

Englefield Green Review of Non-Designated Heritage Assets

Appendix 1: Assets Excluded from the List



Client:
Runnymede District Council

Date:
September 2024



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Appendix 1: Assets Excluded from the List



Essex County Council

Introduction

This document presents the sites nominated in the 2023 report from the Englefield Green Neighbourhood Forum, that have been identified by Place Services as not having sufficient historic, architectural and archaeological value for inclusion on the list of non-designated heritage assets. The methodology used in assessing the assets is included in the overarching document and is not repeated in this appendix.

Recommended For Exclusion

15-23 Albert Road

Section 1: General Information and Asset Type

1.1. Name	15-23 Albert Road
1.2. UID	N/A
1.3. Address	15-23 Albert Road
1.4. Postcode	TW20 0RQ
1.5. Grid Reference	SU 99612 70822
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building Group



1.8 Description	
A late-nineteenth century terrace of 9 dwellings. Built as worker housing, perhaps associated with the development of Royal Holloway College, with segmental arched ground floor windows and central alleyway for rear access.	
1.7 Overall Condition	
Good.	
Notes	Three roads, Albert, Armstrong and Alexandra, were developed at the site of the old sandpits which operated from c 1800 until the late nineteenth century.

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
2.1. Historic Interest (including Associative, Illustrative and Communal Values)
Developed at the same period as Royal Holloway College and may have provided Hospital workers housing, though this is speculative at present and further research could be necessary.
2.2. Architectural and Artistic Interest (including Aesthetic Value)
Symmetry and some aesthetic value. No original windows or doors survive and many examples of uPVC. Concrete roof tiles, some (few) examples of skylights. Modifications and extensions to rear.
2.3. Archaeological Interest (including Evidential Value)
Low – possibly some evidence of impact and importance of nearby hospital, and some evidence of nineteenth century construction techniques.

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	Built between 1869 and 1895 (OS map)
2.5. Authenticity (Integrity)	A single significant phase with some alterations and/or extensions
2.6. Rarity	
Not rare.	
2.7. Group Value	
Some value as a group. But there is no clear visual design or historic relationship to the Hospital or other nearby buildings.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
Some townscape status as notable and prominent terrace in street scene.	

Phase 1 Conclusions & Recommendations

While there may have been historic links with the Hospital, these are uncertain and the overall historic interest is low. Although the buildings are attractive, the architectural interest of the terrace has been limited by the extent of alteration. Not recommended for inclusion.

1-3 Alexandra Road

Section 1: General Information and Asset Type

1.1. Name	1-3 Alexandra Road
1.2. UID	N/A
1.3. Address	1-3 Alexandra Road
1.4. Postcode	TW20 0RP
1.5. Grid Reference	SU 99418 70913
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building Group



1.8 Description	
Semi-detached two storey, brick built dwellings, set back behind modest front garden areas.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>A terrace of Victorian Cottages constructed in the mid-to late nineteenth century, using London stock brick. There is an incised stone with the road name with undated property name above Stoke Cottage.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>The terrace retains three bays with original segmental arched openings for timber sash windows. The fourth bay to the south (right) has had the windows modified and enlarged in the twentieth century and uPVC windows inserted. This has compromised the symmetry of the main façade to a degree. A later extension to the right (north) has an opening at ground floor, with room above and timber sash window a straight-arched brick lintel at first floor level.</p> <p>The red brick building has a slate roof, two chimney stacks with original chimney pots.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Some limited evidential value, illustrating mid-Victorian urban development of the area. The incised stone with the road name is of interest and attests to the terrace being early in the development of the street.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	
2.5. Authenticity (Integrity)	A single significant phase with significant alterations and/or extensions
2.6. Rarity	
Not rare as a mid-Victorian brick-built terrace of dwellings.	
2.7. Group Value	
As a group, there is clear visual design for the dwellings. Has no historic or functional relationship with other buildings nearby.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
Some townscape value, along with interest due to street name stone.	

Phase 1 Conclusions & Recommendations

Although late Victorian in date there is limited historic interest, along with a considerable degree of alteration and extension and with historic windows being replaced, reducing its architectural value. Not recommended for inclusion.

17 Alexander Road

Section 1: General Information and Asset Type

1.1. Name	17 Alexander Road
1.2. UID	N/A
1.3. Address	17 Alexander Road
1.4. Postcode	TW20 0RP
1.5. Grid Reference	SU 99451 70824
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building



1.8 Description	
Two storey dwelling, three bays to facade, central entrance, painted brick elevations under slate covered hipped roof.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>The detached house is likely to be mid-Victorian in date and appears on the OS map surveyed 1869 and published 1872. It is one of the earlier dwellings on Alexander Street.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>The building has a low pitched, hipped roof and with segmental arched brick lintels to the windows. The building has been painted white and the black timber shutters are modern additions, somewhat incongruous with the character of the street. The windows are timber sashes and may be original, or at least late nineteenth century in date. The upper sashes on the first floor have hand grips to aid when leaning out during the cleaning of the glass. The dwelling is one of the few detached properties in the road.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Limited archaeological interest about past human activity in the locality, beyond evidence for the mid-nineteenth century urbanisation of the area and the establishment of Alexander Street, and evidence of late nineteenth century construction techniques.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	
2.5. Authenticity (Integrity)	A single significant phase with some alterations and/or extensions
2.6. Rarity	
In general, not particularly rare or unique. Within the street, detached dwellings are rare, although within the wider area there are other examples of similar dwellings.	
2.7. Group Value	
No clear design or historic relationship with other nearby buildings.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
The building is somewhat prominent, due to being a detached building, although it is of a similar scale to the surrounding buildings.	

Phase 1 Conclusions & Recommendations

Does not sufficiently fulfil criteria and thus not recommended for inclusion.

Vine Cottage

Section 1: General Information and Asset Type

1.1. Name	Vine Cottage, 18 Alexander Road
1.2. UID	N/A
1.3. Address	18 Alexander Road
1.4. Postcode	TW20 0RP
1.5. Grid Reference	SU 99460 70813
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building



1.8 Description	
Two storey, detached dwelling, white painted brick, sash windows.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
2.1. Historic Interest (including Associative, Illustrative and Communal Values)
No known historical association. No known communal value.
2.2. Architectural and Artistic Interest (including Aesthetic Value)
Some architectural interest. Segmental brick arches to windows. Timber sash windows to façade, uncertain if these are original. White painted brickwork probably a modern alteration to the building's appearance. Later extensions to the rear. Concrete tiles to roof.
2.3. Archaeological Interest (including Evidential Value)
Minimal archaeological interest providing evidence of mid-late nineteenth century urbanisation. May be one of the earliest dwellings in the street.

Reason(s) for Standing Out in its Surroundings	
2.4. Age	Choose an item.
Exact date (if known):	
2.5. Authenticity (Integrity)	A single significant phase with some alterations and/or extensions
2.6. Rarity	
Not rare.	
2.7. Group Value	
No known association with any other building.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
Limited. Set back from the street and similar in form to adjacent no. 17.	

Phase 1 Conclusions & Recommendations

Does not sufficiently fulfil criteria and not recommended for inclusion.

Hope Lodge

Section 1: General Information and Asset Type

1.1. Name	Hope Lodge
1.2. UID	N/A
1.3. Address	39 Armstrong Road
1.4. Postcode	TW20 0RW
1.5. Grid Reference	SU 99457 70918
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building



1.8 Description	
Single-storey bungalow dwelling, set back from the street with a front garden.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
2.1. Historic Interest (including Associative, Illustrative and Communal Values) No known historic associations. No known communal value. Does not appear to have been an estate lodge.
2.2. Architectural and Artistic Interest (including Aesthetic Value) Some architectural and aesthetic interest. The building has a modest frontage, but with taller single storey extension to the rear, uPVC windows.
2.3. Archaeological Interest (including Evidential Value) Some archaeological interest/evidential value as possibly one of the earliest dwellings on the street. It seems to be depicted without the rear extension on the 1868-72 OS mapping.

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	
2.5. Authenticity (Integrity)	A single significant phase with significant alterations and/or extensions
2.6. Rarity	
Unusual type, not seen elsewhere in the locality.	
2.7. Group Value	
No known associations with other buildings.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
The dwelling stands out as being unusual. The front garden hedge and foliage are distinctive. Modest townscape value.	

Phase 1 Conclusions & Recommendations

While of some age, with attractive front garden it does not sufficiently meet the criteria and has considerable alterations and additions.

13-16 Hope Terrace

Section 1: General Information and Asset Type

1.1. Name	13-16 Hope Terrace
1.2. UID	N/A
1.3. Address	13-16 Hope Terrace, Alexander Road
1.4. Postcode	TW20 8AE
1.5. Grid Reference	SU 99447 70838
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building Group



1.8 Description	
Terrace of four, nineteenth-century, brick-built, two storey dwellings.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>No known historic association or communal value. Illustrative of the mid-late nineteenth-century urban development of Alexander Street.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>Some aesthetic value as well ordered and proportioned terrace. Only one of the four dwellings retains timber sash windows to the façade, the rest are all uPVC. Two southern examples have been painted white. Name stone incised with 'Hope Terrace' on the main elevation is a feature seen elsewhere on the street.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Limited, or low archaeological interest. Provides evidence of late-nineteenth century urbanisation of the area.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	
2.5. Authenticity (Integrity)	A single significant phase with some alterations and/or extensions
2.6. Rarity	
Not rare, there are many similar terraces in vicinity and in the region.	
2.7. Group Value	
Group value as a group of 4 dwellings with a clear visual design and shares similarities with other groups of terraces in the area, but there is no historic, functional relationship with other nearby buildings.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
Low landscape/townscape value.	

Phase 1 Conclusions & Recommendations

Exclude from list. Does not sufficiently fulfil the criteria.

24-29 Victoria Terrace

Section 1: General Information and Asset Type

1.1. Name	24-29 Victoria Terrace
1.2. UID	N/A
1.3. Address	24-29 Victoria Terrace, Armstrong Road
1.4. Postcode	TW20 0RW
1.5. Grid Reference	SU 99536 70781
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building Group



1.8 Description	
Five dwellings within a terrace of seven dwellings. Two storeys, brick-built, set back behind modest front gardens. Slate and concrete tile roofs.	
1.7 Overall Condition	
Good.	
Notes	Only part of the terrace proposed for local listing in 2023 as two dwellings were not recommended.

