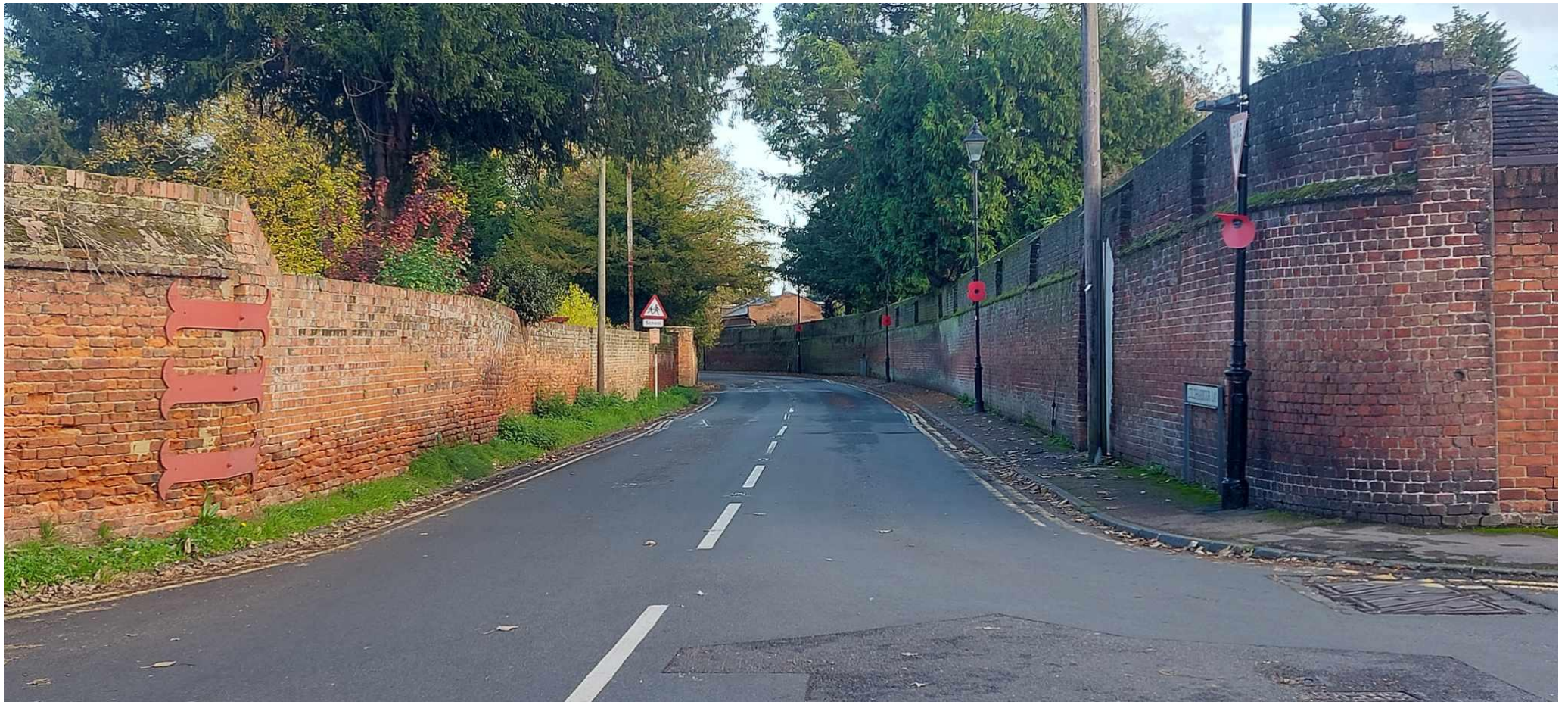


Thorpe Conservation Area Appraisal and Management Plan

Draft October 2024



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1. Introduction

1.1 Thorpe Conservation Area

1.1.1 The original Thorpe Conservation Area was designated on 24th February 1970 and was extended in an easterly direction on 9th August 1984. It is one of eight conservation areas under the jurisdiction of Runnymede Borough Council.

1.1.2 The Conservation Area consists of an area of historic houses, a public house, farms and the Tasis School centred around the village of Thorpe. Thorpe Village has existed in some form since 672AD, when it was granted by King Frithuwold to endow Chertsey Abbey, and it remained dependent on the Abbey until the Dissolution. The oldest existing building is the Church of St. Mary, parts of which date from the 12th century. In a cluster around the church and along Coldharbour Lane are a number of buildings from the 16th century and more from the 17th, 18th, and early 19th centuries, many of which are statutorily listed.

1.1.3 The surrounding landscape has been damaged by historic excavation for gravel and the construction of the M25 / M3. Despite these detrimental developments in the vicinity of Thorpe, the village retains its special historic and architectural character. The village and its setting retain the tranquil rural feeling of a former era, with many periods of architecture contributing to its surprising and delightful character.

1.2 What is a Conservation Area?

1.2.1 A conservation area is defined as an ‘*area of special architectural or historic interest the character or appearance of which is it desirable to preserve or enhance*’.¹ This is a planning designation which ensures that local authorities must pay special attention ‘to the desirability of preserving or enhancing the character or appearance of that area’ when determining planning applications.

1.2.2 Designation of a conservation area recognises the unique quality of that area as a whole. This quality comes not only from individual buildings and monuments, but also other features, including (but not limited to) topography, materials, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity and sense of place. The extent to which a building, or group of buildings / structures, positively shape the character of a conservation area is derived from their elevations, principally those which are street-facing but also side and rear elevations, the integrity of their historic fabric, overall scale and massing, detailing and materials.

1.3 Purpose and Scope of the Conservation Area Appraisal

1.3.1 Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities ‘*formulate and publish proposals for the preservation and enhancement*’ of conservation areas within their jurisdiction, and that these proposals are periodically reviewed.² The proposals are normally presented in the form of a Conservation Area Appraisal, which defines and records

¹ Section 69 (1), Planning (Listed Buildings and Conservation Areas) Act 1990

² Section 71 (1), Planning (Listed Buildings and Conservation Areas) Act 1990

the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

1.3.2 Conservation areas may be affected by direct physical change, by changes in their setting or in the uses of buildings or areas within them. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.

1.3.3 Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. Therefore, it is important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place.

1.3.4 Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary to ensure buildings or spaces included in the Conservation Area meet the designation criteria. The boundary of the Thorpe Conservation Area was reviewed concurrently with the production of this Appraisal. Section 10 of this Appraisal and Management Plan sets out the changes that were made to the boundary as part of this review of the Thorpe Conservation Area, with the map showing these areas of change set out in Appendix B.

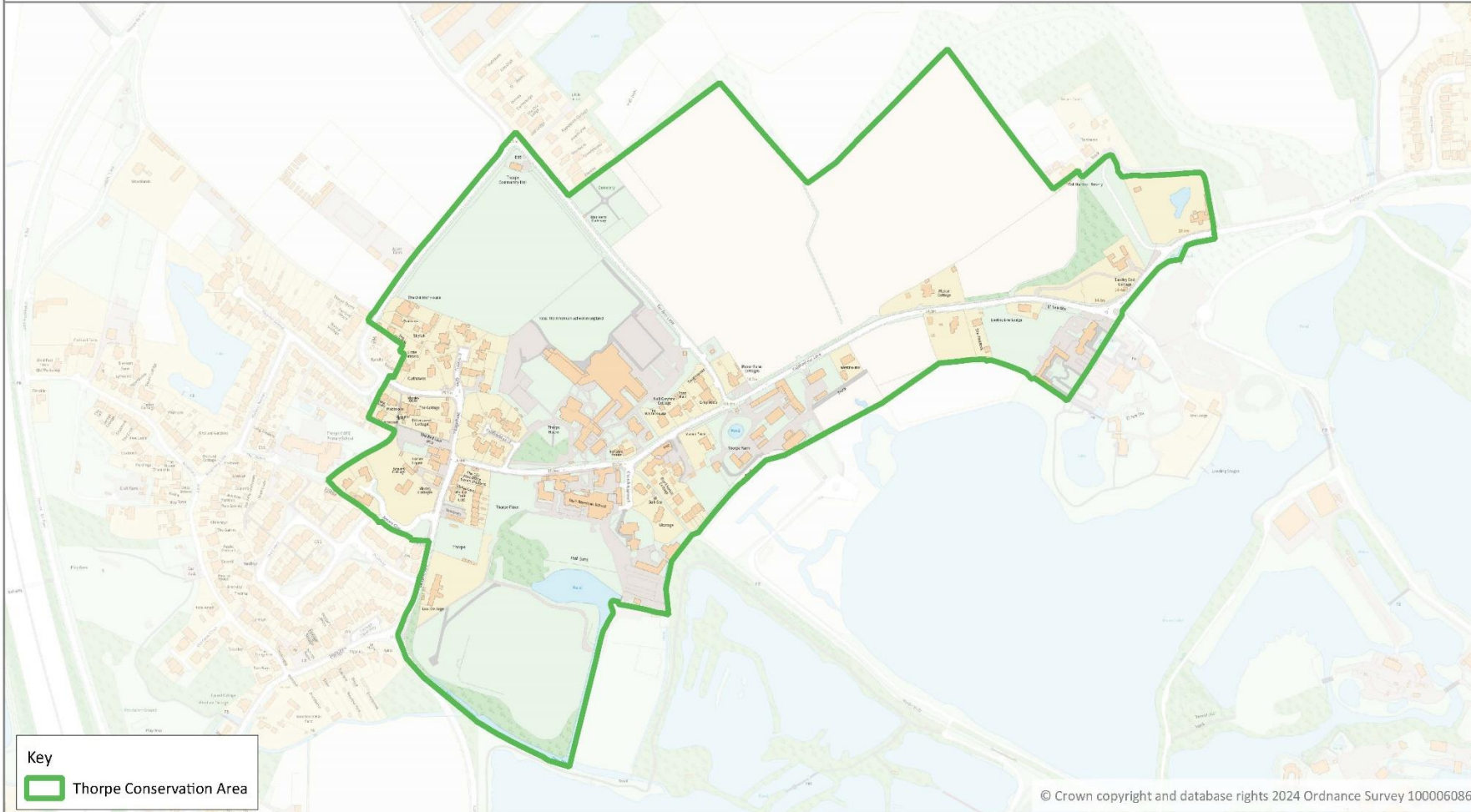
1.3.5 Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of Thorpe Conservation Area. The protocols and guidance provided in Section 9 (Management Plan) are applicable in every instance.

1.3.6 The assessments which provide the baseline information for this Conservation Area Appraisal have been carried out utilising publicly available resources and through on-site analysis from the public thoroughfares within the Thorpe Conservation Area.

Thorpe Conservation Area Appraisal and Management Plan

Conservation Area Boundary

Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH



Scale: 1:6,500

0 100 200 m

Date: 04/01/2024



Figure 1: Map showing the current boundaries of the Conservation Area.

2. Policy Context

2.1 Planning Policy Guidance and Advice

2.1.1 Conservation areas are governed under the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (2023) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. Runnymede Borough Council's 2030 Local Plan sets out the Council's policies for guiding development within the Borough, including that within conservation areas.

2.1.2 In addition to the policies contained within the Local Plan, the Council has produced a Design Guide Supplementary Planning Document (SPD) which includes guidance on new development and alterations which will be applicable to historic buildings and within conservation areas. This guidance should be referenced when planning changes within the Thorpe Conservation Area are proposed.

2.1.3 General guidance relating to conservation areas is also available from Historic England, the public body who manage the care and protection of the historic environment. In addition to the legislative requirements set out in this document, the Conservation Area Appraisal has been prepared in line with best practice guidance published by Historic England, including:

- Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 (Second Edition) (February 2019)
- Conservation Principles, Policies and Guidance (April 2008)
- Valuing Places: Good Practice in Conservation Areas (January 2009)

- The Setting of Heritage Assets Good Practice Advice in Planning Note 3 (Second Edition) (December 2017)
- Heritage at Risk: Conservation Areas (June 2009)

2.1.4 When changes are being considered to buildings in the Thorpe Conservation Area, or where new development is proposed, it is often helpful to use the Council's Pre-application advice service³ to gain early guidance on proposals and highlight any constraints or opportunities.

2.2 Consultation

2.2.1 It is a statutory requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 for conservation area guidance produced by or on behalf of Local Authorities to be subject to public consultation, including a public meeting, and for the local authority to have regard to any views expressed by consultees.⁴

2.2.2 An early draft of the Thorpe Conservation Area Appraisal was presented for stakeholder consultation from 11th March and 7th April 2024. An informal round of public consultation took place between 29th May and 30th June 2024. This consultation sought feedback in relation to a number of key questions, including:

- What positively contributes to the Conservation Area?
- What factors detract from the Conservation Area?
- What opportunities are there to enhance the Conservation Area?
- Are the current boundaries appropriate?
- Any other comments?

³ <https://www.runnymede.gov.uk/planning-permission/pre-application-advice-3>

⁴ Section 71 (1), Planning (Listed Buildings and Conservation Areas) Act 1990

2.2.3 The responses the Council received were used to make further adjustments to the document and its proposals. The revised version was passed to the stakeholder group for another round of informal consultation and amendments incorporating their feedback in July 2024.

3. Summary of Special Interest

3.1 Thorpe Conservation Area is centred on the historic core of Thorpe Village along Coldharbour Lane, Church Approach, and Village Road. A high proportion of buildings within the Conservation Area are statutorily listed, reflecting the architectural and historic interest of the area. The special historical and architectural interest of the area can be summarised as the following:

- Thorpe Village started out in the seventh century as an endowment to the Abbey of Chertsey. Thorpe remained dependent on the Abbey until its dissolution in 1537.
- The high point of Thorpe's prosperity occurred following the Reformation and the removal of the Abbey's influence over the village. The 16th and 17th centuries saw the construction of bigger and greater houses within the village and the growth of farmsteads, with new farm buildings constructed. Much of the village's distinctive architectural character, including the red brick boundary walls, dates from this period.
- The 18th and 19th centuries saw a slower pace of development in Thorpe. There was a gradual change of styles to more symmetrically arranged buildings, with shallower pitched roofs, Flemish bond brickwork, and sash windows. The slow development from this period contributes to the feeling of Thorpe being 'frozen in time', with much of the older built fabric surviving.
- Three small country houses set in generous plots (Thorpe Place, Thorpe House, and Eastley End) also date from the late 18th / early 19th centuries and dominate the plot pattern of the eastern half of the Conservation Area. This character of brick boundary walls screening medium sized houses set in parkland

is what leads Pevsner to describe Thorpe as 'pure Middlesex'. Thorpe Place and Thorpe House, on either side of Coldharbour Lane, now form the core of the TESIS school.

