

EGHAM HYTHE
CONSERVATION AREA APPRAISAL
MAY 2019



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I.0 | INTRODUCTION

I.1 EGHAM HYTHE CONSERVATION AREA

I.1.1 The Egham Hythe Conservation Area was designated in 1970; it is one of seven conservation areas under the jurisdiction of Runnymede Borough Council.

I.1.2 The small Conservation Area consists of an area of historic houses, public houses and hotels adjacent to the River Thames close to Staines Bridge. The principal street is The Hythe, which runs parallel to the river; with two streets leading off it at right angles, Chertsey Lane and Farmer's Road. The area developed historically as a result of its location at an important crossing point of the river and for being a good natural berthing place for boats.

I.2 WHAT IS A CONSERVATION AREA

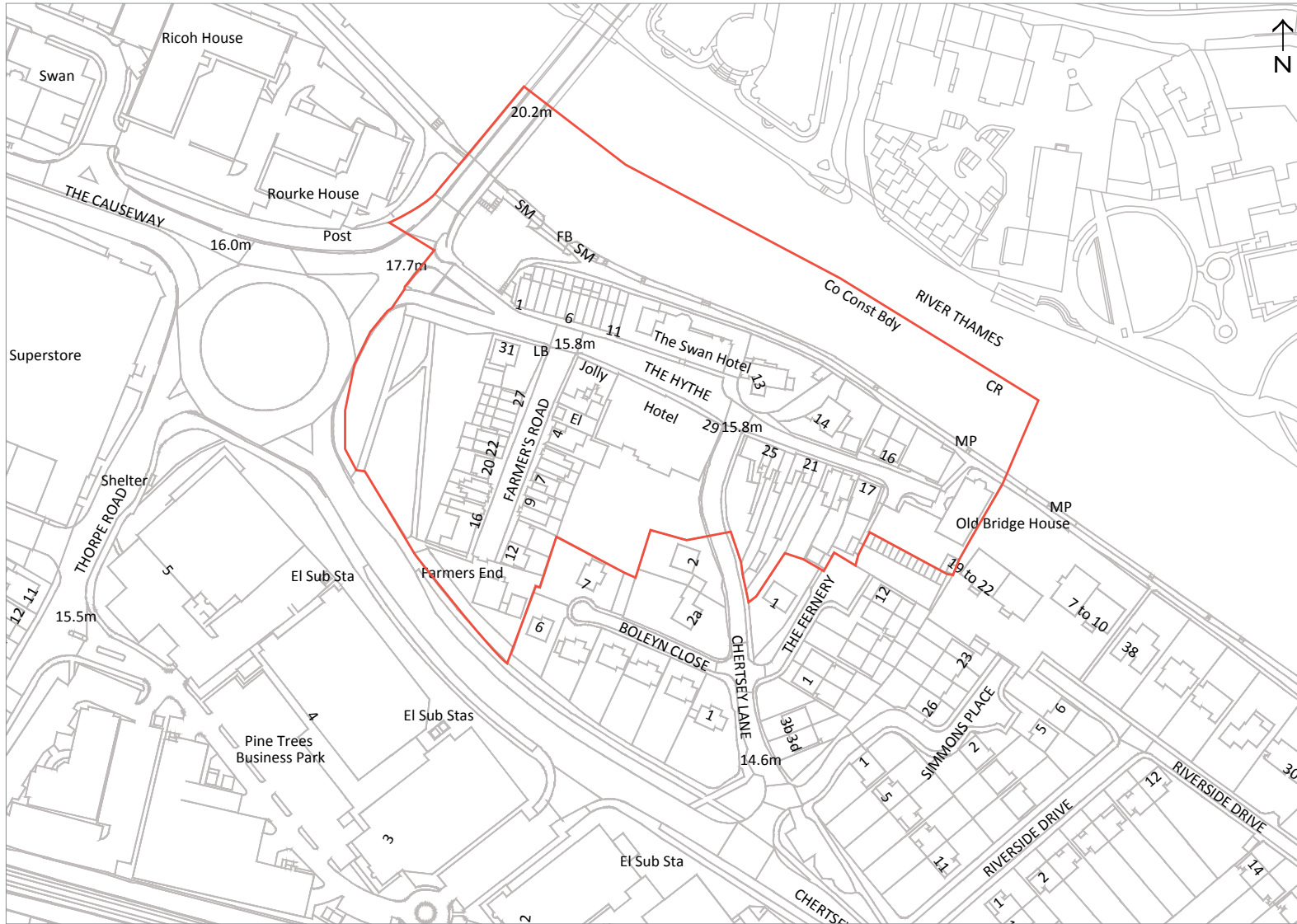
I.2.1 A conservation area is defined as an “*area of special architectural or historic interest the character or appearance of which is it desirable to preserve or enhance*”⁰¹