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
2.1. Historic Interest (including Associative, Illustrative and Communal Values)
No known historical association, No known communal value. Limited illustrative value.
2.2. Architectural and Artistic Interest (including Aesthetic Value)
Low architectural interest. No original windows survive and uPVC prevalent. Porches added and window openings altered. No. 24 has full height, 2 storey extension with integral garage. Some examples of slate roof remain, but concrete tile elsewhere.
2.3. Archaeological Interest (including Evidential Value)
No archaeological/evidential value beyond illustrating mid/late nineteenth-century development.

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	
2.5. Authenticity (Integrity)	A single significant phase with significant alterations and/or extensions
2.6. Rarity	
Not rare.	
2.7. Group Value	
Value as a group, although uniformity has been challenged by modifications over the years.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
No landmark/townscape value.	

Phase 1 Conclusions & Recommendations

To be excluded - Does not meet criteria for local listing.

Byways

Section 1: General Information and Asset Type

1.1. Name	Byways
1.2. UID	N/A
1.3. Address	Barley Mow Road
1.4. Postcode	TW20 0NX
1.5. Grid Reference	SU 99188 71363
1.6a. Conservation Area	Yes
1.6b. If yes, which CA	Englefield Green Conservation Area
1.7 Asset Type	Building



1.8 Description	
Two storey detached house within garden plot. The building originated as a late-eighteenth century house, formerly known as The Firs. A tall southern extension is nineteenth century in date and a prominent late-twentieth century entrance porch.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>Limited historic interest. A smaller dwelling is depicted in this location on the 1842 Tithe map and may have been subsequently extended in the nineteenth century. Significant modern extensions and additions have altered the building's appearance.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>Limited architectural interest. Modern additions include a portico porch, first floor balcony. The building has been rendered, with the front boundary wall rendered to match. Decorative bargeboards. Modern gates. Lacks historic authenticity in terms of its architectural design and appearance, due to modern alterations.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Limited archaeological interest and evidential value, due to modern alterations and additions.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	Pre-1840
Exact date (if known):	
2.5. Authenticity (Integrity)	A single significant phase with significant alterations and/or extensions
2.6. Rarity	
Not rare.	
2.7. Group Value	
No group value.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
A prominent position at the junction of Barley Mow Road and St Jude's Road.	

Phase 1 Conclusions & Recommendations

Lacks sufficient historic, architectural, artistic, and archaeological interest, due to modern alterations to its appearance. Does not fulfil criteria. Exclude from list.

Englestone House

Section 1: General Information and Asset Type

1.1. Name	Englestone House
1.2. UID	N/A
1.3. Address	Barley Mow Road
1.4. Postcode	TW20 0NU
1.5. Grid Reference	SU 99316 71359
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building



1.8 Description	
A distinctive two storey, detached dwelling with rendered exterior and slate roof, decorative pediment over entrance. Single wall dormer window over front door. Timber shutters to ground floor windows.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
2.1. Historic Interest (including Associative, Illustrative and Communal Values) No known historical interest. No known associative or communal values. The building lacks historic interest.
2.2. Architectural and Artistic Interest (including Aesthetic Value) A distinctive looking building with an elaborate central entrance decorated with pilasters and an arched pediment. Timber shutters to the windows. Yet the front façade is remarkably plain at first floor level.
2.3. Archaeological Interest (including Evidential Value) No known archaeological interest.

Reason(s) for Standing Out in its Surroundings	
2.4. Age	Post 1947
Exact date (if known):	OS map regression suggests a post War date.
2.5. Authenticity (Integrity)	A single significant phase and which is largely intact
2.6. Rarity	
The building is unusual and considered rare for the area in its design.	
2.7. Group Value	
No group value.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
Some limited townscape value, due to its distinctive appearance, although it is slightly set back from the road behind a substantial hedge.	

Phase 1 Conclusions & Recommendations

Lacks sufficient historic and archaeological interest and does not fulfil criteria. Exclude from list.

Hartford House (AKA Commoners)

Section 1: General Information and Asset Type

1.1. Name	Hartford House, formerly known as Commoners
1.2. UID	N/A
1.3. Address	Barley Mow Road
1.4. Postcode	TW20 0NT
1.5. Grid Reference	SU 99449 71368
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building



1.8 Description	
Large two storey dwelling plus attic, dormer windows. Red brick elevations under clay tile roof. Set back from the street behind modern dwellings.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
2.1. Historic Interest (including Associative, Illustrative and Communal Values)
Thought to have been built by a local architect Arthur Campbell Martin (1875-1963) an architect who designed a number of houses in Englefield Green including Courtways in Middle Hill (1922) and the Vicarage in St Jude's Road which was completed in 1931. He was also consulting architect to the Duchy of Cornwall from 1927-1952 (Citation needed).
2.2. Architectural and Artistic Interest (including Aesthetic Value)
Has architectural value with features of interest including bell/clock tower. Appears to have had modern additions and/or extensions.
2.3. Archaeological Interest (including Evidential Value)
Little archaeological/evidential interest, other than it being an early dwelling on Barley Mow Road.

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1914-1947
Exact date (if known):	OS Map regression suggests it was probably built between 1932 and '34
2.5. Authenticity (Integrity)	A single significant phase with some alterations and/or extensions
2.6. Rarity	
Not particularly rare.	
2.7. Group Value	
No group value.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
No landmark value. It is a large house but set far back from Barley Mow Road, behind modern dwellings.	

Phase 1 Conclusions & Recommendations

Limited heritage interest. Has undergone considerable alteration. Not recommended for inclusion.

The Laurels and the Homestead

Section 1: General Information and Asset Type

1.1. Name	The Laurels and the Homestead
1.2. UID	N/A
1.3. Address	Barley Mow Road
1.4. Postcode	TW20 0NP
1.5. Grid Reference	SU 99513 71249
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building Group



1.8 Description	
Large two storey, rendered building comprising a pair of semi-detached houses with typical sash windows under low pitched slate roof.	
1.7 Overall Condition	
Good.	
Notes	Landscaping recently heavily altered to the front of The Laurels. Lawn and front garden removed, garage built, access/entrance widened front area paved for parking.

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>The buildings appear to be depicted on the 1842 Tithe Map, where they are described as “Two houses and gardens” in the occupancy of Elizabeth Frampton and under the ownership of William Northcroft. The building predates most of the other buildings in the vicinity.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>The original architectural style of the pair is still discernible, with a low-pitched slate roof. The building has some timber sash windows and modern (uPVC) windows and doors.</p> <p>The front gardens have been substantially altered in recent years, to provide parking, plus a garage has been added to the front garden of The Laurels. This has diminished their aesthetic value.</p> <p>The buildings are in multiple occupancy. Homesteads has been converted into nine flats. The Laurels is a single dwelling with a separately occupied annexe. Level of alterations requires assessment.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Has some minor archaeological interest as a pair of early nineteenth-century dwellings.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	They appear on the 1842 Tithe Map
2.5. Authenticity (Integrity)	A single significant phase with significant alterations and/or extensions
2.6. Rarity	
Unusual for the locality.	
2.7. Group Value	
As a pair, the two share group value. No know association with other buildings.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
Limited landmark/townscape value.	

Phase 1 Conclusions & Recommendations

While of some to age, significant alterations have diluted the architectural interest. There are better preserved examples of nineteenth-century dwellings in the area. Not recommended for inclusion.

Dell Park Lodge

Section 1: General Information and Asset Type

1.1. Name	Dell Park Lodge
1.2. UID	N/A
1.3. Address	Dell Park Lodge, Bishopsgate Road
1.4. Postcode	TW20 0YL
1.5. Grid Reference	SU 98470 72066
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building



1.8 Description	
Two-storey brick building, plus attic dormers. Tiled roof with gables to the front and side. Decorative ridge tiles and bands of scallop tiling to the roof.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>Moderate to low historic interest. The building appears on late nineteenth-century mapping, but its function and any historic associations are unidentified.</p> <p>Highly likely to have been an estate building, as it shares some architectural details with The Dell Cottage (Scallop tiles to the roof). But no evidence of its historic function evident so far.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>Low Architectural and Artistic Interest, derived from the possibility of its origins as an estate building. While the building retains some features of its original design such as the decorative ridge tiles and bands of scallop tiles.</p> <p>However, the footprint of the building has been substantially altered, with later/modern extensions to the rear. The roof has been rebuilt to form a crown roof. Dormers have uncharacteristic apex glazing as does the two front-facing gables.</p> <p>The modern alterations have significantly diminished the building's architectural artistic and aesthetic interest.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Limited archaeological interest.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	
2.5. Authenticity (Integrity)	A single significant phase with significant alterations and/or extensions
2.6. Rarity	Not particularly rare.
2.7. Group Value	No known historic connection to other buildings. Shares some architectural details with The Dell Cottage.
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	Limited Landmark/Townscape Value.

Phase 1 Conclusions and Recommendations.

Not to be included. The architectural interest of the building has been severely weakened due to unsympathetic changes, particularly to the fenestration.