- The village has a strong architectural character influenced both through its historic development and also through the different function and status of individual buildings. Much of the area is defined by red brick, clay tiles, timber framing and pitched roofs. Individual buildings of a higher architectural quality such as St Mary's Church, Thorpe House and Eastley End have a particularly significant impact on the overall character and appearance of the area through their detailing, use of materials and form.

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



Figure 2: 1907 Postcard of Village Road. Copyright of Surrey History Centre.

4. Historic Interest

4.1 Early History

4.1.1 The district around Thorpe has been favoured for settlement since early prehistoric times. Neolithic pottery and Bronze Age weapons found in Thorpe are evidence of its early history. Lying just 1km to the south of Thorpe Village is the large univallate Iron Age hillfort of St Ann's Hill, which is a scheduled ancient monument.

4.1.2 Due to the proximity to Staines and the crossing point over the Thames, Roman activity in the area is highly likely, though the evidence for a full Roman settlement is limited. In July 1963, a Roman cinerary (funeral) urn was discovered in Thorpe churchyard, which is thought to date to circa 120-150 AD. There have been claims that the site of the church had been used for religious purposes by the Romans, although there is no evidence of this, and it seems unlikely.⁵

4.2 Early Medieval and Medieval Periods

4.2.1 Though the name 'Thorpe' in many parts of England indicates Scandinavian origins, in the case of Thorpe in Surrey it likely derives from the cognate in Old English meaning 'a smaller village or outlying farm'.⁵ The earliest known reference to Thorpe is from 13th century copies of the Chertsey Cartularies. These state that 'quinque mansas in loco qui dicitur Thorp' (five holdings in the place which is called Thorp) was given to the Abbey of Chertsey by King Frithuwold in 672 AD, reaffirming a Royal Grant from 666 AD of lands for the support of the Abbey. The manor of Thorpe is included with those of Chertsey, Egham, and Chobham in all subsequent confirmations of this grant made to the Abbey.

⁵ <https://www.chertseymuseum.org.uk/thorpe>

4.2.2 Thorpe is recorded as 'Torp' in the Domesday Book of 1086, when it was assessed at 7 hides with a value of £12, having formerly consisted of 10 hides in 1066. The manor of Thorpe remained with the Abbey until the Dissolution in 1537, when the abbot surrendered it with his other lands to the king (Henry VIII).⁶ A separate manor in Thorpe was granted to Richard de Graveney in 1303 by the Abbot of Chertsey, which became known as Hall Place in 1527.

4.2.3 The most significant surviving building from this period is St Mary's Church at the centre of the village. The church is believed to have been started c.1110 under Abbot Hugh and internally has a surviving Norman chancel arch dating from the 12th century. The nave itself dates from the 13th-15th centuries and there is a south transept chapel which was dedicated in 1485.



Figure 3: Church of St Mary's, Church Approach, parts of which date from the 12th century.

⁶ <https://www.british-history.ac.uk/vch/surrey/vol3/pp437-440>

4.2.4 Chertsey Abbey remained an important part of life in Thorpe during the Medieval period. It is possible that the church was used as a free-standing chapel associated with the Abbey in the late medieval period. A causeway linking Chertsey Abbey and Thorpe was constructed at an unknown date in this period. Its route can still be seen in the public footpath called Monk's Walk. In 1428, following a dispute between the Parish of Thorpe and the Abbey, the Parish were granted the rights of sepulchre to have their own burial ground.

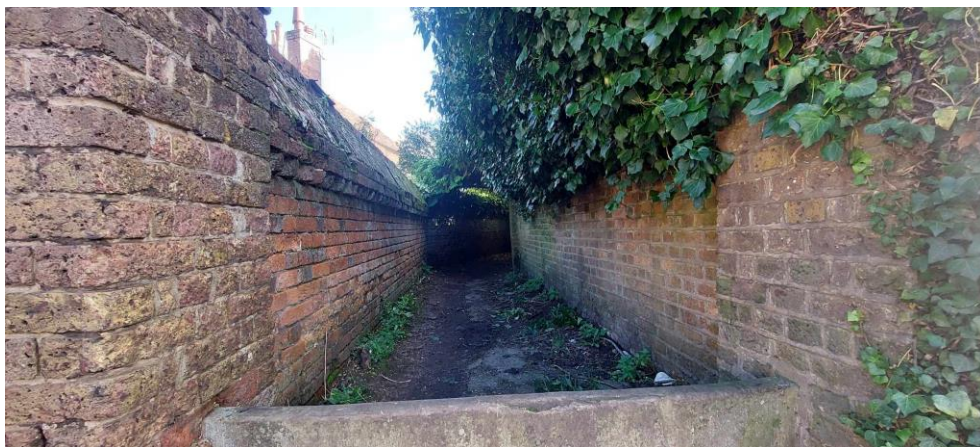


Figure 4: The entrance to Monk's Walk, a public footpath that leads to Chertsey and likely follows the route of the historic causeway between the Abbey and Thorpe Village. The stile and brick wall on the east side of the path are Grade II listed.

4.2.5 A small number of vernacular buildings survive from this earlier period in Thorpe. This includes 1, Church Approach and The Cottage, both of which belong to a tradition of open Medieval halls and date from the early 16th century.



Figure 5: The Cottage, Village Road is a 16th century, Grade II* listed building and is one of the oldest buildings in Thorpe Conservation Area.

4.3 Sixteenth and Seventeenth Centuries

4.3.1 The most significant change in the development of Thorpe was marked by the Reformation. Following the dissolution of Chertsey Abbey in 1537, ownership of the manor of Thorpe fell to the Crown, where it remained until 1627, when William Minterne purchased a perpetual lease. Minterne already owned the manor of Hall Place and, upon his acquisition of the manor of Thorpe, both holdings were combined. The two manors were inherited jointly until 1768, when they were once again divided.

4.3.2 The 16th and 17th centuries represented a great period of prosperity for Thorpe. Many of the statutorily Listed dwellings, farm buildings, and outbuildings in the Conservation Area date from this period and show a clear response to a local increase in wealth. These include Renalds Herne (1550s), Thorpe Place Stable Block (1580s), Thatched Cottage (1580s), Curlhawes (1580s), Little Timbers (16th century), Eastly End Cottage (16th century), Manor House Farm Barn

(1620s), The Shire Barn at Manor House Farm (1620s), the Village Hall (17th century), Fleetmere (17th century), and Thorpe Farmhouse (17th century).⁷ The church tower was also rebuilt during the 16th century and two significant brasses were added in 1578 and 1583.



Figure 6: Renalds Herne, Coldharbour Lane shows a number of features that are typical of buildings in the Conservation Area including string coursing, sash windows with brick detailing above, the use of deep red brick and a panelled door with a case surrounding it and a canopy above.

4.3.3 The presence of these buildings shows a clear phase of development in Thorpe that was almost certainly linked to the dissolution of Chertsey Abbey in 1537 and the lease of the manor by the Crown. With the removal of the Abbey's influence, tenants were able to take a greater profit from their landholdings. This provided new

⁷ Specific dates are from recordings carried out by the Domestic Buildings Research Group (<https://www.dbrg.org.uk/buildings-recorded?keys=Thorpe#sb1>). Non-specific dates are from the list entries.

opportunities for the occupants to build bigger and greater houses in the village. Farmsteads such as Manor House Farm also saw a period of growth, with new farm buildings constructed. The impact of the Reformation continues to be evident in the character and appearance of the Conservation Area through the form, appearance and materials of the Listed Buildings in the village, which are typical of the Tudor and Stuart periods.

4.3.4 This extends to the distinctive red brick boundary walls which run through the village and are statutorily listed at Grade II. They date largely from the 17th century; the wall to the south of Coldharbour Lane state 'W 1613 W M' in diaper brickwork. These were the boundary walls of the two main estates and are a defining feature of Thorpe.



Figure 7: Diaper brickwork in the boundary wall on the south of Coldharbour Lane, spelling W 1613 W M.

4.4 Eighteenth and Nineteenth Centuries

4.4.1 Compared to the 16th and 17th centuries, development in Thorpe was at a slower pace for most of the village in the 18th and 19th centuries. Dwellings such as Anners, Blackhouse Farm Cottages, The Lodge, Blossom Cottage, and Manor House Farm were erected from the late 17th to mid-18th centuries. These represent a gradual change of styles to more symmetrically arranged buildings with shallower pitched roofs and Flemish Bond brickwork. By the later 18th century, the desire for symmetry had become more absolute, with new sash window forms being used to ornament buildings and provide light. Slate was also used in the village as a roofing material at the end of this period. A good example of this transition can be seen in the group of The Old Post Office, Sheila Cottage and Walnut Tree Cottage. Ultimately, this period of slower rebuilding and redevelopment meant that many of the 16th and early 17th century buildings in Thorpe have survived.



Figure 8: The Old Post Office, Green Shutters and Sheila Cottage, Village Road.

⁸ O'Brien, C. et al. (2022). *Pevsner Architectural Guides: The Buildings of England: Surrey*, pp.679. London: Yale University Press.

4.4.2 Whilst change was relatively slow for the smaller dwellings in the village, this was not the case for the larger houses, the earliest of which is Thorpe House to the north of Coldharbour Lane. The current front elevation is believed to date from c.1720 after the site was acquired by James Vernon, Clerk in Ordinary to the Council and Commissioner of the Excise. The building has giant Doric pilasters with moulded brick capitals and triglyph friezes.⁸ The house was drawn by John Hassell in 1822.



Figure 9: 'Thorpe Old Manor house, seat of General Scott', Hassell, 1822. Copyright of Surrey History Centre.



Figure 10: Thorpe House in 1956. Copyright of Surrey History Centre.

4.4.3 During the early to mid-19th century, the owner of Thorpe House sought to acquire more land, with much of the north side of Coldharbour Lane becoming parkland. Comparison between the Thorpe Manorial Map of 1809 and the first edition OS map of 1869 reveals a considerable alteration to the plot pattern in this period. It would seem this was due to Thorpe House acquiring the neighbouring plot to the west and demolishing the house there, subsuming the plot and the highway into the parkland for Thorpe House.

4.4.4 To the south of Coldharbour Lane is Thorpe Place, the former manorial site of Hall Place. The entire manor house was pulled down and rebuilt between 1806 and 1835 to create the current Thorpe Place

(listed as Spelthorne St Mary). As with Thorpe House, this was another small country house set in a generous plot. Both sets of dwellings would have been supported by groups of outbuildings and farm buildings on the edge of their historic curtilage. Both were constructed with fashionable stock brick, in contrast to much of their surroundings.

4.4.5 At the far east end of the village, the appropriately named Eastley End was built in the late 18th century and sold at auction in 1800. As with Thorpe House and Thorpe Place, this was another large residence set in spacious grounds. The building consists of an impressive villa with a central canted bay. It was considered a sufficiently notable residence to be drawn by John Hassell in 1824.



Figure 11: 'The seat of Capt Hardy, Thorpe', Hassell, 1824. Copyright of Surrey History Centre.

4.4.6 All three of these buildings had a significant impact on the character and appearance in Thorpe, which was to last into the 19th in 1870-72 as part of John Marius Wilson's entry into the Imperial Gazetteer of England and Wales:

THORPE, a parish, with a village, in the district of Windsor and county of Surrey; 1¾ mile NW of Chertsey r. station. It has a post-office under Chertsey. Acres, 1,495. Real property, £3,901. Pop., 552. Houses, 110. The property is subdivided. T. Lee, T. House, T. Place, and Eastly End, are chief residences. The living is a vicarage in the diocese of Winchester. Value, £180. Patron, the Lord Chancellor. The church is of the 14th century. There are a national school, and charities £10.⁹

4.5 Twentieth Century and Recent History

4.5.1 As of 1911, the population of Thorpe was 590. The small village was primarily populated by farmers and local tradesmen, including a blacksmith and gardeners to the local dignitaries. The village was served by two schools: a mixed elementary school for 87 children and an infants' school for 40 children. Notable residents included Sir Edward Hopkinson Holden (1848-1919), a British banker and Liberal politician.¹⁰

4.5.2 There were concerns about the quality of life for a significant number of Thorpe residents at the start of the 20th century. A Local Government Board of inquiry held in 1910 found that many families in Thorpe were living in crowded, unsanitary cottages. One hundred people, approximately a sixth of the population, were living in just 14

cottages, none of which had more than two bedrooms. Water was obtained from wells, and analysis showed that none of this water was of good quality; in one case the water was 'the colour of yellow ochre'. Tenants were reluctant to have their cottages inspected in case repairs were undertaken and their rent increased from the average of 4s/week. In 1909, the overall mortality rate in Thorpe was 16/1,000 and infant mortality was 235/1,000.¹¹ Infant mortality was twice the mean for England and Wales of 121 per 1,000.¹²

4.5.3 On 6th November 1920, a war memorial cross of Cornish granite was unveiled at the junction of Mill Lane and Village Road, in memory of the 19 men from Thorpe who lost their lives during the First World War. One the same day, a lychgate to the entrance of Thorpe Cemetery was also unveiled and contains memorial tablets listing those who lost their lives.



Figure 12: Thorpe War Memorial and the associated public space.

⁹ <https://www.visionofbritain.org.uk/place/5832>

¹⁰ <https://www.surreyinthewar.org.uk/places/surrey/runnymede/thorpe/>

¹¹ "Horrors of an English village". Penny Illustrated Paper. 31 December 1910. p. 852.

¹² [Blagg, Helen M \(1910\). Statistical analysis of infant mortality and its causes in the United Kingdom \(PDF\). P S King and Son.](#)

4.5.4 Shortly after WWI ended, the then owner of Thorpe Place sold off land to a gravel extractor company. This was the start of a process that would drastically alter the village and ultimately lead to the building of Thorpe Park in 1979. The gravel extraction largely replaced the previously agricultural base of the local economy, with many of those pits subsequently becoming lakes. The former gravel extraction pits to the north-east of the village became a landfill site in 1977. The site closed in 2003 and was restored.

