englefield Green. Excessively wide driveways, close boarded fencing or brick walls should not be supported where they will detract from the appearance of the Conservation Area.

9.4.5 The scale of new buildings should respect the gradual change in height from one site to another. Excessively tall buildings proposed within the Conservation Area, or within its setting, should not be considered acceptable.

9.4.6 Roofs on new buildings and extensions should reflect the traditional forms, pitches and details within the Conservation Area. Dormer windows, where appropriate, should be of a reasonable scale to allow the roof pitch to be appreciated. Roof coverings should reflect their immediate context and be of a high specification. Clay tiles on historic buildings should be handmade and be orange or red in colour. Machine made roof tiles of a dark colour should not be considered acceptable on historic buildings. Flat roofs should be avoided and

should not be supported where planning permission is required. Any proposed change in roof covering should have clear and convincing justification.

9.4.7 The architectural style of new buildings or extensions should draw inspiration from their surroundings and the historic development of individual sites. Schemes should not be permitted if their design cannot be shown to draw clearly on their immediate context. Just because one material or design is used in one part of the Conservation Area, it does not mean it should automatically be allowed in another area. Contemporary designs must clearly demonstrate that they are of a high design quality and must show they are sympathetic to the character and appearance of the Conservation Area.

9.4.8 Buildings and heritage assets which make a positive contribution to the Conservation Area should be retained and protected from inappropriate alteration. Proposals to replace buildings which are considered to have a neutral impact on the Conservation Area should not automatically be considered acceptable.

9.4.9 Solar panels and small wind turbines should be designed so they do not face onto public highways and cause harm to the character and appearance of the Conservation Area.

9.4.10 Key views identified within the Appraisal should be protected as part of any development proposals. The prominence, setting and special interest of landmark buildings and frontages should also be protected. Development which harms either of these should not be considered acceptable.

9.4.11 Development on sites adjoining or close to the Conservation Area should be designed to prevent any adverse impact on its setting. In particular, development to the east of the Conservation Area should be carefully monitored to prevent further harm. Excessively tall structures visible from Coopers Hill Lane (within the Conservation

Area) should be resisted unless appropriate screening can be put in place. To the south of the Conservation Area, the loss of planting and construction of houses hard against the highway should be resisted to prevent urban sprawl.

9.4.12 Outbuildings should be designed not to detract from the dominance of the principal building on a site or result in overdevelopment. Design influence should be drawn from references on the site and high-quality materials should be used to maintain the character and appearance of the Conservation Area.

9.4.13 Development should be mindful of the importance of trees within the Conservation Area and the statutory protection afforded to them. When trees will be lost along the boundary of St Jude's Road, efforts should be made to replace these to prevent harm to the semi-rural appearance of the Conservation Area.

9.4.14 New features such as bins, benches and signage should be integrated into proposals for the Conservation Area and be unobtrusive and well designed. All public realm features should follow Design Standard 25 set out within the Runnymede Design SPD.

9.5 Future Review of Appraisal

9.5.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states it is a duty of the local planning authority to review the designation of the Conservation Area from time to time. This should consider whether the boundaries of the Conservation Area are still appropriate. It is recommended that reviews take place every 5-10 years. This also provides a useful opportunity to review the Appraisal and Management Plan to ensure these are still relevant. Unless there is a recommendation to alter radically the Conservation Area boundary, this should not require a new Conservation Area Appraisal and can be done at officer level by Runnymede Borough Council.

9.6 Summary Recommendations

9.6.1 The following recommendations are proposed to respond to issues identified within the Appraisal and Management Plan. It is the intention that these should be given material consideration against any proposals submitted as part of the development management process:

- Buildings which make a positive contribution to the Conservation Area should be retained and protected from harmful change.
- Key views and landmark buildings and frontages within the Conservation Area should be protected from harmful change.
- The design and construction of new developments or extensions should be of the highest design quality and should be sympathetic to the character and appearance of the Conservation Area.
- Boundary treatments should preserve and enhance the semi-rural character and appearance of the Conservation Area.
- Alterations to buildings within the Conservation Area should be carried out on a like for like basis reflecting original features in terms of form, design and materials.
- Development within the setting of the Conservation Area should preserve the semi-rural character of the area and should not result in cumulative harm.