I.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.

I.2.3 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.

01

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



KEY

- Current Conservation Area Boundary

Plan 1: Egham Hythe Conservation Area boundary. This plan is not to scale.

I.3 PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL

- I.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.⁰² The proposals are normally presented in the form of a Conservation Area Appraisal, which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.
- I.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.
- I.3.3 Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore 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.
- I.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 and include/exclude buildings and spaces which do/do not meet conservation area designation criteria. The boundary of the Egham Hythe Conservation Area was reviewed concurrently with the production of this Appraisal. A separate Designation Report has been produced which contains the conclusions of the boundary review, the results of which have been incorporated into this Appraisal.
- I.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 the Egham Hythe Conservation Area. The protocols and guidance provided in Section 8.0 (Management Plan) are applicable in every instance.
- I.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 Egham Hythe Conservation Area.

1.4 PLANNING POLICY, GUIDANCE AND ADVICE

1.4.1 Conservation areas are governed under the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (2019) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest (paragraph 185). Runnymede Borough Council's emerging Runnymede 2030 Local Plan sets out the Council's policies for guiding development within the Borough, including that within conservation areas.⁰³

1.4.2 In addition to the policies contained within the Local Plan, the Council will produce 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 Egham Hythe Conservation Area.

1.4.3 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)⁰⁴
- 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)

1.4.4 When changes are being considered to buildings in the Egham Hythe Conservation Area, or perhaps where new development is proposed, it is often helpful to use the Council's Pre-application advice service (<https://www.runnymede.gov.uk/article/13837/Pre-application-advice>) to gain early guidance on proposals and highlight any constraints or opportunities.

03 The Submission Local Plan was developed in line with the now superseded National Planning Policy Framework (March 2012), and therefore this document is part of the evidence base for this Conservation Area Appraisal.

04 This Conservation Area Appraisal was drafted in line with the 2016 Edition of this guidance. The Second Edition was published during the latter stages of preparation and has been reviewed to ensure the Appraisal is consistent with the updated guidance.

1.5 CONSULTATION

- 1.5.1 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.⁰⁵
- 1.5.2 A draft of the Egham Hythe Conservation Area Appraisal underwent public and stakeholder consultation from 11th March to 23rd April 2019.
- 1.5.3 Prior to the drafting of the Appraisal, an inception meeting was held with local amenity and residents' groups to highlight the Conservation Area Appraisal reviews being undertaken by Runnymede to achieve an early understanding of the issues and opportunities associated with the borough's conservation areas.

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

2.0 | SUMMARY OF SPECIAL INTEREST

2.1 There is archaeological evidence to suggest that Egham Hythe was settled as early as the Roman period. The settlement is positioned on the major London to Silchester road and opposite the Roman town of Staines. It is thought that the Roman bridge crossing the River Thames was in the vicinity of the medieval bridge (adjacent to No. 13 The Hythe). The position of Egham Hythe at the bridgehead on this major route would have brought prosperity by the trade and travellers passing through it. There is a strong likelihood that there are further archaeological remains surviving from Roman occupation of the Conservation Area, which could reveal greater knowledge about this early period of the area and potentially increase its special interest.