4.5.5 Thorpe Place itself was sold in 1930 to an order of Anglican nuns, the Convent of St Mary the Virgin. As part of the usage of the site, they dismantled a former Ninian Comper chapel from Feltham and re-erected it on the site in 1931. The convent remained in Thorpe until 1955, when the building was bought by Mary Crist Fleming, daughter of prominent American educators, who founded TASIS. In 1977, the school bought Thorpe House as well. TASIS is one of the largest and key landowners in the Conservation Area.

4.5.6 The building of the M3 and M25 motorways has altered the nature of Thorpe forever. Some homes and other historic buildings were demolished to make way for the M25.¹³ However, the introduction of improved transport links enabled and encouraged significantly greater level of housing development in the village compared to the past, particularly as this gave access to greater employment opportunities both locally, such as in the nearby Thorpe Industrial estate and further afield. It should be noted that, although there has been significant residential development in the village, this has not affected the historic core of it, which comprises the Conservation Area.

4.5.7 The Grade II* Listed Cemex House, situated partially within the eastern border of the Conservation Area, was built in 1988-9, designed in 1986 by Edward Cullinan Architects.

¹³ <https://www.chertseymuseum.org.uk/thorpe>




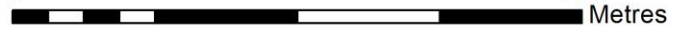

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Figure 13: Extract from John Rocque's 'Map of Surrey', c.1767. This is one of the earliest mapped depictions of Thorpe.




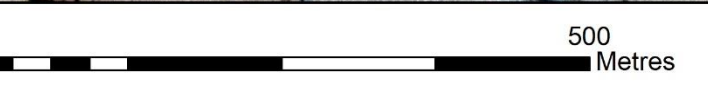

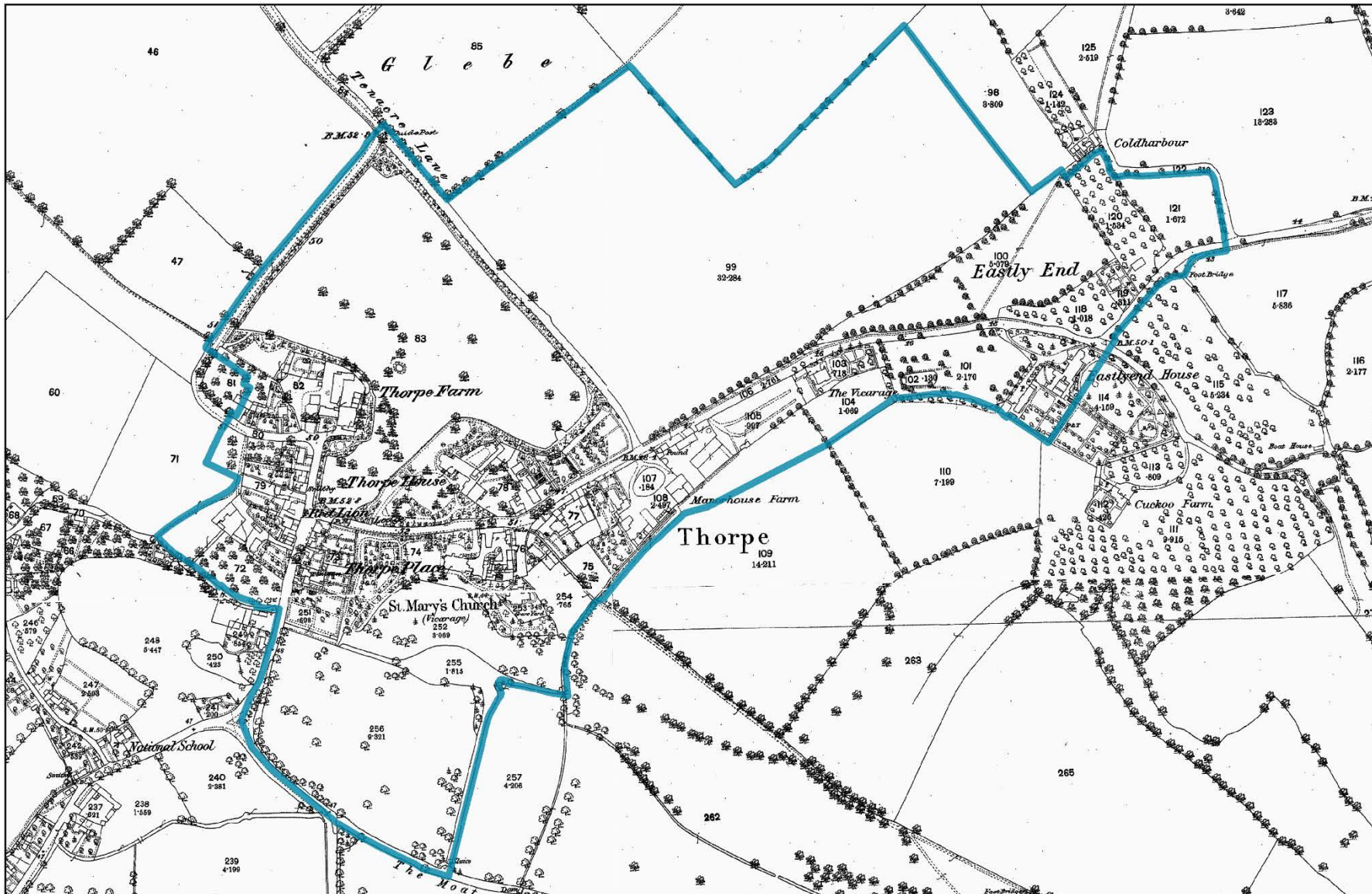
 0	 500 Metres	Printed By: S Mughal, Surrey HER Printed On: 17 October 2024 Project No: 246/24 Scale: 1:5,000 Original Size A4	Thorpe Conservation Area Appraisal Historic Map - Thorpe Manor Map 1809	
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Figure 14: Thorpe Manor Map, 1809. Thorpe House is shown in plot 57, with another dwelling to the west in plot 59 and a road going around it, linking between Village Road and Coldharbour Road.



	<p>Printed By: S Mughal, Surrey HER Printed On: 17 October 2024 Project No: 246/24 Scale: 1:5,000 Original Size A4</p>	<p>Thorpe Conservation Area Appraisal Historic Map - Ordnance Survey 1st Edition Map Surveyed circa 1869, published circa 1873</p>	
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Figure 15: OS Map 1st edition, 1869. Thorpe House is shown in a larger plot and both the house immediately to the west and the road that went around that plot are no longer present.

5. Character Assessment

5.1 Location, Topography and Geology

5.1.1 The Thorpe Conservation Area is positioned centrally within the borough of Runnymede, to the northwest of Chertsey and to the east of Virginia Water.

5.1.2 The intersection of the M25 and M3 is located to the southwest of the village, with the M25 adjacent to the western side of the village (on elevated land) and the M3 along the southern side of the village. The village has a history of gravel extraction, which has resulted in a series of open water gravel pits to the east and Thorpe Park, a public leisure attraction. The Thorpe Park Gravel Pit is a designated Site of Special Scientific Interest (SSSI). St Ann's Hill is located to the south of the Village on elevated land and is a Statutorily Listed Garden and a Scheduled Ancient Monument. The Thorpe Bypass, located to the west of the village, has resulted in a reduction of through traffic in the centre of the village. The Thorpe Industrial Estate is located to the north of the Village, accessed from the Thorpe Bypass.

5.1.3 Historically, the land around Thorpe offered a small zone of arable land in what was generally a marshy and flood-prone area. This explains its primarily agricultural economy and why the area was granted for the support of Chertsey Abbey at its founding.

5.1.4 The bedrock geology of the area is London Clay with superficial deposits of fluvial clay, silt, sand and gravel due to its proximity to the River Thames. The Conservation Area is low-lying at around 15m above sea level and is roughly level across the whole designated area. The Church of St Mary is the only stone building in Conservation Area, with many of the other buildings constructed in brick from local clay.

5.1.5 Thorpe is located within an area of Surrey which has identified a wealth of archaeological finds. The historic centre of Thorpe (including

St Marys 12th Century Church) is designated as an 'Area of High Archaeological Potential'. This designation means that there is a high likelihood of 'here being below-ground archaeological remains, which would provide further insight into the area's history and evolution'.

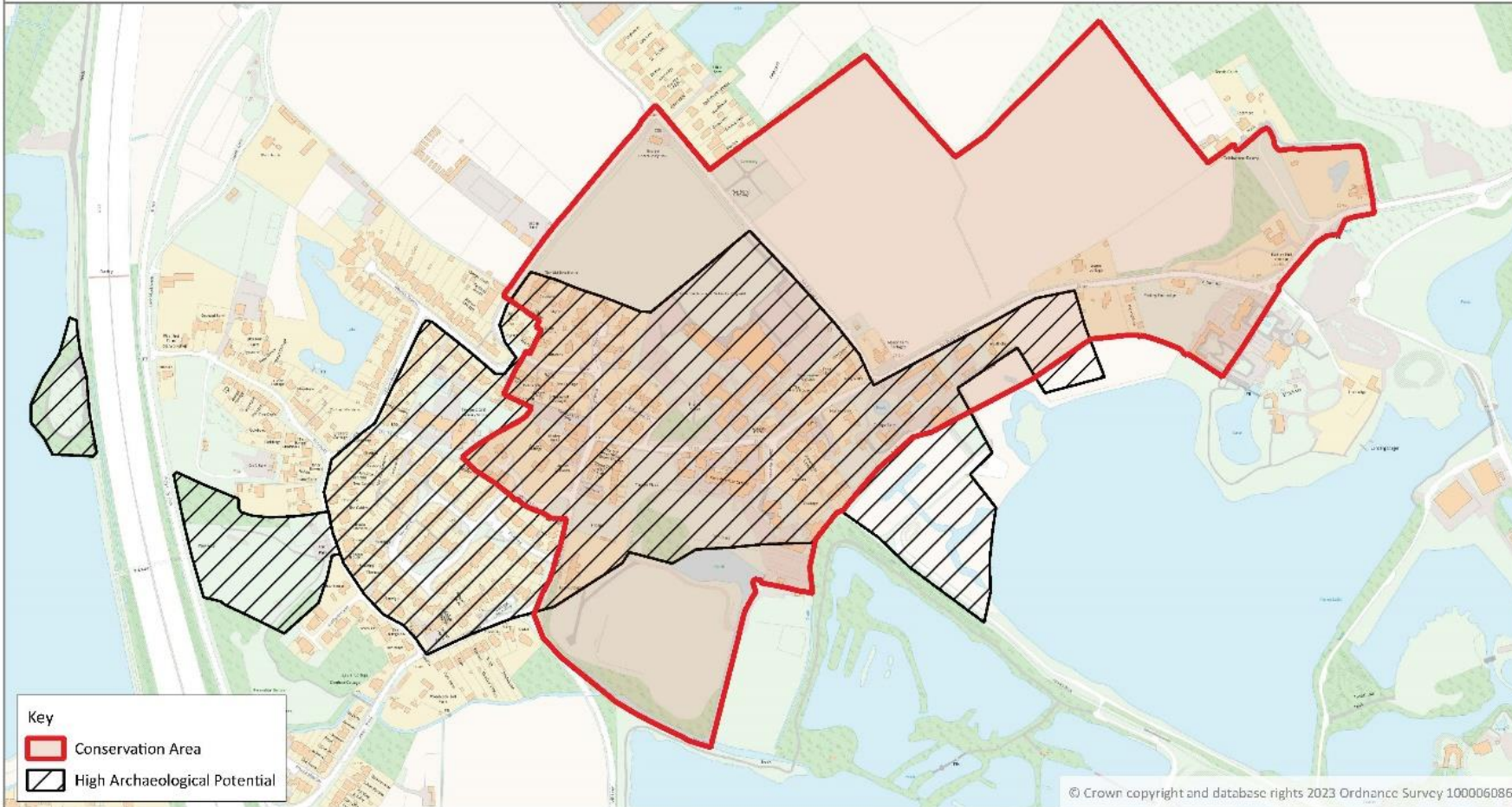


Figure 16: Archaeological investigations at the edge of Thorpe have found Late Neolithic, Bronze Age Roman and Saxon items and features of interest. Photograph courtesy of Surrey County Archaeological Unit.

Thorpe Conservation Area Appraisal and Management Plan

Conservation Area &
Sites of High Archaeological Potential

Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH



Scale: 1:6,500

0 100 200 m

Date: 27/11/2023



Figure 17: Map showing the Area of High Archaeological Potential in relation to Thorpe Conservation Area (using its current boundaries).

5.2 Street and Plot Pattern

5.2.1 The Thorpe Conservation Area covers a small enclave of historic streets and buildings centred around the village of Thorpe. The Conservation Area comprises six main streets: Village Road, Coldharbour Road, Mill Road, Norlands Lane, Ten Acres Lane and Church Approach. TASH occupies a roughly central position within the Conservation Area and covers a site of some 18.61ha (46 acres), with a number of Listed Buildings and open spaces related to the school.



Figure 18: One of the many TASH buildings that are visible from Coldharbour Lane.

5.2.2 The approaches into Thorpe Conservation Area from the east along Norlands Lane and Coldharbour Lane, from the north along Ten Acres Lane, and from the south along Mill Lane are characterised by open fields and a variety of landscaped boundaries. Thorpe Cemetery and the war memorial form strong boundaries revealing the entrance to the village. The western approach along Green Road has a more suburban feel, being lined by late 20th century and modern housing.



Figure 19: The view westwards along Coldharbour Lane from Eastley End.

5.2.3 The historic plot pattern at the eastern side of the Conservation Area is irregular, comprising larger plots with detached buildings interspersed along the roads at irregular intervals. Links with the village's past agricultural heritage is evident here, with a variety of agricultural buildings, including Thorpe Farm and Manor Farm.



Figure 20: Some of the agricultural buildings at Thorpe Park Farm.

5.2.4 As Coldharbour Lane continues westwards into the centre of the Conservation Area, a more regular pattern of development appears. Properties here are large and detached, with front gardens and distinctive high brick boundary walls. Church Approach, in contrast, provides a small, picturesque cul-de-sac. The houses are positioned close to the road, with small front gardens and low hedges instead of boundary walls.

5.2.5 The historic plot pattern changes again at the junction of Village Road and Coldharbour Lane. Here the buildings are constructed up to the pavement and have a finer grain, being set in narrower plots and being a mix of terraced, semi-detached, and detached buildings.



Figure 21: Looking north along Village Road to the junction with Coldharbour Lane, showing a finer grain of development.