9.6.2 The following recommendations are proposed to respond to additional matters raised within the Appraisal and Management Plan and do not fall under the remit of the development management process. Each of the following schemes have their own resource implications and it is up to Runnymede Borough Council and

community groups to discuss how best to take these schemes forward.

- The possibility of a sign welcoming visitors to the Conservation Area should be investigated.
- Opportunities for new information boards produced in partnership between community groups, The Egham Museum and Runnymede Borough Council should be investigated.
- Opportunities for further bins, benches and lighting, particularly on the west side of the Green, should be investigated.
- Opportunities for planting wildflowers around the Green should be investigated.
- Discussions should be held with Surrey County Council to review the speed limit on St Jude's Road and Coopers Hill Lane to assess whether this is appropriate.
- A review of Tree Preservation Orders in areas proposed for removal from the Conservation Area should be carried out prior to boundary changes being agreed.
- Consideration should be given by Runnymede Borough Council to serving an Article 4 Direction as outlined under section 9.2.3. This may be considered alongside other recommendations for Article 4 Directions outlined in other Conservation Area Appraisals and Management Plans.
- This document should be reviewed again in 5-10 years' time by Runnymede Borough Council to ensure both it and the boundary are still relevant.

10. Boundary Review

10.1. Englefield Green Conservation Area was last reviewed in 1978. It is a statutory duty for a local planning authority from time to time to review the past designation of Conservation Areas and consider whether the boundaries are still relevant. As part of a review consideration should be given as to whether:

- The original boundary was drawn too tightly.
- The original boundary was drawn too loosely.
- Areas still have a character and appearance which is worthy of preservation and enhancement.
- Boundaries run around a space or plot to ensure a unified approach to management.

10.2. As part of the Appraisal, a review has been carried out of all the existing boundaries in Englefield Green Conservation Area based on the above criteria. For each proposed change a justification has been provided based on one of the above criteria. This section of the Consultation Draft Conservation Area Appraisal will become the Designation Report for any boundary revisions. Additions or removals from the Conservation Area boundary will be adopted at the same time as the final Conservation Area Appraisal.

10.3. The following areas are proposed for **removal** from the Conservation Area:

1. 5-7 Northcroft Road

Justification: Except for the brick wall boundary to Crown House (proposed for retention) this area has a suburban character which

²¹ Number 4 Oak Tree Drive contains a Grade II listed icehouse. While this is of interest, it is hidden from view and makes no contribution to the character and appearance of the Conservation Area.

does not reflect the character and appearance of the Conservation Area. Alterations and extensions to the houses have led to some of them having a distinctly modern appearance with loss to their quaint character. In this case, the area no longer has a character and appearance worthy of preservation and enhancement. Crown Cottages have been retained owing to their historic association with Crown Farm.

2. Englestone House, Barley Mow Road; 1, 2, 4, 6, 8, 10 Oak Tree Drive; and 9, 11, 12, 14 Bulkeley Close

Justification: Most of these houses were constructed in the grounds of Bulkeley House, following the original designation of the Conservation Area. While they are pleasant houses, the garden setting of the listed building has been lost and they do not reveal anything about the special architectural or historic interest of the Conservation Area. In this case, the area no longer has a character and appearance which contributes to the Conservation Area.²¹

3. Courtways Cottage

Justification: The boundary runs through the centre of a plot to encompass a former outbuilding which has now been converted into a house. In this case the boundary has been drawn too loosely.

4. 8-22 Clarence Drive, Belle House, Tree Tops, Oaklands and Brierwood

Justification: The properties were all constructed in the grounds of Clarence Lodge, which was developed in the 1950s. They were included in the initial designation to protect an orangery in the grounds of 12 Clarence Drive which now has its own protection through Grade II listing. The houses are in a vast range of architectural styles

It is proposed to retain 3, 5 and 7 Oak Tree Drive within the Conservation Area as trees within the properties provide important screening around the edge of the Green.

including neo-vernacular, neo-Georgian and contemporary which fail to present a coherent scheme that reveals the character and appearance of the Conservation Area. In this instance the boundary has been drawn too loosely.