25-31 Bond Street

Section 1: General Information and Asset Type

1.1. Name	Nos 25-31
1.2. UID	N/A
1.3. Address	25-31 Bond Street
1.4. Postcode	TW20 0PG
1.5. Grid Reference	SU 99176 71032
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building Group



1.8 Description	
Terrace of four, two-storey dwellings. Possibly built in phases. Rendered and painted masonry. Tiled and hipped roof with two front-facing gables. Ornate bay window on ground and first floor to the left of the façade. Two other bay windows limited to ground floor. Rusticated keystones, brackets, dentilled string course and other ornamentation.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>Some limited historic interest deriving from the age of the dwellings. The terrace form first appears on this corner of Bond Street and Blays Lane on the OS map Revised: 1912, Published: 1914. Prior to this two earlier detached dwellings are depicted (shown on the OS map Revised: 1897, Published: 1899).</p> <p>The earlier detached buildings may have been incorporated into a terrace by the construction of an infill dwelling.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>The architectural interest remains through original decorative elements such as ground floor bay windows, keystones, dentils and brackets between ground and first floor and shouldered window surrounds to the first floor. Number 25 is the more elaborate with an arched window and ground to first floor bay.</p> <p>The architectural integrity of the group has been diluted by the introduction of modern windows (to number 27), skylights (numbers 25 and 29).</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Some limited archaeological interest due to the potential for the phased development of the terrace from two detached dwellings.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	
2.5. Authenticity (Integrity)	A single significant phase with some alterations and/or extensions
2.6. Rarity	
Not rare.	
2.7. Group Value	
As a group, they share distinctive characteristics. No known association with other nearby buildings.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
Limited landmark value due to their prominence on the corner of Bond Street and Blays Lane and their distinctive appearance.	

Phase 1 Conclusions & Recommendations

While they are visually distinctive buildings they are of low historic and archaeological interest and their appearance has been compromised by extensive modern alterations. There are better preserved and more consistent examples locally. Not recommended for inclusion.

97 and 99 Bond Street

Section 1: General Information and Asset Type

1.1. Name	Nos 97 & 99
1.2. UID	N/A
1.3. Address	97 and 99 Bond Street
1.4. Postcode	TW20 0PU
1.5. Grid Reference	SU 98903 71000
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building Group



1.8 Description	
Pair of white-painted, brick-built, single storey, semi-detached cottages with slate roof and two central chimney stack, one each to front and rear.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
2.1. Historic Interest (including Associative, Illustrative and Communal Values)
Some historic interest due to their potential age. Extremely limited level of social value, through the name plaque for number 99 – ‘Great Redan’ is named after the battle during the Crimean War, fought between the British against Russia on 18 June and 8 September 1855. The cottages appear to have been part of a group of simple dwellings (similar examples can be found at 91 and 93).
2.2. Architectural and Artistic Interest (including Aesthetic Value)
Limited architectural interest, beyond the Great Redan name plaque and the simplicity of their form. Their architectural interest has been diminished by uPVC doors and windows and extensions to the rear.
2.3. Archaeological Interest (including Evidential Value)
Limited archaeological interest beyond providing evidence of the urbanisation of the area in the nineteenth century.

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	Post 1855
2.5. Authenticity (Integrity)	A single significant phase with significant alterations and/or extensions
2.6. Rarity	Some limited rarity as surviving elements of an originally larger group but similar examples can be found at 91 and 93. Represent a pattern of settlement.
2.7. Group Value	Yes – there is group value between numbers 91, 93, 97 and 99.
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	Limited landmark/townscape value derived only from their single-story height being distinctive.

Phase 1 Conclusions & Recommendations

While of some historic interest due to their age (post 1855) and there is low social/historic value, the buildings lack significant archaeological and architectural interest. Not recommended for inclusion.

Grounds of Queen Elizabeth Care Centre

Section 1: General Information and Asset Type

1.1. Name	Grounds of Queen Elizabeth Care Centre
1.2. UID	N/A
1.3. Address	Queen Elizabeth Care Centre, Torin Court, Bond Street
1.4. Postcode	TW20 0PQ
1.5. Grid Reference	SU 99211 71106
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Structure



1.8 Description	
Two Latin inscribed stone plaques from the former St Jude's school in St Jude's Road founded in 1827.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>Two stones plaques from the former St Jude’s school in St Jude’s Road founded in 1827 and which remained in place until 1967 when a new school in Bagshot Road was completed.</p> <p>One stone plaque is inscribed ‘<i>esto perpetua</i>’ (to stand forever) and the other ‘<i>coronat finis opus</i>’ (the end crowns the work).</p> <p>Some limited communal/social value with the lost school building.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>Limited Architectural and Artistic Interest.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Limited archaeological Interest with some evidential value due to the historic site of the school the derived from. However, they are not within any understandable context and the link cannot be interpreted without prior knowledge.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	Post 1947
Exact date (if known):	Plaques originate c 1827, but were set in their current positions within modern brick plinths in 1967
2.5. Authenticity (Integrity)	A single significant phase with significant alterations and/or extensions
2.6. Rarity	Some rarity to the Latin inscribed stone plaques.
2.7. Group Value	The pair have group value but no connection to nearby existing historic buildings. There is a link with the existing St Jude’s School on Bagshot Road.
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	Limited landmark/townscape value with some limited value in terms of local identity.

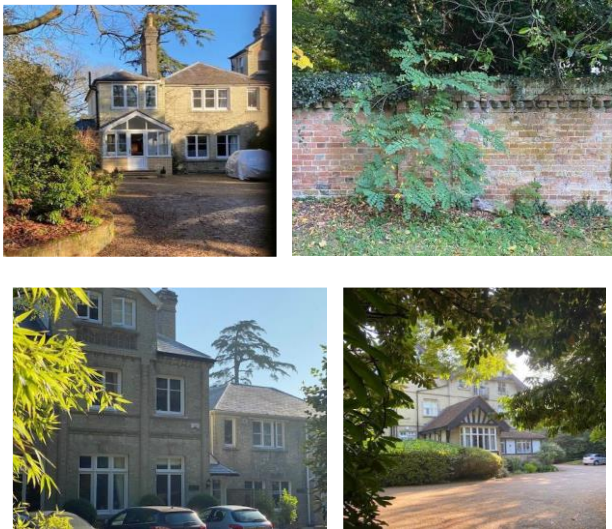
Phase 1 Conclusions & Recommendations

Insufficient interest or historic value to warrant inclusion on the local list.

Coopers Hill Lane Villas

Section 1: General Information and Asset Type

1.1. Name	Coopers Hill Lane Villas
1.2. UID	N/A
1.3. Address	Coopers Hill Lane
1.4. Postcode	TW20 0JY
1.5. Grid Reference	
1.6a. Conservation Area	Yes
1.6b. If yes, which CA	Englefield Green
1.7 Asset Type	Building Group



1.8 Description	
Group of dwellings and structures, once known as The Villas, built between 1871 and 1872.	
<ol style="list-style-type: none"> 1. Harold Weald (now demolished) 2. Coopers Ridge 3. Red Gables 4. Richardson House and wall 5. Ormonde Lodge 6. Little Ormonde 7. Entrance to Greyholme & Cosgrove 8. Cosgrove 9. Greyholme 	
1.7 Overall Condition	
Good.	
Notes	The surviving group and the wall fronting Coopers Hill Lane make a positive contribution to the Conservation Area.

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>Situated at the north-east end of Cooper’s Hill Lane were seven substantial houses, known as The Villas, built between 1871 and 1872 as accommodation for the senior staff at the nearby Royal Indian Engineering College.</p> <p>One at the far western end of the group has been recently demolished (Harold Weald).</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>They have some architectural detail and reflect the general building styles of their later nineteenth-century. Some integrity has been lost due to the twentieth century infill development of Dunheved in the centre of the group.</p> <p>The red brick wall with dental cornice fronting Coopers Hill Lane is also of some architectural character.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Some limited archaeological interest through their association with the Royal Indian Engineering College and the history of the settlement of the area.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	1871-2
2.5. Authenticity (Integrity)	A single significant phase with some alterations and/or extensions
2.6. Rarity	Late Victorian villas as a type are not particularly rare but much overlooked.
2.7. Group Value	The buildings share group value.
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	Some landmark/townscape value, although the buildings being set back. They make a positive contribution to the Conservation Area.

Phase 1 Conclusions & Recommendations

Insufficient historic and archaeological interest and compromised integrity due to demolition of Harold Weald and infill of Dunheved. The buildings should be sufficiently protected by being within the Conservation Area (although not the case in the recent past for the demolished Harold Weald). With appropriate diligence in the management of the Conservation Area, the significance of the buildings and their positive contribution to the Conservation Area should be adequately protected.

Cedar House

Section 1: General Information and Asset Type

1.1. Name	Cedar House
1.2. UID	N/A
1.3. Address	Cedar House, Crimp Hill
1.4. Postcode	TW20 0YB
1.5. Grid Reference	SU 98368 72193
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building



1.8 Description	
Brick built, four-bay, two-storey dwelling. Formerly Royal estate workers cottages, now a single dwelling.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>Historic interest - Originally two cottages built in 1865 as 'Model Cottages' for workers on The Crown Estate.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>Some surviving architectural interest. A date stone plaque with the Royal Crest gives the date of construction. However, the building has been converted into one property and has been substantially extended. The setting has also altered considerably.</p> <p>The building is no longer distinguishable as workers cottages and has the character of a sizable, detached dwelling. UPVC windows with trickle vents to the ground floor facing Crimp Hill.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Some surviving archaeological interest, providing evidence of about past human activity in the locality.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	1865
2.5. Authenticity (Integrity)	A single significant phase with significant alterations and/or extensions
2.6. Rarity	Estate cottages are not rare in the region.
2.7. Group Value	No group value with nearby buildings.
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	The building is set back behind the hedge boundary and has a limited presence on the street.

Phase 1 Conclusions & Recommendations

While clearly of some antiquity, the building has been substantially altered, as has its setting, to the extent that its character has been diluted and it does not sufficiently meet the local listing criteria.

Northroyd

Section 1: General Information and Asset Type

1.1. Name	Northroyd
1.2. UID	N/A
1.3. Address	Crimp Hill
1.4. Postcode	TW20 0YB
1.5. Grid Reference	SU 98454 72436
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building



1.8 Description	
Large nineteenth-century house, hanging scallop tiles to first floor, clay tile to the roof. Gothic brick arches to ground floor to the east. Large gable to the left of the façade, with two smaller, gabled wall dormers to the centre. Porch entry.	
1.7 Overall Condition	
Good.	
Notes	Large and significant extensions and annexes have been built between 2010 and 2012.