5.3 Building Types and Uses

5.3.1 The principal use types within the Conservation Area are residential and educational. The educational uses comprise the Tasis School, which covers a large extent of the Conservation Area both in terms of buildings and open space.

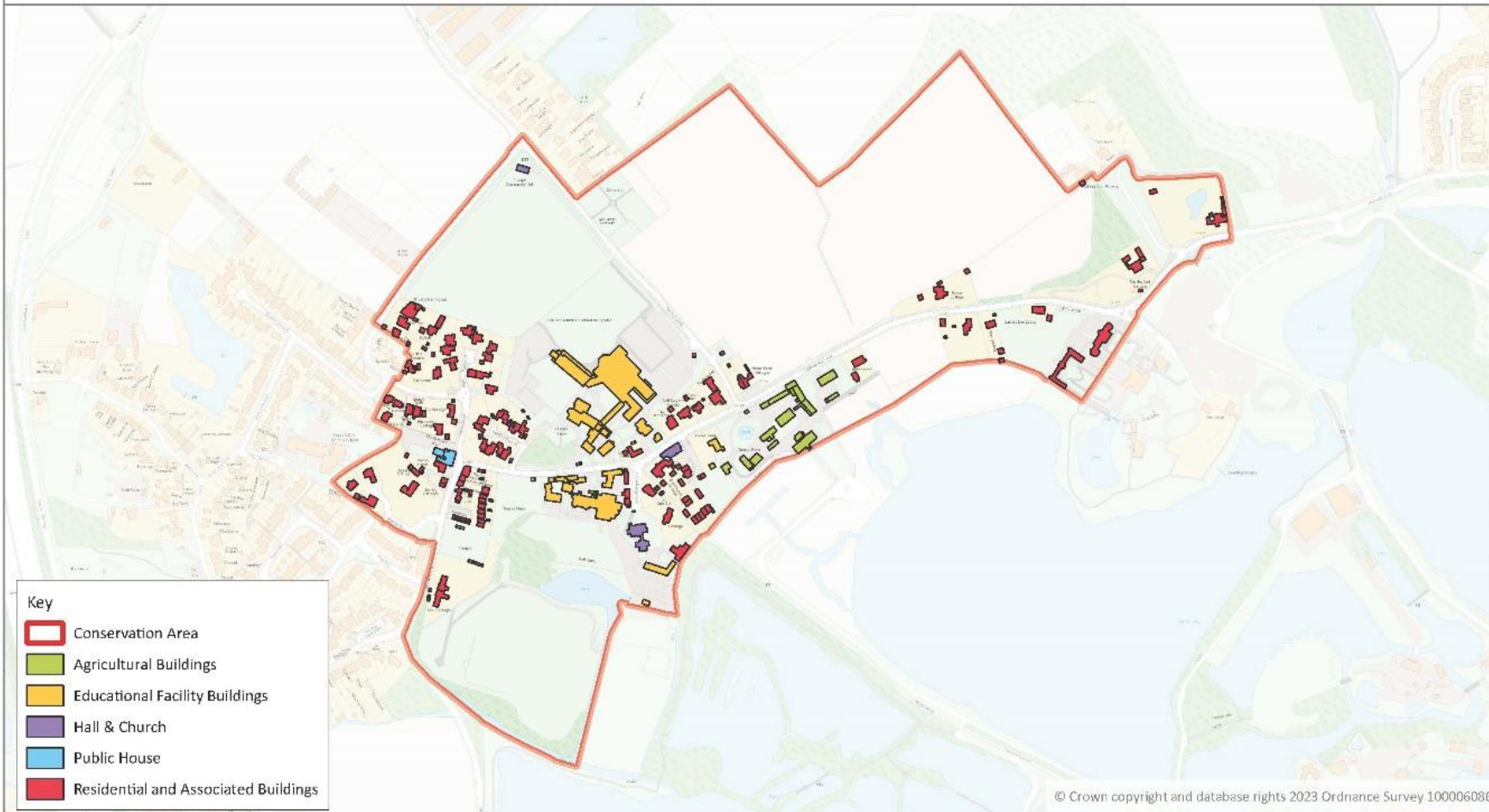
5.3.2 The junction of Coldharbour Lane and Village Road provides a hub for the village with the Red Lion Public House and restaurant. Historically, this central section of the village would have provided more hospitality uses for the village including the Olde Village Road Stores, Post Office and neighbouring grocery store.

5.3.3 Thorpe Conservation Area has limited areas of public open space, with the majority of open space in the area being owned privately by the Tasis School. The only publicly maintained open space within the Conservation Area is the war memorial and small area of public seating area on the corner of Mill Lane and Village Road. In addition, a couple of public footpaths exist both from Church Approach heading south eastwards out of the village and a footpath from the side of the Red Lion Public House leading to the school along The Bence.

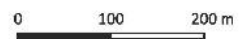
Thorpe Conservation Area Appraisal and Management Plan

Building use across the Conservation Area

Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH



Scale: 1:6,500



Date: 28/11/2023



Figure 22: Map showing the use distribution across Thorpe Conservation Area (using the current boundaries).

Thorpe Conservation Area Appraisal and Management Plan

Building heights across the Conservation Area

Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH

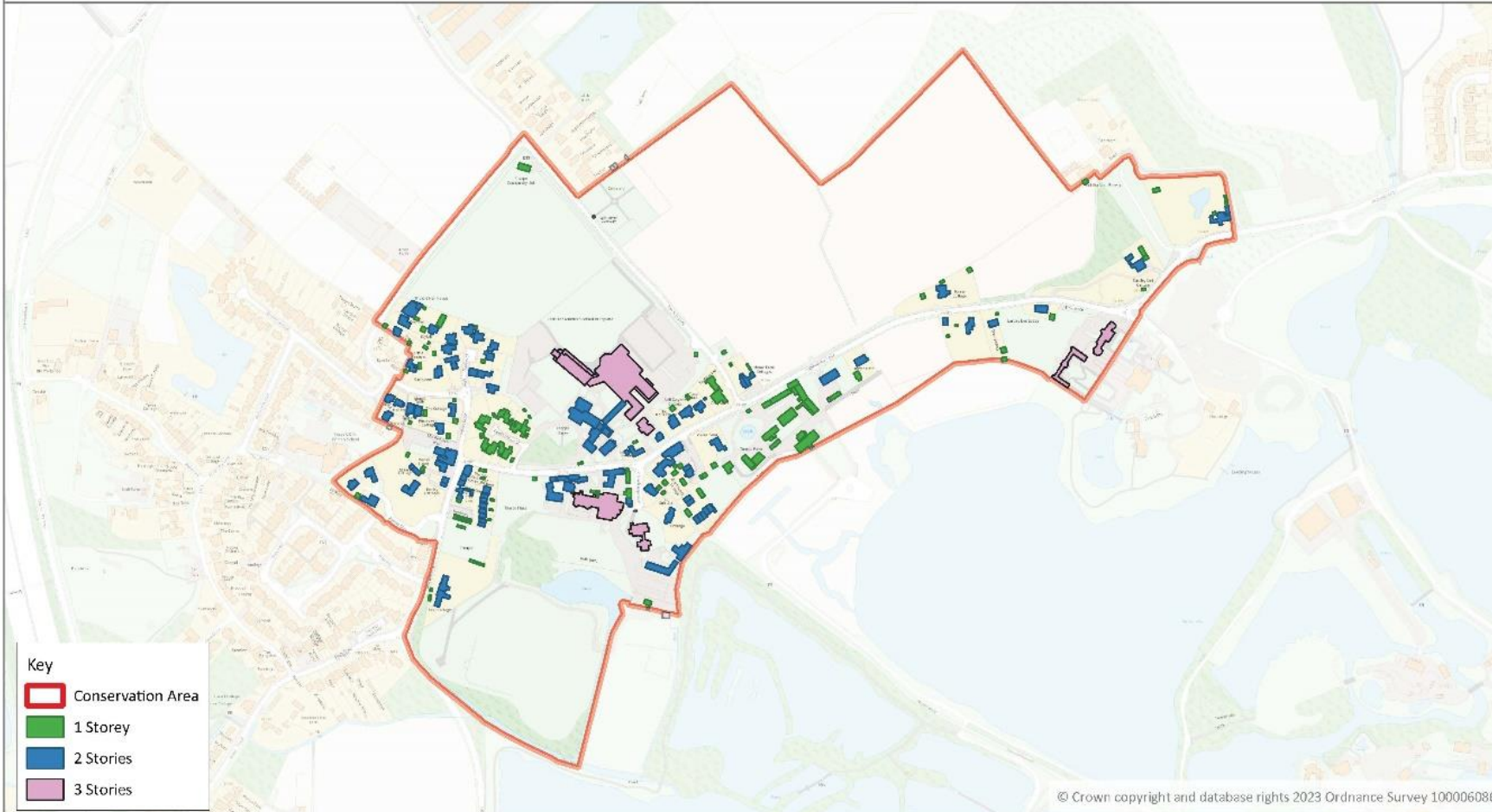


Figure 23: Map showing the range of building heights across Thorpe Conservation Area (using the current boundaries).

5.4 Building Scale and Massing

5.4.1 Most buildings within the Conservation Area are one or two storeys, with the smaller scale buildings often being for former farm buildings. The buildings of the TESIS complex and at Eastley End, where they are grander in nature, extend to three storeys. St Mary's Church is the tallest building in the Conservation Area and forms a local landmark.

5.4.2 Buildings along Coldharbour Lane reveal the agricultural heritage of the village and create a more open character within the village. This dispersed character is also evidence in the TESIS site. Church Approach and Village Road, in comparison, provide for a more compact layout of development with less open space and buildings constructed near their frontages. This results in less space around the buildings when viewed from public areas. Village Road and Coldharbour Road also introduces a number of 20th Century developments including Annars Close, Coldharbour Close, Blackhouse Farm, Yew Trees and Giles Travers Close.



Figure 24: Some of the homes that form part of the Yew Trees development, seen from Village Road.

5.5 Building Materials

5.5.1 The most common material used within the Conservation Area is brick. Some areas of brick are painted white, but most is left exposed and is a key characteristic of the village, particularly with its use for the high boundary walls lining Coldharbour Lane and the east side of Village Road. The brick used is typically red, with some isolated use of yellow brick evident in the Spelthorne St Mary building that is now part of the TESIS complex. Some buildings have decorative brick features in contrasting coloured brick, including quoins, string courses and lintels.



Figure 25: An example of yellow brick used on some of the TESIS school buildings, as well as an example of a timber framed building in the Conservation Area.

5.5.2 Other materials seen throughout the Conservation Area include timber framing, black-painted weatherboarding on the agricultural buildings along Coldharbour Lane, and a rough white render on the façade of the Red Lion Public House and at the corner of Church Approach. St Mary's Church is mostly built of ashlar stone with a red brick tower.



Figure 26: The white-rendered façade of the Red Lion Public House, viewed from Coldharbour Lane.



Figure 27: Shepherds Cottage, Church Approach – the only surviving thatched building in the Conservation Area.

5.5.3 Historic buildings in Surrey traditionally had clay tile roofs prior to the mid-18th century, owing to the availability of clay for tile making. Such tiles were handmade and either orange or red. These roofs require relatively steep pitches for rainwater drainage. Clay tile is the roofing material predominantly seen throughout Thorpe Conservation Area. Thatching would have been a common roofing material for outbuildings, although the only surviving thatched building in the Conservation Area is Shepherds Cottage on Church Approach.

5.5.4 By the mid-18th century, shallower pitched roofs were becoming the fashion, which were typically covered in slate. This can be seen in some of the higher status buildings in the Conservation Area, such as the Spelthorne St Mary building that is now part of the TESIS site.

5.6 Architectural Details Windows

5.6.1 The most common window type in the Conservation Area is square-headed, timber-framed sash windows, although there are some historic timber casement windows in the smaller scale residential terraces. Fortunately, most windows within the Conservation Area remain as timber and have not been replaced with uPVC units, which



Figure 28: A square headed, timber-framed sash window with brick detailing above.

would be inappropriate. Similarly, dormer windows installed in roofs of residential buildings are generally not characteristic of the area.



Figure 29: Timber-framed casement windows.

Entrances and Doors

5.6.2 Doors within the Conservation Area typically have doorcases or porches with projecting decorative gables or flat canopies. Many of the buildings along Coldharbour Lane, Church Approach, Green Road and Village Road have these features. Other more modest doors have simple brick heads, sometimes with a keystone. Doors themselves are generally timber and of a six-panel design.



Figures 30 and 31: Two examples of doors with cases around them.

Roofs and Chimneys

5.6.3 Roofs within the Conservation Area are almost always pitched, ranging from shallow hipped roofs to more steeply pitched and gabled roofs. Red/orange clay tiles and slate are the most common roofing material, although a thatched roof exists along Church Approach at Shepherds Cottage. Brick chimneys are also a common feature,

although some of the more recent buildings do not have them. As previously identified, there are a couple of instances of dormer windows in the roofscape, however this is not characteristic and is discouraged.



Figure 32: An example of a steeply pitched gable and brick chimneys.

Decorative Details and Signage

5.6.4 There is not a wealth of decorative detail in the Conservation Area; most of the buildings are attractive for their vernacular character and modest decoration. The most common decoration includes brick detailing to windows, string courses across facades, and some houses bear panels with dates. The historic red walls throughout the Conservation Area provide decoration in the form of a date and lettering. In terms of signage, this is restricted to the public house with its hanging sign and individual lettering applied to the facade of the building. There are also a number of historic directional signs within the Conservation Area.



Figure 33: Eastley End, Coldharbour Lane, demonstrates many of the decorative brickwork features seen across the Conservation Area.

5.7 Boundary Treatments

5.7.1 The demarcation of plot boundaries and the junctions where buildings meet the public realm are an important part of a Conservation Area's character. Within Thorpe Conservation Area, the historic red brick walls along Village Road, Coldharbour Lane and Ten Acre Lane create a strong character, with the wall positioned flush to the pavement. This brings a distinct and unique feel to the central historic core of the Conservation Area and provides physical enclosure to the street with restricted views across the Conservation Area. Elsewhere there are a variety of boundary treatments including boundary planting, low brick walls, fencing and railings. The low boundary walls to properties along Church Approach and Village Road create a different character within the Conservation Area, providing clear views towards each property and their front amenity areas.