5. 32-35 Great Charta Close

Justification: This area was formerly part of the Brunel Campus and has been redeveloped entirely into modern housing. It no longer has a character and appearance which reflects the Conservation Area designation.

6. 1-3 The Barons

Justification: This area was formerly part of the Brunel Campus and has been redeveloped entirely into modern housing. Except for the boundary wall and The Gatehouse, it no longer has a character and appearance which reflects the Conservation Area designation.

10.4. The following areas are proposed for **addition** to the Conservation Area:

a. Round Oak Lodge

Justification: Round Oak Lodge is a good quality Victorian lodge building which appears prominently on Bishopgate Road. It reflects the grand architectural character of the larger houses which had their own lodge buildings, including Ridgemean, Castle Hill and Ankerwycke Purnish (former Royal Indian Engineering College). In this instance the boundary has been drawn too tightly.²²

²² Consideration was given to including Round Oak but owing to its distance from the Green and the limited impact of the house from the highway it was decided not to add it to the Conservation Area.

b. Grounds of Castle Hill

Justification: Castle Hill was one of the most notable country houses built on the edge of Englefield Green and features in various paintings, drawings and written descriptions. The current boundary line through the site appears arbitrary and only includes the house and not any of the garden features belonging to the property. It has been proposed to amend the boundary to include the eighteenth century ornamental pond which is an important feature of the site as well as an associated temple. In this case the boundary has been drawn too tightly.

c. Grounds of Castle Hill Farm and Crown Farm

Justification: The current boundary for Castle Hill Farm does not run around the plot or space of these two sites. In line with Historic England guidance, it is proposed to amend the boundary to include the garden and yards of these two sites.

10.5 During the initial consultation a range of other sites were also proposed for addition to the Conservation Area. Many of these were some distance from the Green and do not relate to the special interest of the Conservation Area. Others have their own protection through listing or Green Belt status. A small number of sites were proposed multiple times as part of the consultation. These **have not been proposed for addition** and the justification is provided below:

- Sites along Coopers Hill Lane, including the Air Force Memorial and Kingswood Lodge.

Justification: While there are a number of buildings of interest along Coopers Hill Lane, none are villas built by the gentry on the edge of

the Green, which is the primary reason for designating the Conservation Area. Some of these are protected in their own right through national and local listing.

- Victorian houses and shops between St Jude's Road and Harvest Road

Justification: The buildings on these streets relate to the development of workers houses in Englefield Green during the mid-nineteenth century. They are not gentry houses set around Englefield Green and do not relate to the reason the Conservation Area was designated in the first place. To include them would weaken the protection afforded to the properties within the Conservation Area.

- England's Last Duel

Justification: The site of England's last duel (believed to be to the north of the village) is of historic interest. However, there is no physical historic evidence on the site of the duel which reveals the character and appearance of the area. It is also the case that it does not relate to the main reason why the Conservation Area was designated, which is the construction of villas around the edge of the Green.