2.2 In addition to being located at the bridge crossing of the River Thames, Egham Hythe is also positioned adjacent to a favourable, natural berthing point on the river. This is demonstrated today through the relationship between the settlement and the river and in particular the cottages, inlet and open space at the western end of The Hythe. During the medieval period, river trade increased and a new bridge and causeway were constructed. The construction of Egham Causeway both reduced flooding of the riverside area and provided a new improved highway. Trade via both road and water, brought more travellers to Egham Hythe for accommodation or rest. Again there is archaeological evidence of the medieval occupation of the area and there is potential for further understanding of this period of Egham Hythe's history to be gained, particularly the medieval bridge which was reconstructed several times.

2.3 Increasing river traffic and associated industry during the 17th and 18th centuries further improved Egham Hythe's commercial position.

Many of the buildings in the Conservation Area date from this period representing this relative prosperity and therefore contribute greatly to the Conservation Area's special interest. The multiple inns and hotels in The Hythe are perhaps the strongest evidence of this prosperous period, when the number of travellers and traders passing through meant there was a need for a density of such establishments in the small settlement.

2.4 The collapse of the bridge in the early nineteenth century, the remains of which survive adjacent to No. 13 The Hythe, led to a new bridge being constructed further upstream. The main routes to the new Staines Bridge were redirected bypassing The Hythe, leading the settlement to become something of a backwater and to an extent frozen in time. Egham Hythe has escaped the extensive late twentieth century developments of the surrounding area and remains a historic of vernacular and modest houses and a hub of inns and hotels.



View of the Conservation Area from Staines Bridge

2.0 | SUMMARY OF SPECIAL INTEREST

- 2.5 The restrained and modest architectural style of the buildings and the use of a restricted material palette of mainly brick and render means that the Conservation Area has a picturesque and homogenous appearance which is part of its special interest. The fine-grain of the residential buildings and the broader and more landmark appearance of the inns and hotels is also of special interest. Farmer's Road, which was developed in the later 19th century, has a slightly different character of semi-detached and terraced Victorian and Edwardian houses which also contribute to the special interest of the Conservation Area.
- 2.6 As has previously been identified, the position of Egham Hythe on the River Thames was vital to its establishment and growth. Today, the Thames Path along the riverside is an important amenity for the area and provides a visual connection with Staines on the opposite bank, which with Egham Hythe, has a close historic association. Although there are some issues with erosion and maintenance, the riverside makes a significant contribution to the special interest of the Conservation Area. Other public open spaces such as the historic triangular green and the area adjacent to the A320 / A308 roundabout are also amenity spaces and act as a soft buffer between the Conservation Area and surrounding modern development.
- 2.7 Overall, the special interest of the Conservation Area is derived from its position close to and connections with the River Thames and Staines, benefitting from the trade and prosperity that this brought. The high proportion of 17th and 18th century buildings within the Conservation Area are also a key part of its special interest.



View along The Hythe

3.0 | HISTORIC DEVELOPMENT

3.1 EARLY HISTORY

PRE-MEDIEVAL PERIOD

- 3.1.1 There is evidence of early activity at Egham Hythe from the late Bronze Age period (BC 700-2500), indicated by a hoard of bronze tools discovered in Petters Sports Field in the 1970s.⁰¹ The word Hythe is derived from the Saxon word meaning port or landing place demonstrating that the settlement had early origins as a docking point for trading. This is likely due to the curve in the River Thames at this point making it a favourable berthing point, which proved a significant factor in the town's history of riverside industry.
- 3.1.2 The Hythe was known to have been permanently occupied during the Roman period, with archaeological evidence found during excavations of the Boleyn Hotel car park in 1982.⁰² Staines, on the opposite side of the River Thames to Egham Hythe, was a minor Roman settlement on the main road from London to Silchester, known at the time as 'Pontes' meaning 'Bridges'. It is thought that the Roman bridge serving Staines was very close to the centre of The Hythe, around the position of the medieval bridge. Egham Hythe's location near a Roman settlement would have brought travellers and visitors and would have increased its importance.