Figure 34: The low brick boundary walls outside Blossom Cottage and its neighbours, which allows more fulsome views of the property and their front amenity areas.

5.7.2 Existing buildings along Village Road where it meets Coldharbour Lane, in comparison, are positioned to abut the pavement with no front garden areas or boundary treatments. This results in buildings directly facing the street with entrances flush to the pavement. This creates a strong 'active' building frontage at this junction.

5.7.3 As you leave the built-up areas of the Conservation Area along Village Road and Ten Acre Lane to the north, Mill Lane to the south and Coldharbour Lane to the east, boundary treatments become more informal, with a variety of planted boundaries, including native mature tree planting and grass verges abutting the highway. This creates an open feel to these sections of the Conservation Area, creating a strong landscaped and rural setting to the historic core of the Conservation Area.

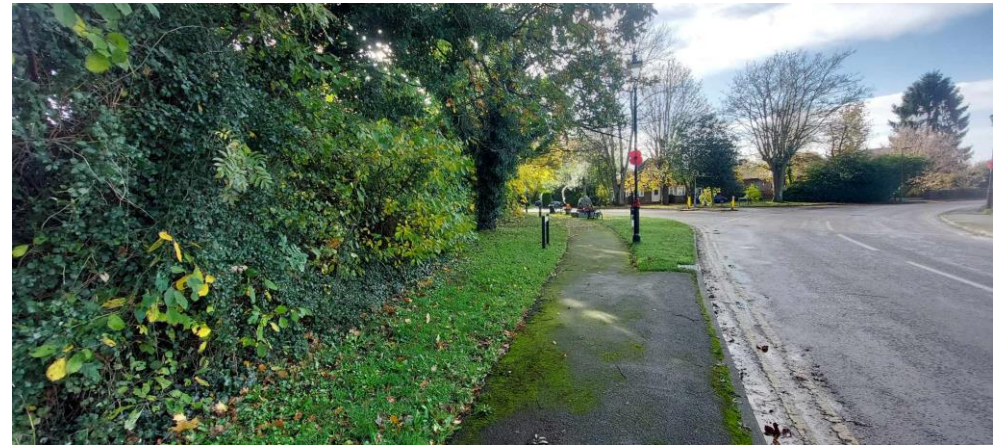


Figure 35: Some of the more informal boundary treatments at the edge of the Conservation Area, in this case heading towards Mill Lane.

5.8 Important Views and Landmark Buildings

5.8.1 Views are an important part of establishing the special interest and heritage value of a Conservation Area. Views may be static, from fixed positions, or kinetic, changing as a viewer moves through a place. They may be short or long range, or look across, through to or from a heritage asset, in this case the Conservation Area. The important views within Thorpe Conservation Area are identified in Figure 37 and detailed over the following pages. This has been informed by the designations set out under Policy TH5 High Quality Design of the adopted Thorpe Neighbourhood Plan.¹⁴

5.8.2 Figure 37 also identifies landmark buildings within the Conservation Area. Landmark buildings are sites which clearly stand out as part of views within the Conservation Area. The landmark buildings identified are:

- Eastley End, Coldharbour Lane
- Thorpe Village Hall, Coldharbour Lane
- St Mary's Church, Church Approach
- Renald's Herne, Coldharbour Lane
- The Red Lion, Village Road



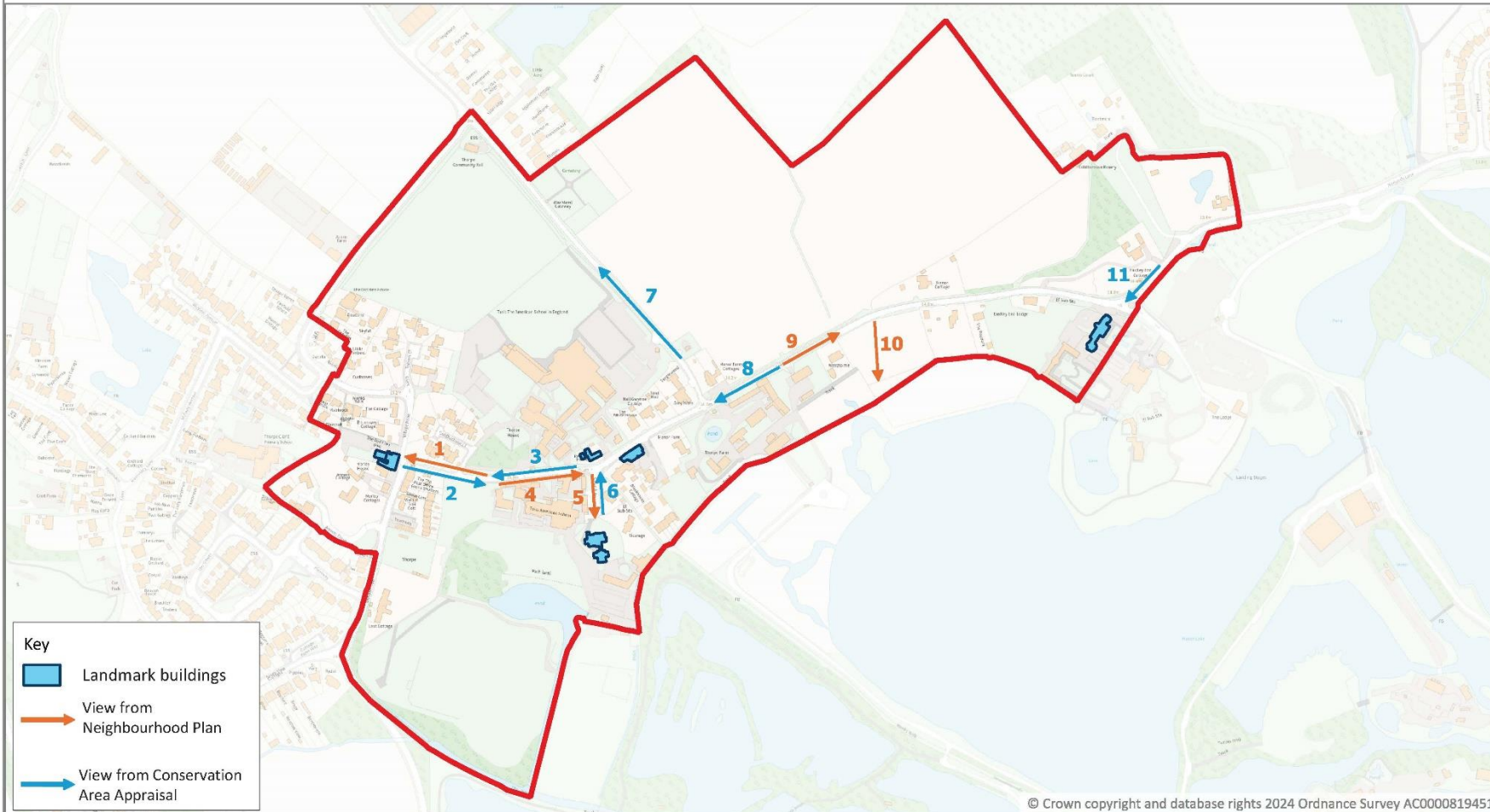
Figure 36: Thorpe Village Hall, Coldharbour Lane, is a Grade II listed building that was built as a tithe barn in the 17th century.

¹⁴ <https://www.runnymede.gov.uk/planning-policy/neighbourhood-planning/2>

Thorpe Conservation Area Appraisal and Management Plan

Landmark Buildings

Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH



Scale: 1:6,000

0 100 200 m

Date: 21/10/2024



Figure 37: Map showing important views and landmark buildings within the Conservation Area.

Important Views

5.8.3 View 1: Westerly view along Coldharbour Lane towards the Red Lion Public House.

- This view corresponds with View a.1 from the Thorpe Neighbourhood Plan. The boundary walls frame the landmark building of the Red Lion Public House and provide a sense of enclosure.



Figure 38: View 1 looking west along Coldharbour Lane towards the Red Lion Public House.

5.8.4 View 2: Looking east along Coldharbour Lane from the junction with Village Road.

- This view shows the changing plot patterns within the Conservation Area, shifting from the finer grain of the buildings along Village Road to the grander houses either side of Coldharbour Lane, with their high boundary walls and mature trees creating a strong sense of enclosure.



Figure 39: View 2 looking east along Coldharbour Lane from the junction with Village Road.

5.8.5 View 3: Looking west along Coldharbour Lane from the junction with Church Approach.

- This view demonstrates the importance of the TESIS complex within the village, as it takes in the school buildings either side of Coldharbour Lane and the regularly used pedestrian crossing point between the two halves of the site.



Figure 40: View 3 looking west along Coldharbour Lane from the junction with Church Approach.

5.8.6 View 4: Easterly view along Coldharbour Lane.

- This view corresponds with View a.2 from the Thorpe Neighbourhood Plan. It illustrates the sense of enclosure from the distinctive brick boundary walls.



Figure 41: View 4 looking east along Coldharbour Lane.

5.8.7 View 5: Looking south down Church Approach towards St Mary's Church.

- This view corresponds with View iv from the Thorpe Neighbourhood Plan. The historic buildings along Church Approach and the landmark building of St Mary's Church create a picturesque scene of a rural Surrey village and define a key nodal point within the village settlement pattern.



Figure 42: View 5 looking south down Church Approach.

5.8.8 View 6: Looking north from outside the church towards Renalds Herne.

- This view frames the landmark building of Renalds Herne, which is a particularly prominent example of one of the many 16th and 17th century buildings in the village.



Figure 43: View 6 looking north along Church Approach towards Renalds Herne.

5.8.9 View 7: Looking north along Ten Acre Lane from outside the main entrance to TASIS.

- This view, with the soft boundary treatment of grass verges, hedges, and trees, demonstrates the rural setting of the village.



Figure 44: View 7 looking north along Ten Acre Lane.

5.8.10 View 8: Looking west along Coldharbour Lane towards the junction with Ten Acre Lane.

- This view encompasses the transition from the irregularly placed farm buildings and rural boundary treatments to the more formal plot pattern, which is defined by high brick boundary walls.



Figure 45: View 8 looking west along Coldharbour Lane towards the junction with Ten Acre Lane.

5.8.11 View 9: Easterly view along Coldharbour Lane from Thorpe Park Farm.

- This view corresponds with View a.3 from the Thorpe Neighbourhood Plan. It shows the rural setting of the village.



Figure 46: View 9 looking east along Coldharbour Lane from Thorpe Park Farm.

5.8.12 View 10: Southerly view from Coldharbour Lane across to St Ann's Hill.

- This view corresponds with View b from the Thorpe Neighbourhood Plan. It demonstrates the historic setting of the Conservation Area, with the Iron Age hillfort site of St Ann's Hill visible in the distance.



Figure 47: View 10 looking south from Coldharbour Lane towards St Ann's Hill.

5.8.13 View 11: View of Eastley End from the junction of Norlands Lane and Coldharbour Lane.

- This view frames the landmark building of Eastley End, which is particularly prominent on the eastern approach to the village.



Figure 48: View 11 of Eastley End from the junction of Norlands Lane and Coldharbour Lane.

5.9 Setting

5.9.1 The setting of Thorpe Conservation Area has greatly changed during the second half of the 20th Century. One hundred years ago, the village would have been relatively self-contained and surrounded by open fields, with most of its residents either working in local agriculture or for local gentry. This significantly changed with the construction of the M25, M3 and the Thorpe Bypass, which resulted in a significant

reduction in the size of the agricultural holding of Woodcock Hall Farm. The M25 has been constructed on a raised embankment, which has resulted in the physical separation of the village from the Thorpe Village Green, and the M3 runs along the southern boundary of Thorpe. Whilst these roads are a detracting feature of the setting of the Conservation Area, their construction has meant that Thorpe Conservation Area has been able to survive as a self-contained village without major change and is now a historic enclave.

5.9.2 The Thorpe Industrial Estate is located to the north of the Conservation Area. It was established as an industrial estate just before the Second World War, following the extraction of sand and gravel on the site. This industrial development, given its positioning and restricted height, is not considered to detract from the Conservation Area and has a neutral impact.

5.9.3 To the south of Coldharbour Lane are areas of open land which form part of Thorpe Farm and Manor Farm. Beyond this, areas of former farmland have been excavated for gravel extraction forming large lakes. This gives the Conservation Area an open setting.

5.9.4 Within one of the former gravel pits is Thorpe Park, a popular theme park. While a small number of the rides can be glimpsed through the boundaries and between buildings in the Conservation Area, this overall has a very low impact on the setting of the wider Conservation Area. The important route of Monk's Walk, which historically led to Chertsey Abbey, has been retained as part of the theme park development.

5.9.5 To the north and east of the Conservation Area is a former landfill site which now has the appearance of open fields. These make a positive contribution to the setting of the Conservation Area, revealing its rural past. The fields themselves are of no significance, having been altered by the landfill development.

6. Audit of Heritage Assets

6.1 Introduction

6.1.1 As a designated Conservation Area, Thorpe is a heritage asset in its own right. Furthermore, the Conservation Area contains both statutorily listed and unlisted buildings and structures, contributing to the overall character and significance of the Conservation Area. A number of these have been identified by consulting Surrey County Council's Historic Environment Record (HER), as requested as part of the informal consultation process which formed part of the development of this document.

6.1.2 Although there are numerous heritage assets within the Conservation Area which contribute positively to its character and appearance, there are some buildings and structures that make no contribution or indeed detract from the character of the Conservation Area.

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

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

6.1.4 The audit has been carried out by means of visual examination from public thoroughfares only. The intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individually. It should not be assumed that the

omission of any information is intended as an indication that a feature or building is not important. A detailed assessment of significance specific to a building or site within the Conservation Area should always be carried out prior to proposing any change.

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

6.2 Listed Buildings

6.2.1 Statutorily Listed Buildings (hereafter 'listed buildings') are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990¹⁵ and are designated for their architectural or historic interest. Listing ranges from Grade I (the highest level of protection) through to II* and II (the most common level). Such designation not only includes the principal building, but also buildings within its curtilage built before July 1948. Works to all listed buildings (including their interior) may require Listed Building Consent.

6.2.2 There are 30 statutorily Listed Buildings within the Conservation Area, although in some cases multiple buildings, properties and structures are grouped into the same list entry (e.g., the walls on the north and south sides of Coldharbour Lane). Nearly all the listed buildings in the Conservation Area are designated at Grade II except for Cemex House, St Mary's Church, Thorpe House and The Cottage, which are all Grade II*.