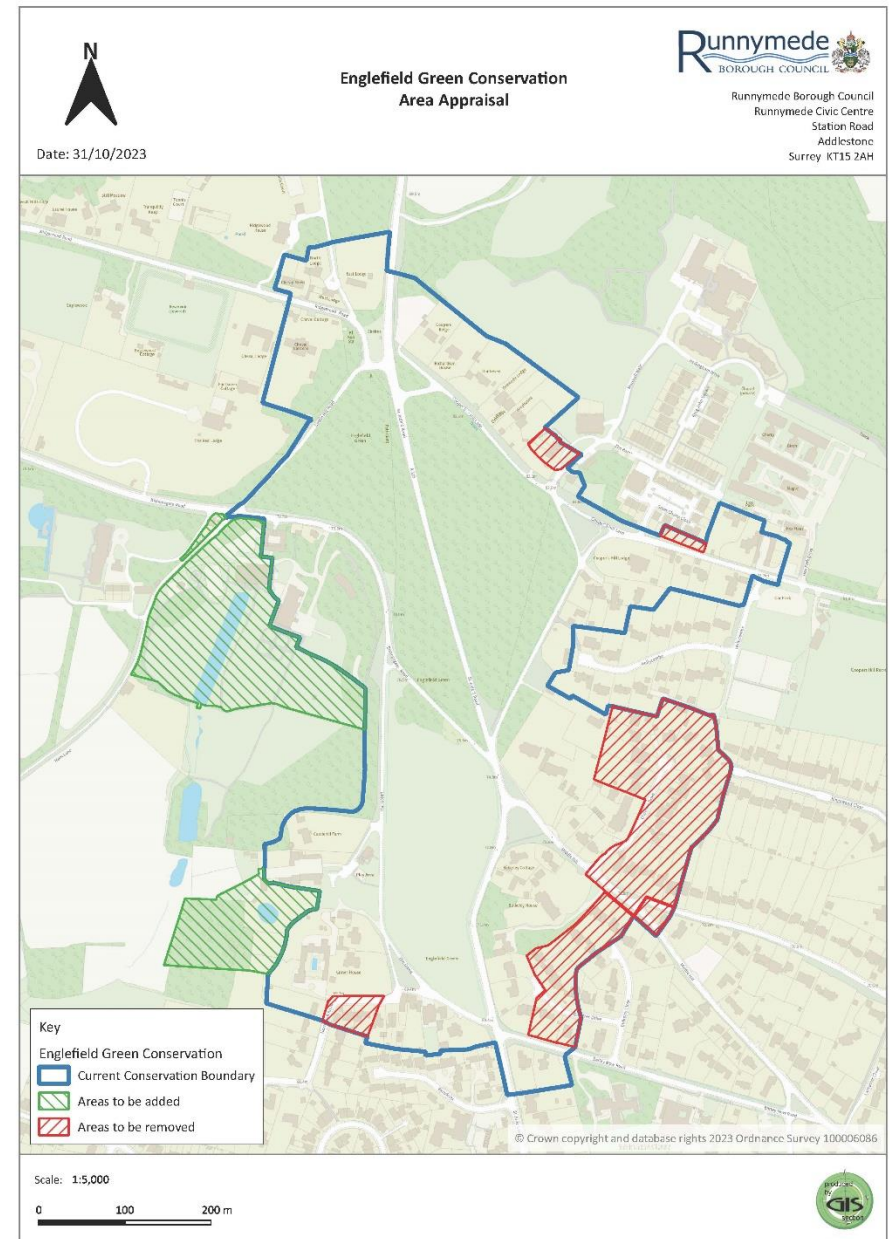


Figure 62: Map showing proposed boundary changes.

11. Appendix 1: Historic Environment Record Data

11.1 The below information is data provided from the Surrey Historic Environment Record regarding heritage assets within Englefield Green Conservation Area. As part of the Appraisal and Management Plan, the Surrey County Council Historic Environment Record Team enhanced all available data on Englefield Green with assistance from the Englefield Green Village Residents Association.

11.2 The first map shows listed buildings within and around the Conservation Area. A full list of listed buildings can be found in Appendix 2. The numbers relate to the list entry number for each building.

11.3 The second map shows archaeological 'events' which have occurred in Englefield Green. These are either desk-based assessments for sites which have archaeological potential or reports on work which may have revealed archaeological information about an area, such as an excavation.

11.4 The final map shows Monument data in Englefield Green. Monument data is information about heritage features which either still exist or at one point existed within Englefield Green. This includes buildings, structures or archaeology.

11.5 Further details on the above can be made available as part of research from the Surrey Historic Environment Record. The record can be contacted at her@surreycc.gov.uk.

