

DESIGNATION REPORT: EGHAM HYTHE  
CONSERVATION AREA BOUNDARY REVIEW  
MAY 2019



## I.0 | CONSERVATION AREA BOUNDARY REVIEW

I.1 The Egham Hythe Conservation Area boundary has not been reviewed since its original designation in 1970. Best practice prescribes that Conservation Area boundaries are periodically reviewed to ensure that the original reasons for designation are still relevant and evident. It is recognised that boundaries were historically drawn too widely, tightly or illogically, and it may therefore be appropriate to amend them. A review of the boundary, as well as any accompanying guidance and assessments, should generally take place every five years or in response to a notable change, including any changes in policy or legislation.

I.2 Boundary Review has been undertaken concurrently with the review and updating of the Egham Hythe Conservation Area Appraisal and should be read in conjunction with that report.

I.3 The proposed amendments to the boundary as part of this 2019 review are listed below along with justification:

**A Inclusion of the triangular-shaped area of the River Thames adjacent to Staines Bridge**

*Justification: To bring the Conservation Area boundary in line with the Borough boundary. This area is currently located within the Staines Conservation Area in the Borough of Spelthorne as historically this area was within the Parish of Staines. However, today this area is within the Borough of Runnymede and therefore should be within a Conservation Area under the jurisdiction of that Council.*

**B Inclusion of the Grade II listed Staines Bridge**

*Justification: The Bridge is currently designated as part of Staines Conservation Area in the Borough of Spelthorne. However, the southern half of the Bridge is within the Borough of Runnymede and therefore should be within a Conservation Area under the jurisdiction of that Council. Its proposed inclusion within the Egham Hythe Conservation Area is to recognise the contribution this structure makes to the historic development and character of the Conservation Area. Although historically, the bridge across the river to Staines was further south, the current bridge demonstrates the important connection between Staines and Egham Hythe.*

**C Rationalisation of the boundary at Chertsey Lane / Staines Bridge approach roundabout**

*Justification: To align the Conservation Area boundary with the edge of the public realm.*

**D Exclusion of Nos. 1, 2 and 2a Chertsey Lane**

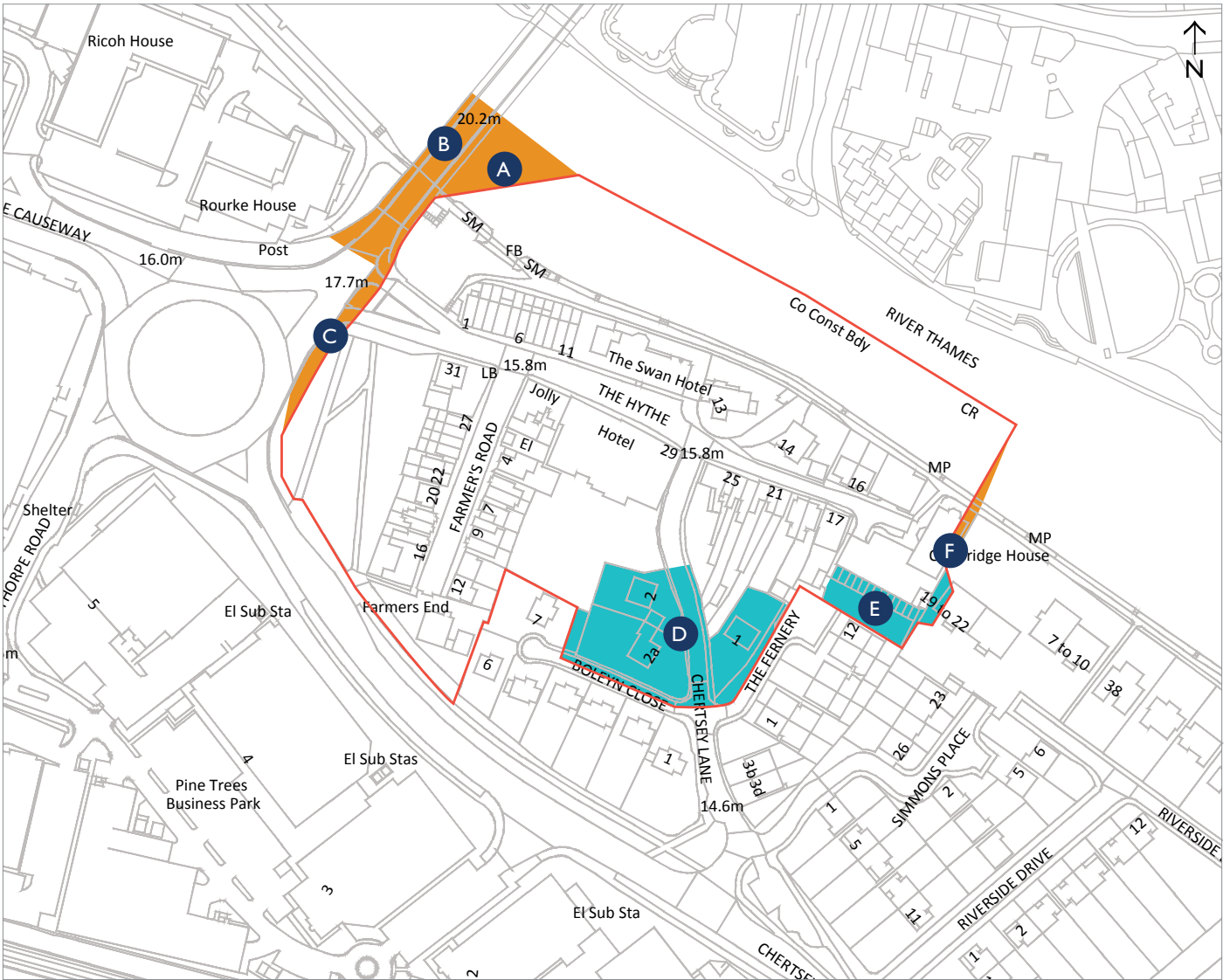
*Justification: These buildings have no heritage interest and do not reflect strongly enough the character of the Conservation Area.*

**E Exclusion of the garage range associated with Nos. 1-12 The Fernery**

*Justification: These buildings have no heritage interest and do not reflect the character of the Conservation Area.*

**F Rationalisation of the boundary to rear of Montreaux House and The Fernery garages**

*Justification: To align the Conservation Area boundary with property boundaries.*



Plan 1: Proposed amendments to the Conservation Area boundary.  
This plan is not to scale.

KEY	
<span style="color: red;">—</span>	Current Conservation Area Boundary
<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Include in Conservation Area
<span style="background-color: teal; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Exclude from Conservation Area

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I.4 The following table lists the addresses which are proposed for inclusion / exclusion in the Conservation Area.

<b>Address</b>	<b>Include / Exclude</b>
No. 1 Chertsey Lane	Exclude
No. 2 Chertsey Lane	Exclude
Nos. 2a Chertsey Lane	Exclude
Garages for Nos. 1-12 The Fernery	Exclude
Staines Bridge	Include