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>Nineteenth century large family house. Limited historic interest, no known associations with notable people of institutions.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>Some retaining architectural interest derived from architectural features and traditional materials. Includes gothic arched windows and decorative porch.</p> <p>Understood to have been restored in the 20th century when historic features were preserved with a further significant phase of development in c 2011 with the construction of outbuildings and extensions.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Limited archaeological interest and only slight evidence for past human activity in the locality.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	
2.5. Authenticity (Integrity)	A single significant phase with significant alterations and/or extensions
2.6. Rarity	
Large nineteenth-century houses are not rare in the vicinity.	
2.7. Group Value	
No known group associations with other buildings in the vicinity.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
While it conforms to local, traditional architectural characteristics and materials Northroyd has limited landmark/townscape value, set back from Crimp Hill and now further visually obscured by later additions.	

Phase 1 Conclusions & Recommendations

While of some interest, due to its age, character and surviving features, the building has been substantially extended and added to, reducing its authenticity. No longer sufficiently fulfils the criteria for local listing.

Prezzo

Section 1: General Information and Asset Type

1.1. Name	Prezzo
1.2. UID	N/A
1.3. Address	2 Egham Hill
1.4. Postcode	TW20 0AY
1.5. Grid Reference	TQ 00564 71292
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building



1.8 Description	
Inter-War, two-storey building. Brick built to the ground floor with half-timbered first floor. Tile roof, stone mullion windows. Front facing brick gable.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>The building was built in 1935 when the Egham By-Pass was constructed replacing the earlier Georgian public house and with a mix of architectural styles including half timbering and stone mullioned windows. The pub closed in the late 1990s and became a Brasserie and is now a restaurant. Some communal value in its past.</p> <p>Originally called the Eclipse public house named after a famous racehorse, born during a solar eclipse in 1763. The area in front of the original building was reputed to be the terminus for the horse drawn bus that conveyed travellers between Egham and Market Square, Staines.</p> <p>While these may be of interest, this does not enhance the historic interest of the building. These connections are preserved within historic archives but not within the fabric of the existing building.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>Some inherent but limited architectural and artistic interest, with good quality materials and built in a recognisable inter-War architectural style. Modern commercial use has led to alterations to some features, such as the entrance.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Some minor archaeological interest, although the building does not provide specific evidence of evidence about past human activity in the locality.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1914-1947
Exact date (if known):	1935
2.5. Authenticity (Integrity)	A single significant phase with some alterations and/or extensions
2.6. Rarity	
Not a rarity.	
2.7. Group Value	
No known associations with other buildings of interest nearby.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
Landmark status due to its position on the corner with the Egham Hill Roundabout.	

Phase 1 Conclusions & Recommendations

Insufficient historic interest – to be excluded. While the building has some aesthetic value it does not fulfil the criteria as locally listed building.

The Packhorse Public House

Section 1: General Information and Asset Type

1.1. Name	The Packhorse
1.2. UID	N/A
1.3. Address	The Packhorse, 88 Egham Hill
1.4. Postcode	TW20 0BQ
1.5. Grid Reference	SU 99941 70866
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building



1.8 Description	
Public house. One storey plus attic. White painted render, tiled roof, with hip ends. Three pairs of front-facing flat roofed dormers and two white painted chimneys. Set back from the road with seating area to the front.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>The current building has some limited historic interest and dates to the 1930s, built on the site of a previous, eighteenth-century ‘Ye Pack Horse’ pub, probably utilising two former cottages. The old Packhorse PH was demolished in the early 1930s and the present public house built, set back from the road for patrons arriving by motor car. In 1982 it became the Royal Ascot and then The Monkey’s Forehead and is now back to the original name. The pub is now run by the RHUL Students Union. It has some degree of communal value having functioned as a pub since the 1930s.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>The architectural and artistic interest of the existing building has been severely compromised by unsympathetic changes and additions. It retains its principal form, although the original sash windows with horns in the prominent dormers have been replaced with modern toplight windows (possibly uPVC). However, timber sash windows (possibly original) and a timber door survive at ground floor level. The position of the building set back from the road is of interest, due to the historic need to cater for patrons arriving by motor car. However, the ability to appreciate this aspect has been severely reduced by the addition of outside, sheltered seating areas, decking and structures. Modern horizontal boarded fencing to the street front is also out of keeping.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Some limited archaeological interest, providing evidence of an early motorists, roadside pub.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1914-1947
Exact date (if known):	1930s
2.5. Authenticity (Integrity)	A single significant phase with some alterations and/or extensions
2.6. Rarity	Pubs of this period are not particularly rare, though well reserved examples are unusual. The Packhorse is not especially well preserved.
2.7. Group Value	No known association with other nearby historic buildings.
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	The building has a prominent presence in the street scene.

Phase 1 Conclusions & Recommendations

Not recommended for inclusion, due to the dilution of its architectural, artistic and archaeological interest. Its communal value on its own is insufficient in this case.

Ha-Ha

Section 1: General Information and Asset Type

1.1. Name	Ha-Ha
1.2. UID	N/A
1.3. Address	Castle Hill Farm, The Green
1.4. Postcode	TW20 0YX
1.5. Grid Reference	TBC
1.6a. Conservation Area	Yes
1.6b. If yes, which CA	Englefield Green
1.7 Asset Type	Structure



1.8 Description	
Brick-built wall within a ditch, or Ha-Ha. Bullnosed coping bricks. English bond.	
1.7 Overall Condition	
Poor	
Notes	Exact location not known. Within the Conservation Area and makes a positive contribution to the area's character.

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>Limited historic value. Probably late-nineteenth century in date. Although sometimes used in landscaped parks, this example of a Ha-Ha is not part of a recognised, intentionally landscaped historic garden, park or designed area. It relates to Castle Hill Farm and is likely to have been constructed to prevent farm animals from wandering onto the Green.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>Limited architectural and historic interest.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Some archaeological interest, related to the presence of the farmstead adjacent to the Green. Provides evidence of past activities in the area.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	
2.5. Authenticity (Integrity)	A single significant phase and which is largely intact
2.6. Rarity	
Not an uncommon landscape feature nationally, although no other known examples in the local vicinity.	
2.7. Group Value	
Shares group value with buildings of Castle Hill Farm.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
Limited landmark/townscape value as the structure is not prominent. Yet it is distinctive and makes a beneficial contribution to the Conservation Area.	

Phase 1 Conclusions & Recommendations

The structure is a positive element within the Englefield Green Conservation Area and thus should be afforded adequate protection. The wall is of some limited historic interest and evidential value. It lacks architectural interest, being a fairly standard structure. Not recommended for inclusion.

52-58 Harvest Road

Section 1: General Information and Asset Type

1.1. Name	52-58 Harvest Road
1.2. UID	N/A
1.3. Address	52-58 Harvest Road
1.4. Postcode	TW20 0QT
1.5. Grid Reference	SU 99592 71119
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building Group



1.8 Description	
A terrace of eight, two storey dwellings, all of a uniform height. Brick-built but with varying finishes. Numerous porches added.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>Historic mapping suggests the terrace was constructed by the late 1860s and are thus some of the earliest buildings on Harvest Road.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>Their architectural and aesthetic interest has been severely impacted by unsympathetic and piecemeal alterations and extensions.</p> <p>The terrace is likely to have been entirely of exposed brick. Only one of the dwellings remains of exposed brick. All others have been rendered or painted, all with varying colours. Four of the dwellings have had porch extensions obscuring their facades. Number 56 has had the first-floor window opening altered. Roof cladding materials vary with faux slate and concrete tile used. There are numerous uPVC windows with a few timber windows, but no original windows or doors survive.</p> <p>The terrace lacks a cohesive appearance and their architectural integrity has been compromised. From their appearance, their age and any historic or archaeological values cannot be appreciated.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Some archaeological interest, as early buildings in the street. This value can be appreciated through documentary sources.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	
2.5. Authenticity (Integrity)	A single significant phase with significant alterations and/or extensions
2.6. Rarity	
Not rare.	
2.7. Group Value	
The dwellings form a single group. No known association with other historic buildings.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
Negligible landmark/townscape value.	

Phase 1 Conclusions & Recommendations

Not to be included on the local list, due to the terrace's diminished architectural and aesthetic interest. This has reduced the ability to appreciate the historic and archaeological values of the group.

Burton Villa

Section 1: General Information and Asset Type

1.1. Name	Burton Villa
1.2. UID	N/A
1.3. Address	59 Harvest Road
1.4. Postcode	TW20 0QT
1.5. Grid Reference	SU 99587 71134
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building



1.8 Description	
Two storey dwelling, with front facing gable. Painted brick exterior with exposed brick quoins. Bay window to ground floor. Two arched windows to the first floor. Porch extension to the north side of the dwelling.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>The building is attached to the north end of the adjacent terrace (Nos 52-58 Harvest Road) and first appears on the OS mapping (revised: 1895, published: 1896).</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>The late Victorian house probably dates to the 1890s. The name stone in the gable has been obscured as it has been painted over, along with the rest of the façade, excluding quoins at the corners. The quoins are therefore unlikely to be original parts of the design.</p> <p>The original building is likely to have been of exposed brick. Now painted, the appearance of the building has been significantly altered.</p> <p>The bay window is of some architectural interest, although the window itself has been replaced with a poor copy of a sash windows uPVC. Similarly, the original arched timber windows to the first floor have been replaced with poor quality uPVC copies.</p> <p>The side porch extension is also of painted brick with exposed brick quoins. Yet its lean-to form, blank brick wall and door with side lights do not reflect the age of the building.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Limited archaeological interest as a late nineteenth century addition to the street. This interest is harder to appreciate due to the changed appearance of the building and its lack of architectural value.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	
2.5. Authenticity (Integrity)	A single significant phase with significant alterations and/or extensions
2.6. Rarity	Not rare.
2.7. Group Value	No known connection to other historic buildings in the vicinity.
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	Some landmark status in the street, given its prominent gable.

Phase 1 Conclusions & Recommendations

Not recommended for inclusion on the local list, due to its lost architectural and aesthetic values.