MEDIEVAL PERIOD

- 3.1.3 At the time of the Norman Conquest, Egham Hythe was owned by Chertsey Abbey and was often subject to flooding. During the reign of Henry III in 1262, the Egham Causeway (now the A308) was built by a merchant called Thomas de Oxenford, leading from Egham to the medieval Staines Bridge, functioning as a highway and a dyke to prevent flooding in the countryside around the Thames. The new road also facilitated the transport of wool to London markets, which would have increased traffic passing through Egham Hythe and therefore more travellers requiring accommodation or rest. A new bridge was also built across the River Thames at this time. It was located in the centre of The Hythe, likely in the same position as its Roman predecessor, opposite Staines Town Hall. The bridge was rebuilt a number of times during the medieval period.

01 <https://www.tiki-toki.com/timeline/entry/747852/Historic-Egham/>
02 Ibid.

3.0 | HISTORIC DEVELOPMENT

3.2 SIXTEENTH TO EIGHTEENTH CENTURIES

- 3.2.1 Although much of development in the Conservation Area dates to the seventeenth and eighteenth centuries, parts of the Boleyn Hotel date from the sixteenth century making it the oldest building in the Conservation Area. The name of the hotel derives from the historic legend that Anne Boleyn stayed nearby, in the opposite town of Staines, in the 1530s when Henry VIII was at Windsor.⁰³
- 3.2.2 As Egham Hythe's name suggests, the settlement was a riverside landing point since the Saxon times and, due to its strategic position and proximity to Staines, it maintained its association with the river industry well into the early modern period. This is demonstrated by the antiquarian, John Aubrey's description in the seventeenth century of the settlement as "a little Haven, call'd Hythe, where the Western barges load and unload". At this time buildings extended in a linear arrangement along the riverside and along the road leading to the Thames from Egham.
- 3.2.3 An early eighteenth century map of Surrey shows the settlement at Egham Hythe, with the River Thames adjacent. The medieval causeway road leading to Egham (now the A308) and the historic road leading to Chertsey (Chertsey Lane or the A320) are also shown on the map. The small-scale development is centred on the junction of these routes and the Staines bridgehead, reflecting the significance of its location at this important crossing point of the River. The map shows Staines Bridge leading from Egham Hythe to Staines High Street, which was its original location prior its replacement further upstream.



John Senex, Map of Surrey, 1729 (Surrey History Centre: 250 years of map making in the county of Surrey, 1575-1823, 1974)