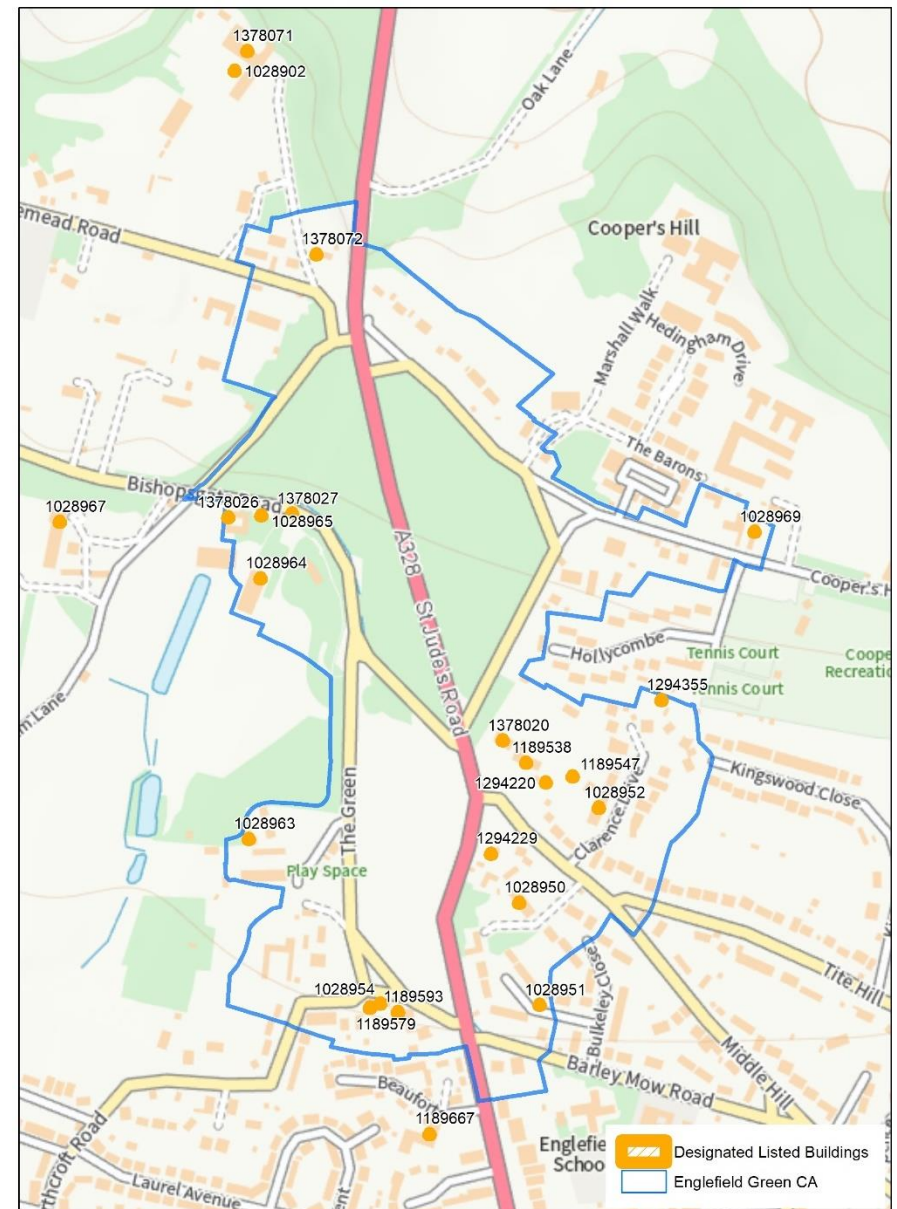


Figure 63: Map showing listed buildings in and around Englefield Green Conservation Area.