The Limes

Section 1: General Information and Asset Type

1.1. Name	The Limes
1.2. UID	N/A
1.3. Address	72 Harvest Road
1.4. Postcode	TW20 0QR
1.5. Grid Reference	SU 99611 71145
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building



1.8 Description	
Two-storey, detached dwelling with a rendered exterior and tiled roof. A simple projecting string course between ground and first floor. Lintels with rusticated keystones, timber windows.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>A building is shown on the 1842 Tithe map in this location, one of the few buildings in the street. This is smaller than the existing building at number 72 and described in the Tithe appointments as a grocer's shop and garden, owned by James Holmes and occupied by Joseph Kent</p> <p>It is uncertain if this building on the Tithe map is the same building. The existing building has some early nineteenth-century architectural characteristics.</p> <p>The dwelling is thought to have been once owned by Thomas Henry Cotterill who, built Whimple Cottages in 1890 in Middle Hill and Sandown Cottages in 1894. Desktop research has so far provided no further details on Thomas Henry Cotterill of Englefield Green/Egham and his activities in the late nineteenth century.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>The façade retains some elements of modest architectural interest. The building has a later annexe to the northeast, possibly a nineteenth-century coach house and this has been linked to the main dwelling. The coach house has been rendered to match the building and no longer appears as a distinct and separate ancillary building. The annexe frontage has modern garage 'up-and-over, metal doors.</p> <p>The main house has been substantially extended to the rear, probably incorporating other ancillary buildings. In addition, the roof appears to have been entirely rebuilt in the modern era and takes the form of a crown roof.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Negligible archaeological interest. The domestic building and its ancillary outbuildings have been merged into one large and overextend building, limiting its evidential value and the ability to appreciate its past use and varying functions.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	
2.5. Authenticity (Integrity)	A single significant phase with significant alterations and/or extensions
2.6. Rarity	
Not rare.	
2.7. Group Value	
No group value with other historic buildings nearby.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
Limited landmark/townscape value.	

Phase 1 Conclusions & Recommendations

Not recommended for inclusion on the local list, due to the building's extensive modification and its loss of architectural, aesthetic and evidential value.

Nos 16 The Cottage and 17 April Cottage

Section 1: General Information and Asset Type

1.1. Name	Nos 16 The Cottage and 17 April Cottage
1.2. UID	N/A
1.3. Address	16 and 17 Middle Hill
1.4. Postcode	TW20 0JQ
1.5. Grid Reference	TQ 00133 71100
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building Group



1.8 Description	
A pair of brick-built artisan cottages with casement windows. One is of white painted brick with arched opening in garden wall. No further information available at present.	
1.7 Overall Condition	
Good.	
Notes	Very limited information in the 2023 report. Only one photo provided and no further description than the above. The 2023 report suggests the cottages are both eighteenth century, although this is not clearly proven from historic mapping.

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
2.1. Historic Interest (including Associative, Illustrative and Communal Values)
There appears to be two buildings that may be on the same site as Nos 16 and 17 on the OS map Surveyed: 1864 to 1865, Published: 1869.
One of the cottages may also be depicted as two attached but individual dwellings on the Tithe map of 1842, although this is uncertain (possibly plots 678 and 688). These may have been combined to form one cottage.
2.2. Architectural and Artistic Interest (including Aesthetic Value)
Simple design, with later arched openings in recent garden walls. Limited architectural interest, although the cottages are attractive.
2.3. Archaeological Interest (including Evidential Value)
Low archaeological interest.

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	Uncertain
2.5. Authenticity (Integrity)	A single significant phase with some alterations and/or extensions
2.6. Rarity	
Not rare.	
2.7. Group Value	
No clear historic associations with other buildings.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
Limited landmark value. The buildings are off from the main thoroughfare of Middle Hill, up a small lane.	

Phase 1 Conclusions & Recommendations

Not recommended for inclusion.

Nos 53 and 54 The Oaks

Section 1: General Information and Asset Type

1.1. Name	Nos 53 and 54 The Oaks
1.2. UID	N/A
1.3. Address	Middle Hill
1.4. Postcode	TW20 0JJ
1.5. Grid Reference	SU 99850 71124
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building Group



1.8 Description	
Semi-detached pair of yellow stock brick-built dwellings, red brick to the sides. Pyramidal, slate covered roof with central shared chimney stack. Arched windows to first floor. Decorative bands of red brick and red brick lintels, including rubbed straight lintels to the ground floor. Side entrance with timber porch canopies. Plaque to the façade states the following:	
<p>THE OAK 1889</p>	
1.7 Overall Condition	
Good.	
Notes	One of a larger group of buildings of similar but varied designs (including Hillside Cottage 071).

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>Some historic interest due to construction date of 1889. The Oak was part of a development of eight semi-detached dwellings built between 1889 and 1894. The Oak was probably the first dwellings to have been built.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>The appear to dwellings retain their original ground floor sash windows with side lights. On the first floor of number 54, the distinctive, first floor arched sash windows have been removed and there are now uPVC copies. Number 53 appears to retain all its original windows to the façade.</p> <p>The side entrance porches are of red brick and are likely to be later additions, as are the timber supported porch canopies.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>A low level of archaeological interest in the evidence they provide for the development of the area in the later nineteenth century. They also retain sufficient aesthetic qualities to demonstrate the architectural tastes of the period.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	1889
2.5. Authenticity (Integrity)	A single significant phase with some alterations and/or extensions
2.6. Rarity	
Dwellings of this period are not rare.	
2.7. Group Value	
The building has group value with other adjacent dwellings of the same period and style.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
The group has landmark value, which The Oak cottages contribute to.	

Phase 1 Conclusions & Recommendations

Alterations have reduced the architectural authenticity of numbers 53 and 54. There are better examples of dwellings from this period in the vicinity. Not recommended for inclusion.

55 and 56 Hillside

Section 1: General Information and Asset Type

1.1. Name	55 and 56 Hillside Cottage
1.2. UID	N/A
1.3. Address	Middle Hill
1.4. Postcode	TW20 0JJ
1.5. Grid Reference	SU 99835 71129
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building Group



1.8 Description	
Two semi-detached dwellings, built in yellow stock brick with red rubbed brick lintels. Slate roof, with front facing solar panels. Bay window to Hillside Cottage to the left. Many windows appear to have been replaced.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>Some modest level of historic interest as the dwellings are thought to have been built in the early 1890s.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>Some limited architectural interest. This would have been greater, yet the replacement of original windows with poor copies and the prominent solar panels to the front-facing roof pitch have reduced the buildings' aesthetic value and diminished their architectural interest.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>A low level of archaeological interest, in the evidence they provide for the development of the area in the later nineteenth century. They also allow a limited appreciation of the architectural tastes of the period.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	1890
2.5. Authenticity (Integrity)	A single significant phase with significant alterations and/or extensions
2.6. Rarity	
Not rare.	
2.7. Group Value	
The dwellings of 49-56 form a recognisable group built between 1889 and 1894.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
The group has landmark value, which numbers 55 and 56 contribute to.	

Phase 1 Conclusions & Recommendations

Do not fulfil the criteria and the aesthetic value and architectural interest of the two dwellings has been reduced due to the loss of original windows and the instillation of visually prominent solar panels. There are better preserved examples of late-nineteenth century dwellings in the vicinity.

Holly Cottage

Section 1: General Information and Asset Type

1.1. Name	Holly Cottage
1.2. UID	N/A
1.3. Address	Holly Cottage, Middle Hill
1.4. Postcode	TW20 0JP
1.5. Grid Reference	SU 99664 71180
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building



1.8 Description	
Single storey, brick-built cottage, with modern extension to the rear and side. Some sash windows London stock bricks and slate roof. uPVC windows also present.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>A modest square-planned dwelling is depicted on the site of the present dwelling on the 1842 Tithe map owned by Landowner: James Holmes. Occupier: Reverend Thomas Page (Late) and described as a house and garden. The building, perhaps with some extensions, is also shown on the OS Map Surveyed: 1868 to 1869, Published: 1881.</p> <p>The 2023 assessment suggested the building may be late eighteenth century in date, although from its appearance it is likely to be early to mid-nineteenth century in date.</p> <p>The 2023 assessment also speculated that Holly Cottage was once the home of George III's wig maker, William Francis Truefitt, but provided no references for this theory. It has not been possible to verify a historic link between Holly Cottage and Truefitt with a reference. This historic link can therefore only be considered anecdotal, although further research would be beneficial.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>Some limited architectural interest as the single-story, square planned cottage with central chimney stack is unusual. Yet there are extensive additions, including modern extensions.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Limited archaeological interest.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	Unknown
2.5. Authenticity (Integrity)	A single significant phase with significant alterations and/or extensions
2.6. Rarity	
The original cottage is somewhat rare, although similar to an estate lodge, of which there are many in the vicinity.	
2.7. Group Value	
Not thought to have group value with other nearby buildings.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
Limited to negligible townscape value.	

Phase 1 Conclusions & Recommendations
Not recommended for inclusion.

Crossways

Section 1: General Information and Asset Type

1.1. Name	Crossways
1.2. UID	N/A
1.3. Address	Crossways, Harvest Road
1.4. Postcode	TW20 0QT
1.5. Grid Reference	SU 99552 71296
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building



1.8 Description	
Two storey dwelling, render (pebbledash) and painted white. Large front facing gable at the eastern end. Smaller gable at western end. Long, seven bay length to the façade.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>The date of 1908 given in the 2023 assessment is backed up by historic mapping, with the building first appearing on OS maps Revised: 1912, Published: 1914. Limited historic interest.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>Some limited architectural and aesthetic value. Some original decorative features remain, such as the arched entrance and porch. The building is a positive element in the locality. However, the building is not particularly remarkable in terms of its appearance.</p> <p>The picket fence that until recently ran across the front of the property has been replaced with close board fencing, which has a detrimental impact on the appearance of the site and further reduces the ability to appreciate the building's modest architectural interest.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Limited archaeological Interest and Evidential Value for the history of the area's development.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	1908
2.5. Authenticity (Integrity)	A single significant phase with some alterations and/or extensions
2.6. Rarity	Not rare.
2.7. Group Value	No known association with other nearby historic buildings.
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	It has a presence in the street scene, although the replacement of the picket fence with close board fencing has diminished its positive contribution to the area's character.

Phase 1 Conclusions & Recommendations

Not recommended for inclusion due to its limited historic and architectural interest.