6.2.3 The location of the listed buildings in the current Conservation Area boundaries are shown in Figure 49. Further details of listed buildings can be found at: <https://historicengland.org.uk/listing/the-list/>.

¹⁵ [Planning \(Listed Buildings and Conservation Areas\) Act 1990 \(legislation.gov.uk\)](https://legislation.gov.uk)



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Figure 49: Map showing the statutorily Listed Buildings (marked in brown) within and adjacent to the current Thorpe Conservation Area boundaries.

6.3 Locally Listed Buildings

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

6.3.2 The heritage interest of a locally listed building may be derived from its appearance (aesthetic value), its association with a past local event or individual, or illustrate an aspect of the area's past. It can be important for its age, rarity or its intactness. Buildings could be individually important or form part of a group which collectively contribute to local character.

6.3.3 There are four locally listed building within the Conservation Area: The Old Pound Enclosure, Coldharbour Lane (which is historically linked with The Red Lion public house as a place where travellers could leave their animals); Lych Gate, Thorpe Cemetery; the Red Lion Pub, Village Road; and Thorpe War Memorial, Village Road. The full Local List for the Borough can be found here: <https://www.runnymede.gov.uk/planning-policy/conservation-areas-listed-buildings/3>.

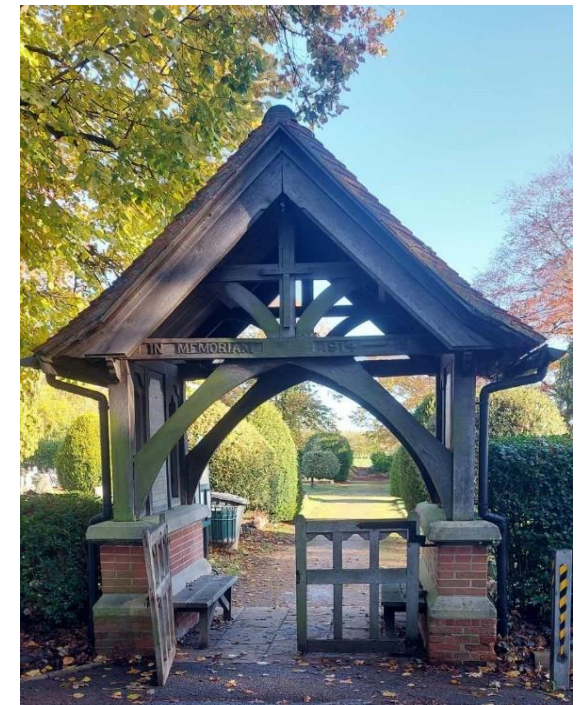


Figure 50: The locally listed Lych Gate at Thorpe Cemetery.

6.4 Positive Buildings

6.4.1 Buildings which do not meet the criteria for inclusion on the Local List but still make a positive contribution to the overall character and appearance of the Conservation Area are categorised as positive buildings. The extent to which a building or structure will positively contribute will largely depend on the integrity of its historic form and is not restricted to its principal elevation; for example, roofscapes and side and rear elevations can all make a positive contribution. Modern buildings can also make a positive contribution where they have been sensitively designed to suit their setting.

6.4.2 Criteria for identifying positive contributors include:

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



Figure 51: Eastley End Lodge, a positive building in the Conservation Area that is neither locally nor statutorily Listed.

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

6.4.4 The location of the positive buildings in the Conservation Area is shown in green in Figure 54.

6.5 Neutral Buildings

6.5.1 Neutral buildings are those which neither make a positive contribution nor unduly detract from the character of the Conservation Area. They may have some design features which reflect the character and appearance of the Conservation Area but other features which do not. Should proposals for these building's loss or replacement come forward, this could offer an opportunity to enhance the appearance of the Conservation Area through high-quality, sensitively designed replacement.

6.5.2 Neutral buildings in the Conservation Area are identified in yellow in Figure 54.



Figure 52: An example of neutral buildings in the Conservation Area at Anners Close.

6.6 Detracting Buildings

6.6.1 Detracting buildings are those which are considered to make a negative contribution to the character and appearance of the Conservation Area. This may be due to their scale and massing, design, materiality, condition or use, or a combination of the above. Detracting buildings offer great potential for enhancement of the Conservation Area through their refurbishment, demolition and / or replacement as part of any proposals that come forward, with a sensitive new design.



Figure 53: The view of the Yew Trees development from Village Road. The garages and prevalence of parked vehicles on the road frontage detracts from the character and appearance of the Conservation Area.

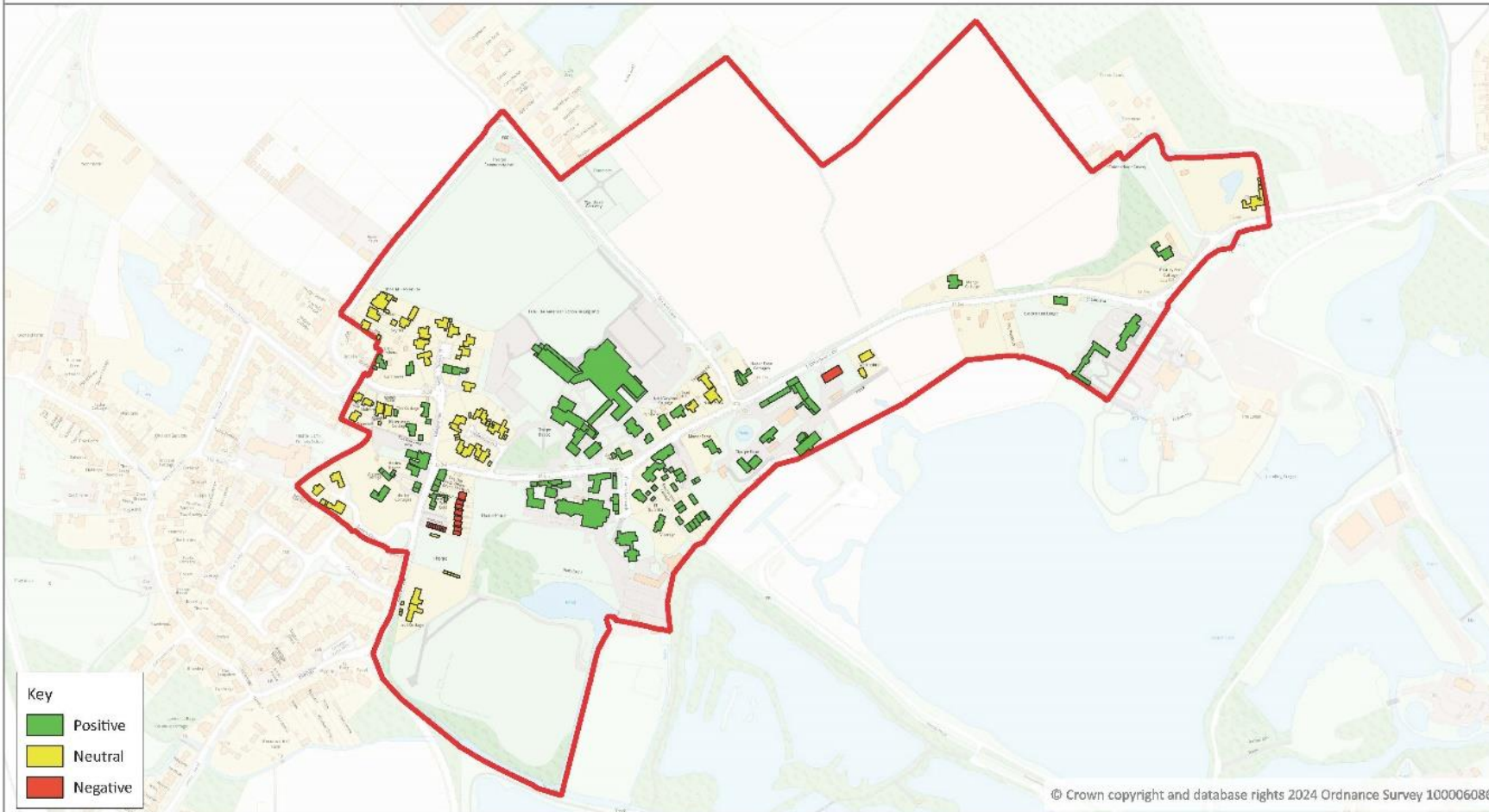
6.6.2 Detracting buildings in the Conservation Area are identified in red in Figure 54.

6.6.3 It should be noted that in the map below any buildings not marked as positive, negative or neutral were not able to be viewed and assessed as part of the site visits undertaken as part of this Conservation Area Appraisal and, therefore, they have been left blank.

Thorpe Conservation Area - Positive, Neutral and Negative Impact Buildings

Building use across the Conservation Area

Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH



Scale: 1:6,000

0 100 200 m

Date: 05/04/2024



Figure 54: Map showing the positive, neutral, and detracting buildings within Thorpe Conservation Area.

7. Street by Street Assessment

7.1 Norlands Lane

7.1.1 The relatively small section of the Conservation Area, that is orientated on a roughly north-east – south-west alignment, forms the eastern end of the Conservation Area and the route off towards Egham to the north. This area contains a small number of large detached residential properties in large, secluded plots of various shapes and sizes.



Figure 55: An example of a large residential property on Norlands Lane, set back from the road on a generous plot.

7.1.2 There is a narrow pavement on the northern side only (a feature which continues along Coldharbour Lane), and there are many trees and hedgerows on both the immediate highways and adjacent private land. The residential development present is only on the northern side. The southern side of the lane is undeveloped, except for the Cemex House site.

7.1.3 There is a variety of building materials used, meaning there is no unifying style in this part of the Conservation Area. This includes light buff brick, concrete roof tiles, timber framed, red stock brick and red clay tiles. There is also a mix of chalet style and more traditional two storey buildings in the area. The predominant boundary treatment is hedgerows, with some iron and timber gates also present. The street furniture in this area is of a modern style, which contrasts some of the more historically styled streetlamps seen in other parts of the Conservation Area.

7.2 Coldharbour Lane

7.2.1 Coldharbour Lane is the primary street within the Conservation Area and extends throughout most of the centre of Thorpe Village. It is broadly aligned along an east-west axis. This part of the Conservation Area contains a variety of uses, including a care home, residential properties, educational establishments (TASIS and the nursery), community uses (the church and village hall) and some agricultural buildings just to the south. The plots start out large and irregularly shaped in the east but become smaller and somewhat more regular along the central section of the lane.

7.2.2 The eastern end is defined by Eastley End, a Georgian style property with later single storey additions, featuring timber sash windows and brick quoining details on the corners. The site fronts onto its own internal elevation, with a secondary flank elevation facing onto the lane.

7.2.3 The centre of the lane is largely undeveloped, with a small number of scattered dwellings in an incomplete ribbon style of development, which offers glimpsed views of open land beyond the highway, primarily to the north. The red brick dwellings that are present do engage more with the road but are still somewhat set back from its frontage, though are not as secluded as those on Norlands Lane. Aside from the residential dwellings, there are also a number of agricultural buildings on the southern side of the road, which comprise timber, slate and wooden cladding. Along this stretch of road can be seen the walled enclosure that was formerly the Village Pound. Towards the end of this section, where the junction of Ten Acre Lane meets Coldharbour Lane, you get the first view of the large red brick wall which dominates the centre of the Thorpe Conservation Area.



Figure 56: The view westwards along Coldharbour Lane from outside Eastley End, showing the rural feel at this section of the lane.

7.2.4 After the mini roundabout, development on both sides of the lane is present for the first time. It also denotes the regular use of historically inspired streetlamps in this part of the Conservation Area, which is an

important feature and shows a more concerted effort to have the street furniture in keeping with the historic nature of the area.



Figure 57: Looking west along Coldharbour Lane towards the junction with Church Approach. Renalds Herne can be seen to the right and Shepherds Cottage to the left, with further TASIS buildings in the distance.

7.2.5 In this section, there is some exposed brick, but some of it is also painted, particularly on a number of the chalet style homes found in this stretch of the lane. The windows are predominantly sash with red clay tiles on the roofs, particularly as you move towards Church Approach. The Black House Farm development is also found in this part of the Conservation Area, to the south of the Village Hall (itself a

significant landmark, particularly along this stretch of the Lane). This modern development has been built in a sympathetic way to be in keeping with the Conservation Area, for example by using a similar style of brick to those already present and including arch detailing above windows.

7.2.6 The western parts of the lane are dominated by the TASIS site, which contains a range of large educational buildings in open space. As this road passes Church Approach, the red brick wall comes to dominate the street scene with some glimpses of the TASIS school buildings behind. The brick walls and mature tree canopies that rise above them here form an almost ‘tunnel’ of red and green. At the end of Coldharbour Lane you get the first views of The Red Lion pub. Here, there is a narrow pavement on the southern side of the road only and the presence of double yellow lines here helps give a much less cluttered feel due to the lack of parked cars, particularly compared to Church Approach.

7.3 Ten Acre Lane

7.3.1 At the southern end of the road there are a number of modern but relatively small dwellings that have been built within the former red brick wall boundary of Thorpe House, on the western side of the road. The primary boundary treatment in this area is hedges and brick walls, with a close relationship between the homes and the road.

7.3.2 Moving further north, the next main feature is the main entrance to TASIS, which gives open views of the school grounds (in part), with some limited views of open land to the east of the lane. Beyond this, the lane is dominated by tall trees along both sides in the northern section, which lies within the Conservation Area. Another feature of this part of the Conservation Area is that the road is relatively narrow, at least until the cemetery is reached at the northern tip of the Conservation Area. The cemetery is, however, a key location within

the Conservation Area and forms a ‘boundary marker’ of sorts, particularly when heading southwards into the Conservation Area.



Figure 58: The view northwards along Ten Acre Lane, featuring the Lych Gate to Thorpe Cemetery.

7.4 Church Approach

7.4.1 The focal view of this area is of St Mary’s Church itself (along with its lychgate), which is flanked by red brick and tiled roofed buildings. The exception to this is the white rendered, thatched roofed home on the junction with Coldharbour Lane and one other building which has a slate roof. Timber framing is relatively common in this part of the Conservation Area, and the only modern building is St Mary’s Vicarage, but this still adheres to the red brick and tiled roof styling of its setting. The most common form of boundary treatment here is hedges and timber and iron gates, and most of the buildings have a relatively limited set-back from the street. A notable feature of this area is the presence of a number of prominent (if simply designed) chimney stacks, all topped with red clay chimney pots. When facing north, the

Grade II listed Renalds Herne is also a landmark building, providing a contrast to that of the church at the other end of this small road.