03 <https://www.tiki-toki.com/timeline/entry/747852/Historic-Egham/>

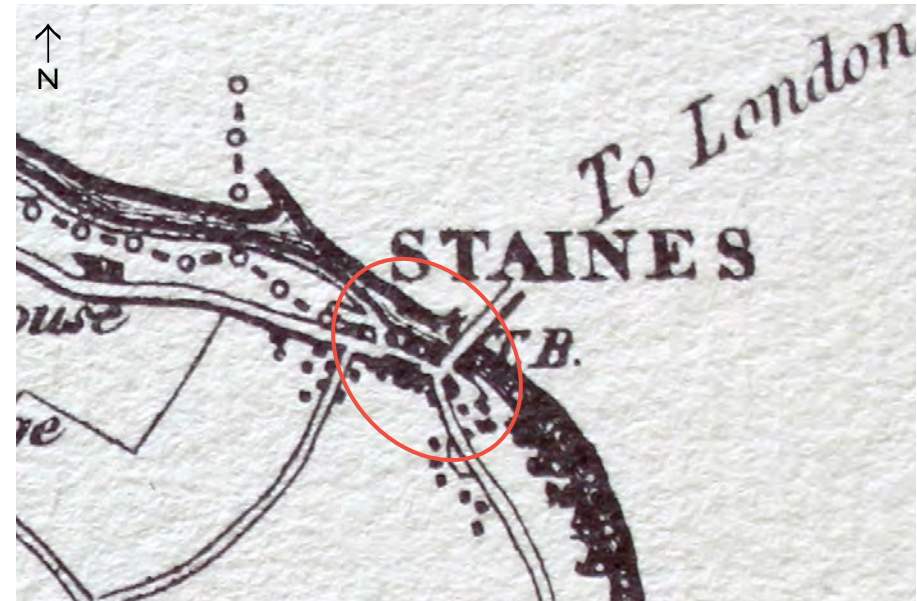
3.0 | HISTORIC DEVELOPMENT

3.3 LATE EIGHTEENTH AND EARLY NINETEENTH CENTURY

3.3.1 Late eighteenth and early nineteenth century maps indicate further development in the Conservation Area. The settlement extended slightly beyond the immediate vicinity of the bridgehead when both the waterfront and the road to Egham had become populated with more buildings.



J. Lindley and W. Crosley, *Map of Surrey, 1793* (Surrey History Centre: 250 years of map making in the county of Surrey, 1575-1823, 1974)



Charles and John Greenwood, *Map of Surrey, 1823* (Surrey History Centre: 250 years of map making in the county of Surrey, 1575-1823, 1974)

3.0 | HISTORIC DEVELOPMENT

3.3.2 The medieval bridges across the Thames frequently collapsed and required rebuilding. A new stone bridge was built across the river in the early 1790s by Thomas Sandby, however insufficient foundations led to the collapse of this bridge almost immediately. The fifteenth-century Swan was demolished to make way for Sandby's short-lived stone bridge; the present Swan Public House was built to replace it. Remains of the stone abutments of this bridge survive at the rear of Old Bridge Cottage, along the river towpath and along the rear of White Lodge; all are Grade II listed. There are also likely to be archaeological remains of previous medieval bridges in this area. Whilst a series of temporary bridges were constructed in the meantime, a new permanent bridge, which remains today, was constructed in 1832 some 200 metres upstream. Traffic was diverting around the north of Egham Hythe, leading it to become something of a backwater, protected from modern development.

Cottage, along the river towpath and along the rear of White Lodge; all are Grade II listed. There are also likely to be archaeological remains of previous medieval bridges in this area. Whilst a series of temporary bridges were constructed in the meantime, a new permanent bridge, which remains today, was constructed in 1832 some 200 metres upstream. Traffic was diverting around the north of Egham Hythe, leading it to become something of a backwater, protected from modern development.



The Swan, The Hythe built in the eighteenth century, photograph taken in the late twentieth century (Surrey History Centre: PH/56/31)

3.0 | HISTORIC DEVELOPMENT

3.4 MID- TO LATE NINETEENTH CENTURY

3.4.1 The 1841 Egham Tithe Map shows the position of the new Staines Bridge as well as a more detailed record of the settlement now positioned away from the main highway to Staines. The map shows the road layout in of Egham Hythe which existed before the re-positioning of the bridge, to the north-west of its original position. The curved road section, to the east of the new bridge, denotes the position of the former crossing. The stone bridge abutments of the earlier bridge remain at this location, along the rear of Old Bridge Cottage (No. 13) and along the stone boundary wall of the rear of White Lodge (No. 14). This map also shows for the first to show in detail the road layout of Egham Hythe, including the 'cul-de-sac', of The Hythe terminating with what is now Montreaux House.

3.4.2 The map also shows the plots along the main street, The Hythe, running parallel to the river were smaller than the much larger plots around the peripheries of the development. Whilst development extended along the roads linking Egham Hythe with Egham, Chertsey and Thorpe Lea, much of the surrounding area remained open countryside and fields. The settlement at this time still consisted of just the principal street, The Hythe and a path along the riverside (identified as a Towing Path).



Egham Tithe Map, 1841 (Surrey History Centre: 864/1/51)

3.0 | HISTORIC DEVELOPMENT

3.4.3 The most significant change in the mid-nineteenth century was the arrival of the railway line to the south of the settlement with stations at Egham and Staines. This infrastructure led to a gradual increase in development across the second half of the nineteenth century as the population increased, which took place mainly within the wider setting of the Conservation Area.