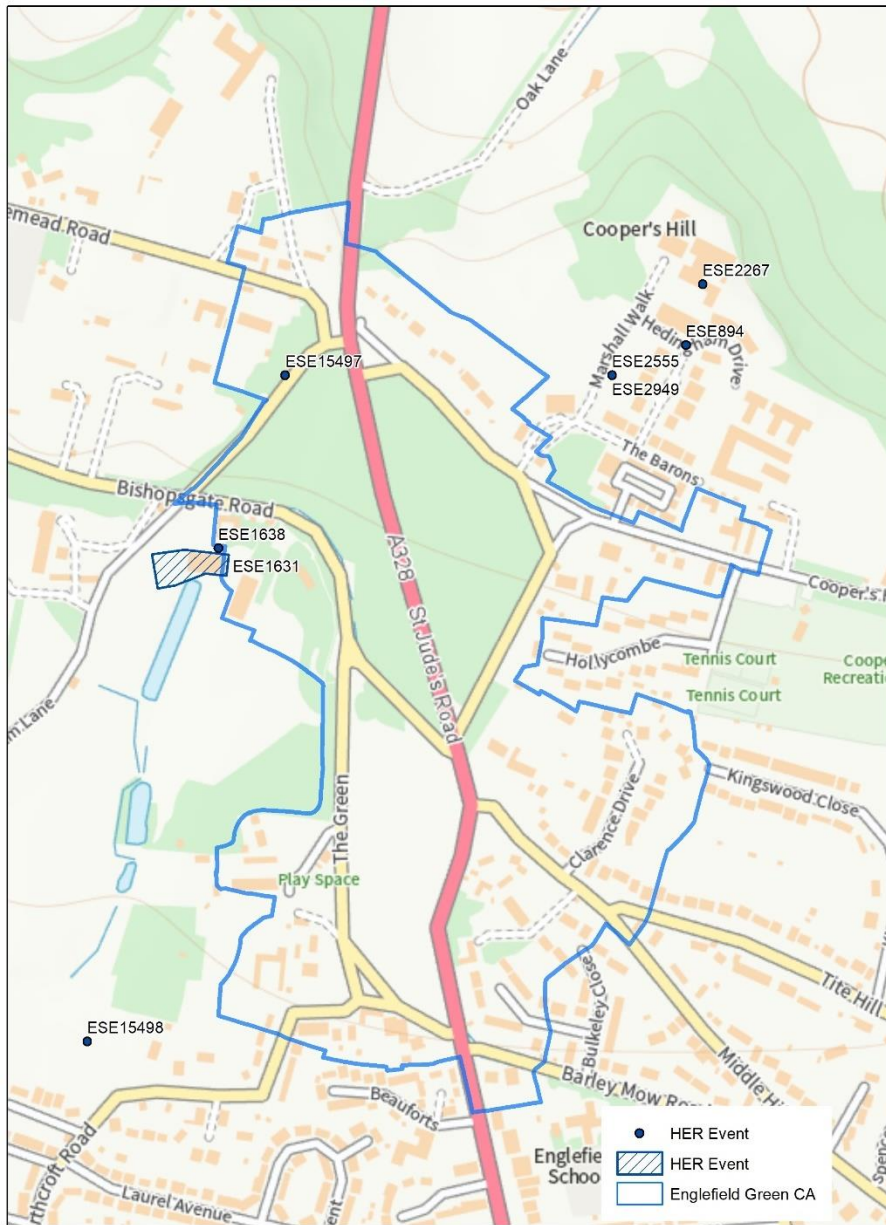


Figure 64: Map showing archaeological 'events' which have occurred in and around Englefield Green.