7.4.2 A key detracting factor of this area is the prevalence of on street parking in the area, due to its central location in the village and close proximity to TESIS. This, combined with the lack of a pavement (due to its historic and narrow layout), can make it difficult for pedestrians to navigate at times.



Figure 59: Some of the buildings along Church Approach, with Renalds Herne viewed in the distance.

7.5 Coldharbour Close

7.5.1 Upon entering this Close, some small glimpses of Thorpe House are offered to the north. This small part of the Conservation Area contains ten single storey modern homes in evenly sized and regular plots with limited off-street parking, resulting in a cluttered feel from on-

street parking. The homes themselves are built of a brown brick with concrete roof tiles, but some of them have hanging tiles on the eaves of the buildings fronting the road. The gardens have relatively open frontages which are close to the street. The street frontage of the buildings features low walls and hedgerows, with open boundaries. The rear of the southern properties are also visible from Coldharbour Lane, which is a visible break with the previously prevalent pattern along this part of that street, as the rest of it has mature tree canopies running above the brick wall line.



Figure 60: An example of neutral buildings in the Conservation Area at Coldharbour Close.

7.6 Village Road

7.6.1 The north-western end of this road is comprised of mainly modern buildings, with some older Victorian properties interspersed amongst them. Again, like much of the Conservation Area, there is only pavement on one side of the road (the southern side), reinforcing its rural character.

7.6.2 There is a mixture of boundary treatments including hedges, low fences of various materials, some of them modern, and brick walls of various heights. The houses here are somewhat set back from the road with relatively open frontages, though this degree of 'separation' from the road does vary along the street.

7.6.3 The most historic buildings in this part of the Conservation Area have painted brick walls, timber casement windows and clay, curved profile roof tiles, with some hanging tiles and gabled roofs present, alongside the use of red brick, timber framing and a number of 'feature' chimneys on some roofs.



Figure 61: Some of the buildings along Village Road, with Anners glimpsed in the distance set far back from the road.

7.6.4 At the junction with Coldharbour Lane and to the south of it, many of the buildings (e.g. the Old Post Office) are set right on the pavement. This reflects that this area was previously the centre of the village, though this has shifted over time. In this area, there is a mix of painted,

red and light buff brick, with a more even use of slate and red clay roof tiles compared to the rest of the Conservation Area. The Grade II listed Anners is painted brick with a tiled roof, with one hipped end and one gable end.

7.6.5 Heading further south, the Yew Trees development is dominated by the garage block and off-street parking which fronts Village Road and is a negative influence on the Conservation Area due to its car dominant design. However, beyond this, the positive red brick wall starts again, with it present on both sides of the road after Anners Close, heading down to the statutorily Listed Blossom Cottage, which forms the proposed southern end of the Conservation Area.



Figure 62: Looking north along Village Road from next to Blossom Cottage.

8. Issues and Opportunities

8.1 Introduction

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

8.2 Brick Wall Damage and Maintenance

8.2.1 One of the key issues for the Conservation Area is the inappropriate changes and poor condition of sections of the red brick walls that run through the area. In one section, there have been inappropriate holes inserted into the wall, removing the historic fabric and breaking up its uniform appearance. Ongoing care and maintenance is required for the walls, in particular to retain as much historic fabric as possible. Further harmful loss of historic fabric should be resisted.



Figure 63: Inappropriate holes inserted into the red brick wall along Coldharbour Lane, close to the junction with Ten Acre Lane.

8.3 Traffic Calming Measures and Street Signage

8.3.1 At the eastern end of the Conservation Area close to the junction of Ten Acre Lane and Coldharbour Lane, there is a series of posts and signs which act as traffic calming measures. Whilst these may perform a necessary function to slow down traffic, the collection of posts and signs used are unsightly. If alternative traffic calming measures could be used without the use of these out-of-character features, this would improve of the gateways into the village.



Figure 64: The series of posts and signs, which form a key 'gateway' into the village, detract from the appearance of the Conservation Area.

8.4 Inappropriate Fencing Materials

8.4.1 Fortunately, this issue does not occur in many places, or to a particularly large extent in each instance. However, in some places the use of close boarded fencing detracts from the appearance of the Conservation Area. This is because such fencing has a suburban feel

instead of either the rural or 16th and 17th century character of the area. Examples of inappropriate fencing can be found at the junction of Church Approach and Coldharbour Lane and also along Village Road, facing the junction with Giles Travers Close. If these could be replaced with more suitable brick walls or appropriate planting, then this would be an improvement to the street scene.



Figure 65: An example of close boarded fencing in the Conservation Area, which is out of character as a boundary treatment.

8.5. Windows

8.5.1 There are some instances in the Conservation Area where there has been replacement of traditional or historic timber windows with uPVC units. This detracts both from the appearance and aesthetic value of the individual buildings and the wider Conservation Area. It also amounts to the loss of historic fabric. There are opportunities to improve the appearance and the condition of the built fabric of the Conservation Area through the replacement of uPVC windows and doors with traditional timber units. Future change of traditional timber windows and doors to uPVC should be resisted.

8.6 Setting

8.6.1 There are some elements of the Conservation Area's setting, such as the impact of the M25 and M3, that make a negative contribution to the experience of the area. In this case, the impact is primarily audible as opposed to visual. Such impact is beyond the control of the Council and local community to change.

8.6.2 There are, however, opportunities to improve the setting of the Conservation Area through the removal of detracting features and their replacement with high quality, sensitively designed insertions. One such opportunity would be the improvement of the Post Office and its re-integration (visually at least) with the adjacent School House. This is because the Post Office in its current form detracts from what was a significant heritage building in the area. This building was the original school for the village and its close in date to a number of other buildings within the Conservation Area. The refurbishment or reinstatement of elements such as the slate roof on this building would help enhance the historic harmony of heritage assets in the village.



Figure 66: Thorpe Post Office, which has been insensitively changed over time.

9. Management Plan

9.1 Existing Controls Measures

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

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

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

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

9.1.3 Where an understanding of ‘substantial’ demolition, ‘changes’ or ‘works’ is not understood, advice should be sought from Runnymede Borough Council.

9.1.4 For further information and advice about when Planning Permission is required, see the guidance on the Government’s Planning Portal¹⁶, the Council’s own website¹⁷ or contact the Planning and Building Control Department.¹⁸

¹⁶ <https://www.planningportal.co.uk/permission>

¹⁷ <https://www.runnymede.gov.uk/planning-permission/apply-planning-permission-1>

¹⁸ planning@runnymede.gov.uk

9.2 Potential Article 4 Directions

9.2.1 The extent of permitted development (i.e., changes that are allowed without requiring consent from the Local Authority) can be further restricted in Conservation Areas through application of an Article 4 Direction. These provide additional control by specifically revoking certain permitted development rights, meaning that Planning Permission needs to be sought before work can be undertaken.

9.2.2 There are no existing Article 4 Directions in place within the Thorpe Conservation Area. Article 4 Directions can only be served by a local planning authority where it is necessary to protect the local amenity or wellbeing of an area. This requires sufficient justification, such as evidence of harm to a Conservation Area. This is a resource heavy process which is expensive and time consuming and may, ultimately, be overturned by the Secretary of State.

9.2.3. As many of the properties within Thorpe Conservation Area are listed, most works which normally benefit from permitted development rights are restricted by the requirement for Listed Building Consent. Owing to the degree of protection already in place, it is not considered necessary to serve an Article 4 Direction at this time.

9.2.4. It is recommended that serving an Article 4 should be kept under review periodically and be reconsidered if circumstances change, either locally or nationally.

9.3 Maintenance Advice

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

9.3.2 Maintenance is defined by Historic England as ‘routine work necessary to keep the fabric of a place in good order’.¹⁹ It differs from repair in that it is a pre-planned, regular activity intended to reduce the instances where remedial or unforeseen work is needed. Regular maintenance ensures that small problems do not escalate into larger issues, lessening the need for repairs, and is, therefore, cost effective in the long-term.

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

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

¹⁹ Historic England, *Conservation Principles, Policies and Guidance* (April 2008) ([Conservation Principles, Policies and Guidance | Historic England](#))

9.4 Repair Advice

9.4.1 Repair is 'work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving alteration or restoration'.¹⁹ Identification of repairs may arise during regular inspection of buildings and could include repairing damage to roof coverings, repointing of brickwork or repairs to windows. It is important to understand the cause of the damage or defect, both to ensure that the repair is successful and to limit the work that is required. It is also important to understand the significance of the built fabric affected to minimise harm.

9.4.2 The following should be considered when planning repair works:

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

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

9.4.3 Historic England have a wide range of advice and guidance on how to care for and protect historic places, including advice on maintenance and repair, on their website.²⁰

²⁰ <https://historicengland.org.uk/advice/>

9.5 Advice on Design, Alteration, Extension and Demolition

9.5.1 Thorpe has a long history and, therefore, its appearance has changed and evolved over time. The current appearance reflects this evolution, and it is not the purpose of Conservation Area designation to prevent future change, which is necessary for the enduring sustainability of the heritage asset. Instead, the purpose of designation is to ensure change is carried out in a manner that not only does not cause harm but also, where appropriate, enhances the heritage asset.

9.5.2 The appropriateness of demolition, alteration or extension will be considered on a case-by-case basis, as what is appropriate in one location will not necessarily be acceptable in another.

9.5.3 Demolition of buildings or removal of features that detract from the Conservation Area may be beneficial; this includes small elements such as exposed wiring or satellite dishes. However, gap sites can also detract from the character of the Conservation Area. Therefore, demolition of whole buildings may only be permitted where rebuilding is proposed, the site was historically open and this remains appropriate, or an alternative suitable future use for the site is planned.

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

something more 'in-keeping' or with something that draws inspiration from the character of the Conservation Area.

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

9.6 New Development

9.6.1 The main area where there is the potential for new development to come forward is the site allocated under Policy TH2(iii) of the adopted Thorpe Neighbourhood Plan.²¹ The Neighbourhood Plan allocation covers 13.57ha of land East of Ten Acre Lane and North of Coldharbour Lane for a mix of residential, sport / recreation, blue / green infrastructure and cemetery uses. The key elements of this policy include:

- The developable land for residential uses comprises no more than 1.76 Ha lying within the Settlement Boundary of Policy TH1.

²¹ <https://www.runnymede.gov.uk/planning-policy/neighbourhood-planning/2>

- The residential scheme delivers at least 40 dwellings comprising a mix of open market and affordable homes, with an emphasis on 2 and 3 bed homes.
- A parkland scheme extending to approximately 11.81 Ha, including a new multi-use community area for the benefit of the local community and the wider area, additional car parking and cemetery space shall be provided.

9.6.2 The above mentioned 1.76ha area is proposed to be retained within the revised boundaries of the Conservation Area, as this will help ensure that any development that does come forward will be in-keeping with the Conservation Area in terms of design, materials and boundary treatments. However, the land to the east and north of this area within the allocation, (e.g., the area that remains within the Green Belt) that would form the parkland scheme, is proposed to be removed. This is because this area will be of a significantly different character to the rest of the Conservation Area, and thus would not meet the legal requirements to be retained, e.g., being an area of 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance', in accordance with s.69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.²² This proposed change, alongside the other potential amendments to the Conservation Area boundaries are discussed in Section 8.

9.6.3 Aside from the site allocated in the Thorpe Neighbourhood Plan, there are very few opportunities for new development within the rest of the Conservation Area. Although there are very few empty sites, there are several neutral buildings (See Section 5.0), the sensitive replacement or redevelopment of which could enhance the

Conservation Area. Any new and replacement development needs to take account of, and be sensitive to, the following:

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

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

9.6.5 Buildings in the setting of the Conservation Area are all relatively recent and generally make a neutral contribution to the setting of the Conservation Area. Therefore, there is likely to be limited opportunities for new development within the immediate setting of the Conservation Area. Where redevelopment close to the Conservation Area is

²² <https://www.legislation.gov.uk/ukpga/1990/9/section/69>

planned, proposals should be sensitive to its location within the setting of a designated heritage asset and consider the character and appearance of the Conservation Area, with the scale and the design of elevations fronting the Conservation Area being particularly important.

9.6.6 Any new development within the setting of the Conservation Area should be of the highest quality design and execution, regardless of scale, to preserve and enhance the character of the Conservation Area and help phase out ill-considered and unsympathetic interventions from the past. Further information and guidance on sensitive and contextual design is contained within the Council's Design Guide SPD.

9.7 Archaeology

9.7.1 A significant proportion of the Conservation Area is located within the 'Thorpe Historic Core and St Mary's 12th Century Church' Area of High Archaeological Potential (AHAP). The designations mean that there is a high potential for below-ground archaeological remains. As such, the adopted Runnymede 2030 Local Plan²³ Policy EE7 requires an archaeological assessment and, where appropriate, site evaluation for development proposals which have the potential to affect AHAPs as part of any planning application.

9.8 Public Realm

9.8.1 Repairs to the damaged / poorly maintained brick walls at various points throughout the Conservation Area would be beneficial,

as would ensuring that the soft-landscaped areas (both in public areas, e.g., around the war memorial, and those that are adjacent to or encroach upon public areas) are properly maintained to prevent them becoming overgrown. Continued maintenance of the pavements and streets within the Conservation Area would also be beneficial and reinstatement over time of traditional surface finishes could be considered. This could include stone paving and kerbs. Where historic stone kerbs survive, these should be retained as part of any proposals.

9.9 Trees

9.9.1 Although there are many trees throughout the Conservation Area, there is some concern that many of them are being overtaken by ivy, particularly by the war memorial. These could do with intervention (e.g., the ivy being removed) and maintenance to ensure that they do not die prematurely. If they do, a plan for succession tree planting to maintain the screening of this part of the Conservation Area would enhance the appearance of the Conservation Area. In the case of any trees needing to be replaced, this should be done with appropriate native species.

9.10 Aerials, Satellite Dishes and Solar Panels

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

²³ <https://www.runnymede.gov.uk/localplan>

removal of existing aerials and dishes is encouraged, as this will enhance the appearance of the Conservation Area.