Crown Cottage


Section 1: General Information and Asset Type

1.1. Name	Crown Cottage
1.2. UID	N/A
1.3. Address	Crown Cottage, Northcroft Road
1.4. Postcode	TW20 0DU
1.5. Grid Reference	SU 99025 71390
1.6a. Conservation Area	Yes
1.6b. If yes, which CA	Englefield Green Conservation Area
1.7 Asset Type	Building



1.8 Description	
One-and-a-half storey dwelling with wall dormers to front (east) elevation. Extended to the left (south) with slightly lower ridge line. Brick built and white painted. Slate roof. Open timber framed and glazed porch.	
1.7 Overall Condition	
Good.	
Notes	The 2023 Survey postulates that Crown Cottage is early nineteenth century in date. Historic map regression suggests it was built in the last decade of the nineteenth century.

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>The building has some historic value. Crown Cottage does not appear on historic mapping until the OS map Revised: 1894 to 1895, Published: 1899. It is not shown on earlier maps such as the Tithe Map of 1842, nor is it depicted on the OS map Surveyed: 1869, Published: 1872.</p> <p>It shares its name with Crown Farm adjacent and to the north and was probably built as agricultural workers cottages, possibly initially as a pair of small semi-detached cottages, now combined and extended. The OS map Revised: 1912, Published: 1919 shows what appears to be the original division into two properties.</p>
 <p>OS map Revised: 1912, Published: 1919</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>The building has been extensively altered. The porch is a recent addition added between 2022 and 2023. The side extension, though slightly smaller than the host building, detracts from its dominance. The extension was initially a flat roofed attached garage which was recently converted and extended</p>

<p>with the addition of a first-floor attic level with dormer window (undertaken between 2019 and 2021). The converted garage is a reasonably good match for the original in terms of external finishes, with segmental brick arches evident. However, all windows throughout the facade (and probably the entire building) are uPVC.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Some archaeological interest as the building provides physical evidence for the housing of agricultural workers in the late nineteenth-early twentieth century.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	
2.5. Authenticity (Integrity)	A single significant phase with significant alterations and/or extensions
2.6. Rarity	
Agricultural workers cottages are not rare in the vicinity and there are better preserved examples.	
2.7. Group Value	
Has group value with Crown Farm to the north due to its historic association.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
Some landscape value, as the building is prominent in views along Northcroft Road from the direction of the Green.	

Phase 1 Conclusions & Recommendations

While the building has some modest historic/archaeological interest, the extensive level of alteration cannot be overlooked. The building has been transformed from a simple pair of brick-built agricultural workers cottages. Although as it appears today, the building is attractive and is a positive element in the street scene, its original design, appearance and historic aesthetic and architectural value have been lost. Therefore, it is not recommended for inclusion in the local list.

Glenfeshie

Section 1: General Information and Asset Type

1.1. Name	Glenfeshie
1.2. UID	N/A
1.3. Address	7 Prospect Lane
1.4. Postcode	TW20 0XB
1.5. Grid Reference	SU 98068 71311
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building



1.8 Description	
Yellow stock brick dwelling, two storeys with two front facing gables. Tiled roof. Extensions to the rear.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>Low historic interest, the dwelling (probably along with numbers 5-6, excluded in 2023) were constructed in 1901. Possibly built as workers' housing (postulated in the 2023 assessment), but by and for whom is unknown at present.</p> <p>A row of dwellings are shown on prospect lane on the 1842 Tithe map. The existing buildings are likely to have replaced these in the late nineteenth to early twentieth century. The rest of the buildings on Prospect Lane are of similar date which affords Prospect Lane some distinction in terms of appearance and character (see below).</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>Low to moderate architectural interest with inset house name stone, brick lintels, hipped roof and front facing gables. Windows are all modern uPVC. The building has character, although its architectural interest has been diluted by the modern windows. The other buildings of Prosect Place also infuse the area with a coherent character, which is a positive attribute. Yet Glenfeshie does not appear to be of more architectural value than the other buildings.</p> <p>Together the buildings are more than the sum of their parts, but individually and in particular Glenfeshie, are not particularly noteworthy.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Limited archaeological value relating to its possible construction as workers housing.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	1901
2.5. Authenticity (Integrity)	A single significant phase with significant alterations and/or extensions
2.6. Rarity	Not rare.
2.7. Group Value	Has group value with numbers 5-6 'Benalder' (excluded in 2023 review) and with other buildings on Prospect Lane.
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	Some townscape value. Prospect Lane is in a fairly remote and semi-rural area. The buildings can be seen from Wick Lane.

Phase 1 Conclusions & Recommendations

While Prospect Place is an attractive lane and its dwellings provide a sense of place, Glenfeshie on its own lacks sufficient architectural and historic interest. Not recommended for inclusion.

Jurors Chairs

Section 1: General Information and Asset Type

1.1. Name	Jurors Chairs
1.2. UID	N/A
1.3. Address	Runnymede
1.4. Postcode	N/A
1.5. Grid Reference	SU 99715 72937
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Structure



1.8 Description	
Art installation of twelve bronze chairs in a formation facing each other.	
1.7 Overall Condition	
Good.	
Notes	Curated by the National Trust.

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>Low integral historic value, although has recent/modern communal value. Installed to mark eight hundred years since the sealing of Magna Carta at Runnymede, by the National Trust. The artwork was created by the artist Hew Locke and installed in 2015 at a ceremony attended by Prince William, then Duke of Cambridge.</p> <p>While they commemorate the historic event of the signing of the Magna Carta, they do not have historic value in their own right.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>The twelve bronze chairs have aesthetic and artistic value. Each chair incorporates symbols and imagery representing concepts of law and key moments in the struggle for freedom, rule of law and equal rights.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Low archaeological interest.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	Post 1947
Exact date (if known):	2015
2.5. Authenticity (Integrity)	A single significant phase and which is largely intact
2.6. Rarity	
There are other works of public art and memorials in the area.	
2.7. Group Value	
The chairs form a group and they share group value with other works of art by the artist Hew Locke. No known associations with other structures in the vicinity.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
They have landscape value within the Runnymede Meadow.	

Phase 1 Conclusions & Recommendations

Not recommended for inclusion due to the lack of historic interest. As modern public works of art curated by the National Trust, their inclusion in the local list would not be appropriate or effective.

Indian Memorial

Section 1: General Information and Asset Type

1.1. Name	Indian Memorial
1.2. UID	N/A
1.3. Address	Runnymede
1.4. Postcode	N/A
1.5. Grid Reference	Approximately TQ 00098 72507
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Structure



1.8 Description	
Low lying, ground mounted dark grey stone plaque, with inscription marking a tribute to the historic Magna Carta.	
1.7 Overall Condition	
Good.	
Notes	Curated by the National Trust.

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
2.1. Historic Interest (including Associative, Illustrative and Communal Values) Low historic value. The plaque is a modern installation adjacent to an oak tree, planed by the Prime Minister of India on 16 March 1994 as a tribute to the historic Magna Carta.
2.2. Architectural and Artistic Interest (including Aesthetic Value) Low architectural value.
2.3. Archaeological Interest (including Evidential Value) No archaeological value.

Reason(s) for Standing Out in its Surroundings	
2.4. Age	Post 1947
Exact date (if known):	1994
2.5. Authenticity (Integrity)	A single significant phase and which is largely intact
2.6. Rarity	
There are other, prominent memorials in the vicinity.	
2.7. Group Value	
No association with other historic structures. Has some group value with other Magna Carta memorials.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
Limited landmark value.	

Phase 1 Conclusions & Recommendations

Not recommended for inclusion due to its lack of architectural, historic and archaeological values. Inclusion in the local list would not be appropriate or effective.

1A, 2A, 3A, 4A and Chapel End No 5

Section 1: General Information and Asset Type

1.1. Name	Nos 1A, 2A, 3A, 4A and Chapel End No 5
1.2. UID	N/A
1.3. Address	South Road
1.4. Postcode	TW20 0RL
1.5. Grid Reference	SU 99464 70698
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building Group



1.8 Description	
Former hall or reading rooms, now converted into a group of dwellings. Brick built with gable fronting South Road with decorative barge board, rendered dwellings to the right (west). Western side elevation has partially blocked up tall window with stone mullions and relieving brick arch.	
1.7 Overall Condition	
Fair.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>A 'Reading Room' is depicted on the OS map Surveyed: 1869, Published: 1872. Again, a reading room is shown on the OS map of Revised: 1894 to 1895, Published: 1899 but with a different plan form. This suggest the building may have been rebuilt between 1872 and 1894.</p> <p>The 2023 assessment states that the building originated as a Methodist Hall, although the building is consistently labelled as a reading room on OS mapping until the OS map Revised: 1938, Published: 1945 when it is labelled as a nursery. The use as a meeting hall and reading room may have been interchangeable. The building therefore has historic and communal value.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>The architectural integrity of the building has been considerably compromised through unsympathetic changes. Concrete tiles throughout.</p> <p>Building 1A – uPVC doors and windows. Box dormer to side extension.</p> <p>The facades of 3A, 4A and No 5 have been rendered and painted obscuring the original exposed brick. Porches have been added. All windows and doors are uPVC. The western tall window with stone mullions in the western side elevation has been substantially but partially blocked and incongruous windows added.</p> <p>According to the 2023 assessment there is a carriage shed with a tiered dovecote in the garden.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Some archaeological interest due to the evidence for methodism and charitable institutions in the nineteenth century.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	
2.5. Authenticity (Integrity)	A single significant phase with significant alterations and/or extensions
2.6. Rarity	Methodist halls/reading rooms are somewhat rare, but this is not a unique or well-preserved surviving example.
2.7. Group Value	No known association with other nearby historic buildings.
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	Limited landscape value as the appearance of the building has been subdued and over-domesticated.

Phase 1 Conclusions & Recommendations

The building has historic and communal value, yet its architectural and aesthetic value has been severely depleted. As a result, it is not considered suitable for inclusion.

Writ in Water

Section 1: General Information and Asset Type

1.1. Name	Writ in Water
1.2. UID	N/A
1.3. Address	Runnymede
1.4. Postcode	N/A
1.5. Grid Reference	SU 99898 72432
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Structure



1.8 Description	
Art instillation – circular concrete structure by Mark Wallinger at the base of Cooper’s Hill.	
1.7 Overall Condition	
Good.	
Notes	Curated by the National Trust.