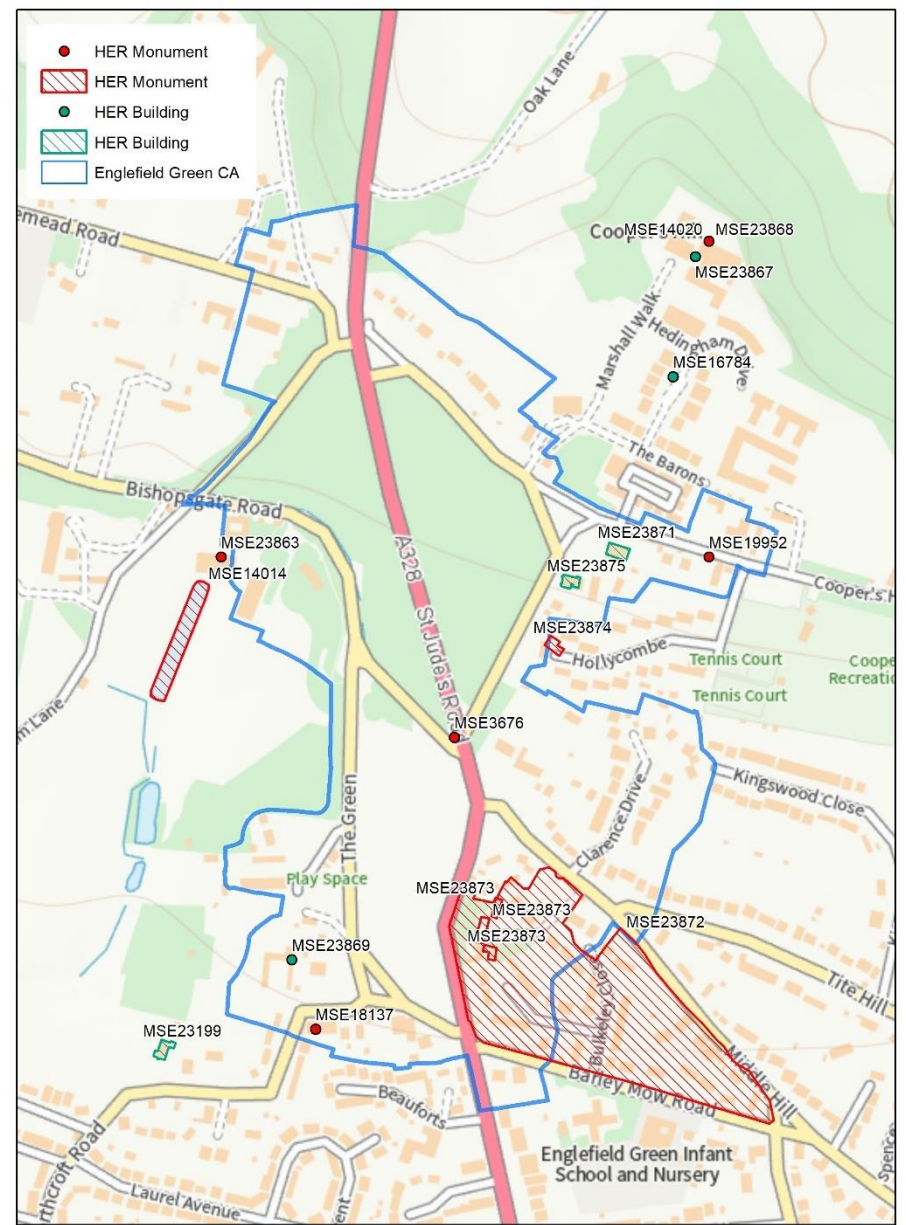


Figure 65: Map showing monument data held on the Surrey Historic Environment Record in and around Englefield Green.

12. Appendix 2: Listed, Locally Listed and Positive Buildings

12.1 The below list identifies those buildings which are listed or locally listed, based on information held by Historic England and Runnymede Borough Council. It also includes buildings identified as making a positive contribution to the Conservation Area as part of the appraisal.

12.2 Owing to the complexities of the listing process and historic nature of many records, the omission of a building from this list does not mean a building is not designated. The building names used are those on the National Heritage List for England. Should you be unsure whether a building is listed or locally listed, please contact Runnymede Borough Council for advice.

12.3 Conducting research on buildings identified as making a positive contribution may reveal more information and could justify additions to the local list as part of a future review. Further details about local listing can be found in the Runnymede Local List (June 2019).