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

9.11 Summary and Recommendations

9.11.1 The long-term vision for the Conservation Area is to phase out ill-considered modern alterations and encourage their replacement with high-quality alternatives that respond to the traditional character of each individual building or group of buildings and that of the Conservation Area, so that its special interest may be enhanced and protected for the future.

9.11.2 The following recommendations respond to the identified issues and opportunities and should be given material consideration against any proposals submitted that may affect its special interest and character:

- The design and construction of any new development, extension, alteration or repair should be of the highest quality.
- Buildings, features and spaces identified as making a positive contribution to the Conservation Area should be protected against harmful change.
- Key views and landmark buildings and boundary treatments within the Conservation Area should be protected from harmful change.

- Alterations to buildings within the Conservation Area should be carried out on a like-for-like basis, reflecting original features in terms of form, design and materials.
- The replacement of uPVC windows and doors with traditional timber units is encouraged.
- Due consideration will be given to existing archaeology and archaeological potential wherever below-ground intervention is proposed.
- The Council will aim to improve the quality and appearance of the public realm within the Conservation Area, ensuring that any future proposals are of high-quality and respond to the character of the area.
- Development within the setting of the Conservation Area should be sympathetic to the character of the area and development which harms its character will be resisted.
- Development which replaces negative features within the setting of the Conservation Area will be encouraged.

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

10. Boundary Review

10.1 Introduction

10.1.1 In accordance with Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is the 'duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly'. As the Thorpe Conservation Area was designated on the 24th of February 1970 and subsequently extended on 9th August 1984, it was deemed that the boundaries of the Conservation Area should be reviewed as part of the preparation of this Conservation Area Appraisal and Management Plan, as the last review was undertaken nearly 40 years ago.

10.1.2 The boundary review of the Thorpe Conservation Area involved an on-site walking assessment of the current boundary that was undertaken in November 2023. This was coupled with a desk-based assessment to determine if there were any areas which were within the current boundary that should be removed, or any areas currently outside the boundary that should be included. Key elements that were being sought (where they existed) in terms of exclusion were buildings or streets that do not form part of the historic development of the village, such as modern housing developments.

10.2 Proposed Boundary Changes

10.2.1 A full list of proposed boundary changes is set out in this section. A map showing the areas proposed to be added and removed can be found in Appendix B.

10.2.2 Area 1: 1-3 Anners Close.

- Proposed for **removal**.
- These three properties were built in the 1990s and are set back from Village Road and thus are not of 'special architectural or historic interest' and should be removed from the Conservation Area.

10.2.3 Area 2: Abbots Rest, Monk's Walk, Mabbrock and Kent House, Village Road, and Pinecroft, Western Avenue.

- Proposed for **removal**.
- Abbots Rest and Monks Walk were 2000s built homes, Mabbrock, Kent House and Pinecroft were built in the 1980s and thus are not of 'special architectural or historic interest' and should be removed from the Conservation Area.

10.2.4 Area 3: The Cherries, Poussins, Skyfall and The Old Hen House, Village Road.

- Proposed for **removal**.
- The Cherries and Poussins were built in the early 1990s, Skyfall was built post 2015 and The Old Hen house was built in the late 2000s. Therefore, these properties do not have 'special architectural or historic interest' and should be removed from the Conservation Area.

10.2.5 Area 4: 3, 5, 7, 8, 10 and 12, Giles Travers Close.

- Proposed for **removal**.
- All these properties were built in the late 1970s. Therefore, these properties do not have 'special architectural or historic interest' and should be removed from the Conservation Area. No.1 is proposed to be retained because of the importance of its boundary wall to the character and appearance of the area. No. 2 is proposed to be retained because of its historical association with Thorpe Farmhouse.

10.2.6 Area 5: Cemex House and Grange Lodge Cottage, Coldharbour Lane.

- Proposed for **inclusion**.
- The current Conservation Area boundary arbitrarily runs through the middle of Cemex House. It should be adjusted to fully cover the Listed Building and the adjacent property to reflect better the curtilage and surrounds of this significant Listed Building.

10.2.7 Area 6: Fleetmere, Norlands Lane.

- Proposed for **inclusion**.
- This Grade II Listed property currently lies just outside the existing Conservation Area boundary. Thus, it should be included to ensure that the Thorpe Conservation Area covers all the relevant, nearby designated heritage assets.

10.2.8 Area 7: Land to the south of Coldharbour Lane, including land to the rear of Manor House Farm.

- Proposed for **inclusion and removal**.
- The current boundary appears to be relatively arbitrary along this section, often not following any boundaries to properties or fields. These should be adjusted so that they follow recognisable features, to ensure that the Conservation Area boundary is logical.

10.2.9 Area 8: Land to the south of St Mary's Church and Vicarage Mews.

- Proposed for **inclusion**.
- This land appears to be part of the TESIS site, and as the rest of their associated playing fields and sports pitches etc. are included in the Conservation Area, this should also be included for completeness and to ensure a consistent approach to the TESIS property and its relation to the Thorpe Conservation Area.

10.2.10 Area 9: Land adjacent to Thorpe Cemetery, Ten Acre Lane.

- Proposed for **removal**.
- This proposed removal covers a large area of land that was previously used for mineral extraction and has subsequently been remediated. Although it is allocated in the Thorpe Neighbourhood Plan to be changed into a parkland, it does not have 'special architectural or historic interest' that relates to the Conservation Area and, thus, it should be removed. The belt of trees along the east side of Ten Acre Lane are proposed to be retained as they contribute to the rural setting of the approach to the village from the north.

10.2.11 Area 10: Blossom Cottage, Ilex, Byways and Sukenyon, Village Road.

- Proposed for **inclusion**.
- Blossom Cottage is a Grade II Listed Building on the opposite side of the road to the current Conservation Area boundary. Although the other three properties to the north are modern buildings, they are fronted by the same historic brick wall that forms the eastern and northern boundary of Blossom Cottage. It is the view of officers that recognising and protecting the heritage value of this wall is significant enough to warrant adding in these three properties into the Conservation Area alongside the Listed Building.

11. Further Information and Sources

11.1 Bibliography of Sources

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11.2 National Planning Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990: <https://www.legislation.gov.uk/ukpga/1990/9/contents>

National Planning Policy Framework (2023): https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1182995/NPPF_Sept_23.pdf

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

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

11.3 Local Planning Policy and Guidance

Runnymede Design Guide SPD: <https://www.runnymede.gov.uk/planning-policy/preparation-supplementary-planning-documents/3>

Adopted Runnymede 2030 Local Plan (2020): <https://www.runnymede.gov.uk/localplan>

Further advice can be sought from the Council's pre-application advice service: <https://www.runnymede.gov.uk/planning-permission/pre-application-advice-3>

Runnymede Interactive Map:

<https://maps.runnymede.gov.uk/website/maps/>

Further information about Locally Listed Buildings:

<https://www.runnymede.gov.uk/planning-policy/conservation-areas-listed-buildings/3>

11.4 Historic England Guidance

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

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

Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (February 2016):

<https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/>

Conservation Principles, Policies and Guidance (April 2008):

<https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/>

Valuing Places: Good Practice in Conservation Areas (January

2011): <https://historicengland.org.uk/images-books/publications/valuing-places/>

The Setting of Heritage Assets Good Practice Advice in Planning Note 3 (Second Edition) (December 2017):

<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

Heritage at Risk: Conservation Areas:

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

National Heritage List for England:

<https://historicengland.org.uk/listing/the-list/>

11.5 Contact Details

Runnymede Borough Council Planning and Building Control
Runnymede Civic Centre, Station Road, Addlestone, Surrey, KT15 2AH

Email: planning@runnymede.gov.uk

Telephone: 01932 838383

Website: <https://www.runnymede.gov.uk/planning-development>

Historic England: London and South-East Regional Office

4th Floor, Cannon Bridge House, 25 Dowgate Hill, London, EC4R 2YA

Email: londonseast@HistoricEngland.org.uk

Telephone: 01483 252020

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

12. Appendix A: List of Heritage Assets

12.1 The below list identifies those buildings within the current boundaries of the Conservation Area which are Listed or Locally Listed, based on information held by Historic England and Runnymede Borough Council.

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

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

Building Name and Location	Designation	List Entry No.
Cemex House, Coldharbour Lane	Grade II*	1420102
St Mary's Church, Church Approach	Grade II*	1189962
Thorpe House, Coldharbour Lane	Grade II*	1190067
The Cottage, Village Road	Grade II*	1378051
Eastley End Cottage, Norlands Lane	Grade II	1190150
Eastley End House, Coldharbour Lane	Grade II	1028928
Manorhouse Farm Barn, Coldharbour Lane	Grade II	1190146
The Shire Barn at Manorhouse Farm, Coldharbour Lane	Grade II	1392358
Manorhouse Farmhouse, Coldharbour Lane	Grade II	1028934
Wall on north side, Coldharbour Lane	Grade II	1028929
Wall on south side, Coldharbour Lane	Grade II	1294011
Renalds Herne (including Front Wall & Railings), Coldharbour Lane	Grade II	1190028
Renalds Herne Cottage at rear, Coldharbour Lane	Grade II	1028930
Village Hall, Coldharbour Lane	Grade II	1190133
Blackhouse Farm Cottages, Church Approach	Grade II	1378047
Wall and Stile, Church Approach	Grade II	1028926
1 & 2 Church Approach, Church Approach	Grade II	1189236
Spelthorne St Mary, Coldharbour Lane	Grade II	1028931
Spelthorne St Mary Stable Block, Coldharbour Lane	Grade II	1028932
Spelthorne St Mary - Gates and Wall, Coldharbour Lane	Grade II	1190088

Spelthorne St Mary Chapel, Coldharbour Lane	Grade II	1028933
The Lodge, Church Approach	Grade II	1293997
Thatched Cottage, Church Approach	Grade II	1378048
Thorpe Farmhouse, Village Road	Grade II	1028939
The Old Post Office, Village Road	Grade II	1190205
Sheila Cottage, Village Road	Grade II	1028938
Walnut Tree Cottage, Village Road	Grade II	1293932
Brick wall on the east side, Village Road	Grade II	1028937
Anners, Village Road	Grade II	1028901
Morley House, Village Road	Grade II	1028900
Curlhawes, Village Road	Grade II	1190208
Little Timbers, Village Road	Grade II	1378070
The Old Pound Enclosure, Coldharbour Lane	Locally Listed Building	N/A
Lych Gate, Thorpe Cemetery	Locally Listed Building	N/A
Red Lion Pub, Village Road	Locally Listed Building	N/A
Thorpe War Memorial, Village Road	Locally Listed Building	N/A

13. Appendix B: Boundary Review Map

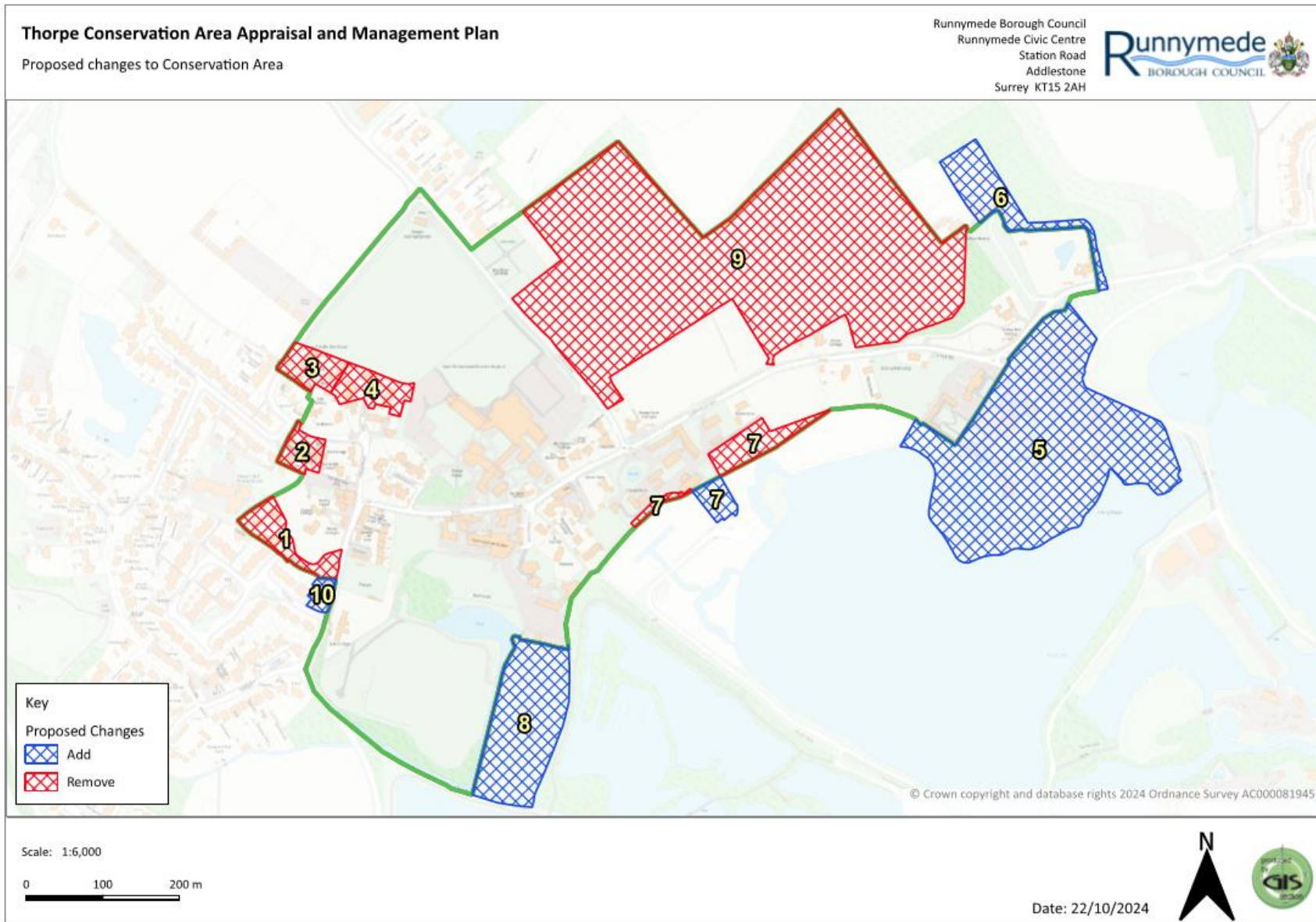


Figure 67: Map showing the proposed changes to the boundaries of Thorpe Conservation Area.