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
2.1. Historic Interest (including Associative, Illustrative and Communal Values) No intrinsic historic value, erected in 2018. In June 2019, Writ in Water received the RIBA National Award
2.2. Architectural and Artistic Interest (including Aesthetic Value) Of artistic interest. The circular concrete structure has an exterior doorway leads to a simple circular interior, which turns left or right to an inner doorway, opening out into a central chamber. A wide oculus above opens to the sky looms with a pool of water on the floor below.
2.3. Archaeological Interest (including Evidential Value) No archaeological interest.

Reason(s) for Standing Out in its Surroundings	
2.4. Age	Post 1947
Exact date (if known):	2018
2.5. Authenticity (Integrity)	A single significant phase and which is largely intact
2.6. Rarity	
Public works of art are not rare in the vicinity.	
2.7. Group Value	
Shares group value with other works by Mark Wallinger.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
Has landscape value as a prominent feature in Runnymede Meadow.	

Phase 1 Conclusions & Recommendations

Not recommended for inclusion due to the lack of historic and archaeological value. As a public work of art curated by the National Trust, its inclusion on the local list would not be appropriate or effective.

Ebenezer House and Providence House Nos 11-13

Section 1: General Information and Asset Type

1.1. Name	Ebenezer House and Providence House
1.2. UID	N/A
1.3. Address	Spar Stores, 11-13 St. Jude's Road
1.4. Postcode	TW20 0BY
1.5. Grid Reference	SU 99350 70869
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building Group



1.8 Description	
Two storey attached buildings, hipped roof. Brick-built and painted. Ground floor retail, first floor accommodation.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>Limited historic value. Providence House was built in 1865. Ebenezer House dates to 1868. The buildings are likely to have been built as shops with accommodation above. The 2023 assessment states that JL Hopkins ran a bakery from the buildings from 1915-1965.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>Very limited architectural and aesthetic interest. Both buildings have inscribed stones with their names and dates and a slate roof, which are surviving positive elements.</p> <p>However, the brick façade has been painted white to the first floor. All first-floor windows are uPVC. Modern shopfront to the ground floor. In general, the lack of survival of original elements such as a nineteenth-century shopfront and timber windows has considerably diminished the architectural and aesthetic interest.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Some limited archaeological value evidencing nineteenth-century commercial activity in the area and continuity with the past.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	1865/68
2.5. Authenticity (Integrity)	A single significant phase with significant alterations and/or extensions
2.6. Rarity	Not rare.
2.7. Group Value	No known associations with other buildings.
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	Limited landmark status.

Phase 1 Conclusions & Recommendations

Not recommended for inclusion due to the limited historic interest and loss of its architectural value.

Nos. 20 to 27 St Jude's Place

Section 1: General Information and Asset Type

1.1. Name	20 to 27 St Jude's Place
1.2. UID	N/A
1.3. Address	20 to 27 St Jude's Place, St Jude's Road
1.4. Postcode	TW20 0BY
1.5. Grid Reference	SU 99350 70840
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building Group



1.8 Description	
A terrace of two storey, eight brick-built cottages. Each has one front facing window to ground and first floor. Slate roof. Segmental arched brick lintels. Four chimney stacks, each one shared between two dwellings.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>Some limited historic interest, due to their antiquity. A row of six red brick terraced cottages. The name “St Jude’s Place” is painted below the eaves of the northernmost example. The 2023 assessment states they were built in 1867 although they appear to be shown on the OS map 1864 to 1865, Published: 1869.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>Very limited architectural interest. In their general appearance they can be perceived and nineteenth-century dwellings. However, nearly all windows and doors have been replaced with uPVC with varying proportions, sizes and appearances to each. In one example (number 26) the opening in the brickwork around the window has been enlarged slightly to take the new uPVC window, resulting in an asymmetrical relationship with the brick arched lintel above. The unified appearance of the terrace has been diminished by the addition of render or painted brickwork with only four examples retaining their exposed brick finish. The group’s historic character has been diminished and the original uniformity in appearance has been reduced.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Very limited archaeological interest, evidencing settlement and urbanisation in the area in the mid-late nineteenth century.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	1860s
2.5. Authenticity (Integrity)	A single significant phase with significant alterations and/or extensions
2.6. Rarity	Nineteenth-century terraces are not rare in the locality.
2.7. Group Value	The terrace has group value. No known associations with other nearby historic buildings.
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	Limited landmark/townscape value.

Phase 1 Conclusions & Recommendations

Due to the lack of architectural interest and the loss of historic character and consistency, their inclusion it is not recommended.

Acacia Place 59 to 61

Section 1: General Information and Asset Type

1.1. Name	Acacia Place 59 to 61
1.2. UID	N/A
1.3. Address	59 - 61 St. Jude's Road
1.4. Postcode	TW20 0BT
1.5. Grid Reference	SU 99358 70646
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building Group



1.8 Description	
Terrace of three dwellings, shallow, slate covered hopped roof. White painted render. Two chimney stacks towards the centre.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>The 2023 Assessment states that the buildings were constructed in 1822. A small inscription to the right of the central first floor window reads “I.M.1822” which confirms this. The dwellings are shown on the Tithe map of 1842, and the Appointment lists state that the building comprised three cottages and gardens, owned by Charles Whiting and occupied by Charles Benham and “Others”.</p> <p>The dwellings have historic value as an example of an early dwelling during a period of expansion of the settlement and the development of the nearby sandpit. When built, what is now the southern spur of St Jude’s Road on which Acacia Place stands, was likely to be an undeveloped track.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>The original brickwork may have been exposed but it has been covered with render and painted white.</p> <p>Overall, the building retains its historic form and proportions with a shallow pitched, hipped roof. There are two, single storey, side extensions which serve as entry porches to numbers 59 and 61. That of number 59 is a lean-to addition, while that of number 61 is flat-roofed. Side extensions appear to be depicted on the OS map surveyed 1864 to 1865, published 1869. Whilst they may have been rebuilt and that of number 61 replaced with a flat roofed structure, the adaption of the entry is a historic change. A plaque below the eaves of number 61 gives the name “Acacia Place”.</p> <p>The terrace has modern uPVC windows throughout the main façade, which has negatively impacted the overall character of the dwellings, reducing its architectural interest. There are oriel ground floor windows on brackets to numbers 59 and 61. While these may be an original feature or historic addition, they have been replaced with uPVC units.</p>

2.3. Archaeological Interest (including Evidential Value)
<p>The building provides evidence of the early settlement along what became the southern spur of St Jude’s Road, along with evidence for the gradual expansion of Englefield Green in the early nineteenth century.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	Pre-1840
Exact date (if known):	1822
2.5. Authenticity (Integrity)	A single significant phase with some alterations and/or extensions
2.6. Rarity	Dwellings of this age, in this vicinity are somewhat rare. On a more regional scale their survival is more common.
2.7. Group Value	Together the dwellings have clear group value as a terrace of three cottages. No known association with other nearby buildings.
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	Has Landmark/Townscape Value. The terrace is distinctive and differs from adjacent buildings.

Phase 1 Conclusions & Recommendations

The buildings are of considerable age and their form has generally remained intact. However, the uPVC windows have eroded the character of the dwelling and overall, it lacks sufficient architectural interest. There are better preserved examples in the area and thus the buildings are not recommended for inclusion.

New War Memorial

Section 1: General Information and Asset Type

1.1. Name	New War Memorial
1.2. UID	N/A
1.3. Address	St Jude's Cemetery, St Jude's Road
1.4. Postcode	TW20 0EE
1.5. Grid Reference	SU 99323 70824
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Structure



1.8 Description	
New war memorial in cemetery adjacent to the eastern boundary with St Jude's Road. It consists of seven granite columns of varying heights arranged in a circular pattern.	
1.7 Overall Condition	
Good	
Notes	Artist: Chris Palomba Unveiled in 2016 by John Scott MBE and Mr Michael More-Molyneux, Her Majesty's Lord Lieutenant of Surrey. Assisted by Cllr Alan Alderson, Mayor of Runnymede and five members of the Englefield Green Memorial Committee, with wreaths also laid by Captain Warren Bairstow RAN on behalf of Australia, Lt Col Rushen on behalf of Canada, families and regiments ¹ .

¹ <https://szerelmey.com/englefield-green-war-memorial/>

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>The memorial was unveiled in 2016 and although a modern structure, it has communal value. Yet it has no inherent historic significance in its own right.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>The structure has aesthetic value as a designed instillation by Surrey architect Chris Palomba</p> <p>The memorial stands to the north and alongside the pre-existing Cross of Sacrifice (WMO/82947). The seven columns are aligned with the Cross of Sacrifice, the Somme, Flanders, the London Cenotaph, Runnymede, James Bay in Canada and St Jude's church tower. The paved setting includes seating, lighting, and floral planters².</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>No archaeological interest as the structure is a modern commemorative instillation.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	Post 1947
Exact date (if known):	2016
2.5. Authenticity (Integrity)	A single significant phase and which is largely intact
2.6. Rarity	
War memorials are not unique in the vicinity and modern commemorative installations following the centenary of the First World War are fairly common.	
2.7. Group Value	
Has group value with the existing Cross of Remembrance in St Jude's Cemetery.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
The structure is in a visually prominent position adjacent to St Jude's Road.	

Phase 1 Conclusions & Recommendations

While it is a community asset, the structure is not a heritage asset in its own right. The protection of the monument would be better served by other means than local listing as a non-designated heritage asset. Not recommended for inclusion.