Building Name and Location	Grade/Status	List Entry No.
Englefield Green House, Middle Hill	Grade II*	1378020
The Barley Mow Public House, Barley Mow Road	Grade II	1189593
Englewick, Barley Mow Road	Grade II	1028954
The Coach House, Barley Mow Road	Grade II	1189579
Castle Hill Farm Dairy	Grade II	1028963
Bulkeley House Ice House Now in the Grounds of 4 Oaktree Drive, Oaktree Drive ²³	Grade II	1028951
Bulkeley House, Middle Hill	Grade II	1028950
Bulkeley Cottage, Middle Hill	Grade II	1294229
Clarence Lodge, Middle Hill	Grade II	1028952
Clarence Cottage, Middle Hill	Grade II	1189547
Orangery in Garden of No 12 Malmsey ²⁴	Grade II	1294355
Coach House Including Gate Piers and Wall Round Courtyard, Middle Hill	Grade II	1294220
The Old House, Middle Hill	Grade II	1189538
The Mews, Coopers Hills Lane	Grade II	1028969
Castle Hill, Bishopsgate Road	Grade II	1028964
Castle Hill, Stable Block, Bishopsgate Road	Grade II	1378026
Castle Hill, Bothy, Bishopsgate Road	Grade II	1028965
Castle Hill, Entrance Gates, Bishopsgate Road	Grade II	1378027

²³ This structure is proposed for removal from the Conservation Area.

²⁴ This structure is proposed for removal from the Conservation Area.

North Lodge, West Lodge, East Lodge and Attached Walls (Within the Grounds of Ridgemean), Ridgemean Road	Grade II	1378072
Ornate Lamp Post, Bishopsgate Road	Local	N/A
Crown House, The Green	Local	N/A
Horse Trough, St Jude's Road at Junction with Bishopsgate Road	Local	N/A
The Old Vicarage, Barley Mow Road	Local	N/A
1 and 1A, Northcroft Road	Positive	N/A
Byways, Barley Mow Road	Positive	N/A
Crown Farm, The Green	Positive	N/A
Webbs, The Green	Positive	N/A
Cowmans Cottage, The Green	Positive	N/A
Middle Cottage, The Green	Positive	N/A
The Old Cowsheds, The Green	Positive	N/A
Coopers Ridge, Coopers Hill Lane	Positive	N/A
Red Gables, Coopers Hill Lane	Positive	N/A
Richardson House, Coopers Hill Lane	Positive	N/A
Ormonde Lodge, Coopers Hill Lane	Positive	N/A
Little Ormonde, Coopers Hill Lane	Positive	N/A
Greyholme, Coopers Hill Lane	Positive	N/A
Cosgrove, Coopers Hill Lane	Positive	N/A
The Gatehouse, Coopers Hill Lane	Positive	N/A
The Coach House, Coopers Hill Lane	Positive	N/A
Coopers Hill Lodge, Coopers Hill Lane	Positive	N/A
Chelsea Lodge, Coopers Hill Lane	Positive	N/A
The Manor Cottage, Coopers Hill Lane	Positive	N/A
Stables Cottage, Coopers Hill Lane	Positive	N/A
Old Bulkeley Coach House, St Jude's Road	Positive	N/A

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14. Further Information

14.1 National Planning Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework, (updated July 2021)

Planning Practice Guidance (updated June 2021),
<https://www.gov.uk/government/collections/planning-practice-guidance>

Planning Portal, www.planningportal.co.uk/

14.2 Local Planning Policy and Guidance

Runnymede 2030 Local Plan (adopted July 2020),
www.runnymede.gov.uk/planning-policy/runnymede-2030-local-plan

Englefield Green Village Neighbourhood Plan. At the time of writing this document was not adopted but is included here for reference
<https://www.runnymede.gov.uk/planning-policy/neighbourhood-planning/4>.

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Runnymede Local List (2019),
<https://www.runnymede.gov.uk/planning-policy/conservation-areas-listed-buildings/3>

14.3 Historic England Guidance

Conservation Principles, Policies and Guidance (2008),
<https://historicengland.org.uk/images->

[books/publications/conservation-principles-sustainable-management-historic-environment/](https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/)

Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 (2nd edition 2019),
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The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (2nd edition 2017),
<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

The Historic England website has a range of advice on different topics. The above list is only the documents which are most relevant to the Conservation Area Appraisal. Further advice can be found at <https://historicengland.org.uk/advice>.

14.4 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: www.runnymede.gov.uk/planning-development

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