² <https://www.warmemorialsonline.org.uk/memorial/253480/>

Report title:

Englefield Green Review of Non-Designated Heritage

The Elms No 1, Falconwood

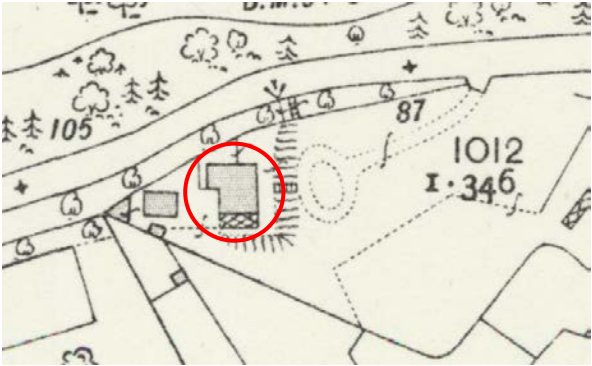
Section 1: General Information and Asset Type

1.1. Name	The Elms No 1, Falconwood
1.2. UID	2024/
1.3. Address	1 Falconwood, Tite Hill
1.4. Postcode	TW20 0LS
1.5. Grid Reference	TQ 00396 71290
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building



1.8 Description	
Large, red brick-built dwelling with crown roof, ornate ironwork to roof ridge. Set back from Tite Hill and separated behind modern brick wall.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest, (including Associative, Illustrative and Communal Values)</p> <p>Some historic interest, although the 2023 assessment states this is a late-Victorian dwelling, it does not appear on the OS mapping until the map revised 1912, published 1914 and so is Edwardian/early-twentieth century. It is not shown on the OS map surveyed in 1910, published 1914.</p>  <p style="text-align: center;"><i>OS map revised 1912, published 1914.</i></p> <p>Originally accessed via carriage drive from Tite Hill. The grounds around the dwelling including the carriage drive have been sold off and developed with housing in the later twentieth century. Original outbuilding to the west has been removed probably during creation of Falcon Court.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>Large, red brick-built dwelling with crown roof of slate. The slope of the roof to the north, west and south has been interrupted by the insertion of modern windows. Solar panels to the east facing slope. Ornate ironwork to the roof survives. Set back from Tite Hill and separated behind modern brick wall. Large timber conservatory on southern side, is probably a recent replacement for an earlier one shown on historic mapping. Chamfered stone lintels over original sash windows. Modern adverse changes have diluted the architectural interest.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Low archaeological interest. Provides some evidence for the development of the area in the recent past.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	1911?
2.5. Authenticity (Integrity)	A single significant phase with some alterations and/or extensions
2.6. Rarity	
Large dwellings of this period are not rare in the vicinity. Not a well-preserved example of its type.	
2.7. Group Value	
No known association with other buildings in the area.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
In a prominent position on Tite Hill and it is distinctive primarily due to the ironwork on the roof. Its appearance is diminished by modern boundaries and unsympathetic changes.	

Phase 1 Conclusions & Recommendations

Not recommended for inclusion. While the building is of distinctive appearance, its architectural integrity has been diminished by adverse changes over time. It is Edwardian in date and the sash windows and ironwork are of interest, but it but has lost much of its original character. It therefore lacks sufficient historic, architectural and aesthetic interest.

Nos 8 & 8A Victoria Street

Section 1: General Information and Asset Type

1.1. Name	Nos 8 & 8A Victoria Street
1.2. UID	2024/107
1.3. Address	Nos 8 & 8A Victoria Street
1.4. Postcode	TW20 0QY
1.5. Grid Reference	SU 99556 70980
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building



1.8 Description	
Two-storey building with shop to the ground floor. Timber shopfront with console brackets. Red brick with pebble dashed and faux timber studs to the gable above first floor.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>The building can be positively identified on the OS map revised 1912, published 1914. Prior to this (revised 1895, published 1896) there appears to be an earlier building on the site.</p> <p>The 2023 Assessment stated that the building was formerly a bookshop and previously Burton’s shoe shop. Some limited historic interest and low communal interest.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>Red brick with a partially surviving period shop front. The console brackets are likely to be original, while the window and door joinery appear to be later (perhaps mid-twentieth century). The front facing gable is rendered with pebble dashed panels between faux timber studwork. The first-floor windows have been replaced with uPVC units, with the original sash windows being removed sometime after 2008. While the console brackets may be original, the building is otherwise not particularly remarkable.</p> <p>Compared to the nearby Locally Listed Heritage Assets at 12-15 Victoria Street, numbers 8 and 8A lack notable architectural interest.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Low archaeological interest, providing evidence of the commercial development along Victoria Street in the early twentieth century.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	
2.5. Authenticity (Integrity)	A single significant phase with some alterations and/or extensions
2.6. Rarity	
Not rare in the vicinity. The locally listed assets at numbers 12-15 Victoria Street are better preserved examples.	
2.7. Group Value	
No group value with other nearby buildings. While there is a form of connection to Listed Heritage Assets at 12-15 Victoria Street through their shared function, number 8 and 8A do not have obvious group value.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
Some townscape value and the shop and building are attractive elements in the street scene.	

Phase 1 Conclusions & Recommendations

Not recommended for inclusion. While there is some limited historic, communal and architectural value, on balance, these are insufficient to warrant the building’s inclusion on the local list.

Castlewood House

Section 1: General Information and Asset Type

1.1. Name	Castlewood House
1.2. UID	N/A
1.3. Address	Castlewood House, Wick Lane
1.4. Postcode	TW20 0HT
1.5. Grid Reference	SU 98188 70141
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building



1.8 Description	
Timber gate fronting Wick Lane with brick piers, topped with stone pineapples. No visibility in Street View. The building has “attractive sash windows under tiled roof in the neo-Georgian style” (2023 Assessment).	
1.7 Overall Condition	
Good.	
Notes	<p>Castlewood House in 1987 https://www.amazon.com/Vintage-photo-of-Castlewood-House/dp/B07MSBW8SM</p>

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>Low historic interest. The building does not appear on the OS map Revised: 1938, Published: 1945 and it is likely to be post-War in date. In 1987 Castlewood House became the temporary residence of the Duke and Duchess of York while their new house was being built in nearby Sunninghill. Prior to that the property was the residence of King Hussein of Jordan.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>Limited architectural interest is assumed, due to recent construction date. The building is not visible in street view. Buff brick in stretcher bond, an attempt to replicate a Georgian style dwelling. Site visit not required due to low historic interest. The thirteen-bedroom house is reputed to have 34-acre country estate, with its own maze, indoor pool and helipad³.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Low archaeological value.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	Post 1947
Exact date (if known):	
2.5. Authenticity (Integrity)	A single significant phase and which is largely intact
2.6. Rarity	
Not rare.	
2.7. Group Value	
No known association with other nearby buildings.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
Limited landmark value.	

Phase 1 Conclusions & Recommendations

Not recommended for inclusion due to its low historic and architectural interest.

³ <https://www.getsurrey.co.uk/news/property-news/inside-amazing-13-bedroom-50m-14264106>

Glade Cottage

Section 1: General Information and Asset Type

1.1. Name	Glade Cottage
1.2. UID	N/A
1.3. Address	3 Wick Lane
1.4. Postcode	TW20 0HT
1.5. Grid Reference	SU 98287 70008
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Building



1.8 Description	
Two storey brick dwelling with a tiled roof. Attached double garage to right. Porch canopy to the side. Exposed rafter feet.	
1.7 Overall Condition	
Good.	
Notes	

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
<p>2.1. Historic Interest (including Associative, Illustrative and Communal Values)</p> <p>Low historic interest. The building may be depicted in its original smaller form on the OS map Revised: 1912, Published: 1914. It appears to have replaced an earlier pair of semi-detached dwellings on the site, shown on the OS Map Revised: 1897, Published: 1899.</p>
<p>2.2. Architectural and Artistic Interest (including Aesthetic Value)</p> <p>Moderate architectural interest. Early 20th century, brick-built dwelling in Flemish bond with modern timber windows, exposed rafter feet with tiled roof. Extensions to the rear. The building is attractive and of good quality but is not particularly noteworthy.</p>
<p>2.3. Archaeological Interest (including Evidential Value)</p> <p>Low archaeological value, evidencing the cycle of redevelopment along Wick Lane.</p>

Reason(s) for Standing Out in its Surroundings	
2.4. Age	1840-1913
Exact date (if known):	
2.5. Authenticity (Integrity)	A single significant phase with significant alterations and/or extensions
2.6. Rarity	
Not rare.	
2.7. Group Value	
No known association with other historic buildings nearby.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
The dwelling contrasts with other modern bungalows adjacent and to the south and has some distinction. Limited landmark/townscape value.	

Phase 1 Conclusions & Recommendations

Not recommended for inclusion as the building lacks sufficient historic and architectural interest.

Cast iron tree label

Section 1: General Information and Asset Type

1.1. Name	Cast iron tree label
1.2. UID	2024/123
1.3. Address	Within grounds of Windsor Great Park
1.4. Postcode	N/A
1.5. Grid Reference	N/A
1.6a. Conservation Area	No
1.6b. If yes, which CA	
1.7 Asset Type	Structure



1.8 Description	
Cast iron tree label, circular plate with inscription and date of 1820.	
1.7 Overall Condition	
Good.	
Notes	<p>THE ROYAL ESTATE, WINDSOR: WINDSOR GREAT PARK Heritage Category: Park and Garden Grade: I List Entry Number: 1000592</p>

Section 2: Assessment of Heritage Interest

Reason(s) for Local Value
2.1. Historic Interest (including Associative, Illustrative and Communal Values) Cast iron sign detailing the planting of trees in circa 1820 in Windsor Great Park.
2.2. Architectural and Artistic Interest (including Aesthetic Value) Low – due to the simple lettering and form of the structure.
2.3. Archaeological Interest (including Evidential Value) Moderate – indicates history of management of the Royal Estate.

Reason(s) for Standing Out in its Surroundings	
2.4. Age	Choose an item.
Exact date (if known):	1820
2.5. Authenticity (Integrity)	A single significant phase and which is largely intact
2.6. Rarity	
Possibly rare.	
2.7. Group Value	
Within the grounds of Windsor Great Park.	
2.8. Landmark/Townscape Value (including Local Identity and Distinctiveness)	
Low landmark/townscape value.	

Phase 1 Conclusions & Recommendations

Not recommended for inclusion. The structure is protected by virtue of its presence within the Grade I listed Registered Park and Garden of Windsor Great Park. Its local listing is not necessary or appropriate.

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