OS map, 1869

3.4.4 The OS maps of 1869 and 1898 show changes within the setting of the Conservation Area, with little change taking place within the area itself. Development occurred to the west of the Conservation Area, on the other side of what is now Thorpe Road. This formerly pastoral landscape was replaced with Hythe Road and various other streets, lined by rows of semi-detached houses. Development at Staines had also extended south-east, on the other side of the railway line. Within the Conservation Area itself, the alignment of Farmer's Road was established to the west of Chertsey Lane and began to be occupied by terraced and semi-detached houses.



OS map, 1898

3.0 | HISTORIC DEVELOPMENT

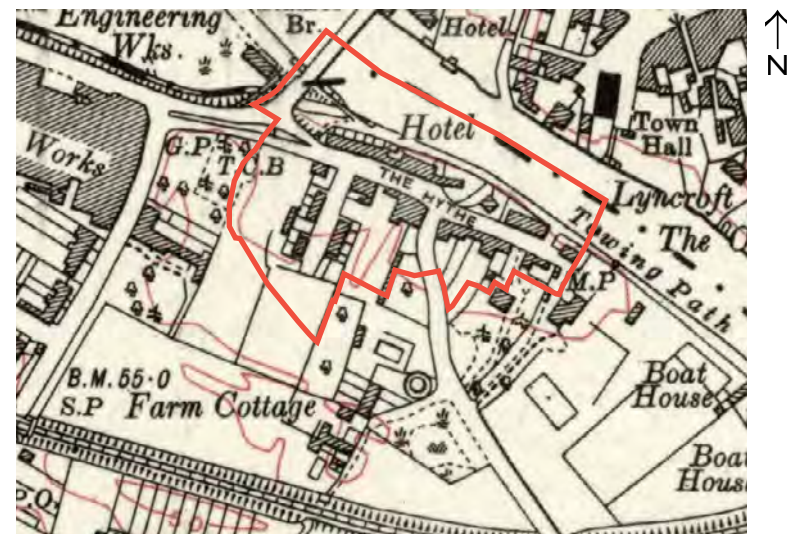
3.5 TWENTIETH CENTURY AND RECENT HISTORY

3.5.1 Between 1912 and 1934, there was further development in the setting of the Conservation Area; Goring Road was established to the south of the railway line and lined with rows of terraced and detached houses. A large motor works was built just to the west of the Conservation Area, to the west of Thorpe Road. This was the first factory of Lagonda, the British car marque, established in the early twentieth century. Car production remained at the factory until 1948; today a modern Sainsbury's building occupies the site. This large building was the first of many large modern buildings developed around the fringes of the Conservation Area.

3.5.2 Large-scale development in infrastructure and the accompanying road expansion, affected the setting of Egham Hythe from the mid-twentieth century. From the mid- to late twentieth century, the setting of the Conservation Area was changed significantly by changes to the road layout. This included the Staines Bridge roundabout immediately to the west of the Conservation Area, the A320, bisecting the southern part of the Conservation Area and the widening of the Causeway to the west. This road expansion has led to the construction of several large-scale modern office buildings to the north-west of the Conservation Area.



OS map, 1912



OS map, 1934

4.0 | CHARACTER ASSESSMENT

4.1 LOCATION, TOPOGRAPHY AND GEOLOGY

- 4.1.1 Egham Hythe is located at the northern edge of the Borough of Runnymede on the southern bank of the River Thames; the river forms the Borough boundary with the Borough of Spelthorne. Egham Hythe is on the opposite side of the river to Staines Upon Thames and has a close connection with this town. The current Staines Bridge crosses the river immediately to the north of the Conservation Area and historically the bridge was located halfway along The Hythe. Egham Hythe is approximately one mile to the east of Egham Town Centre Conservation Area.
- 4.1.2 The Egham Hythe Conservation Area covers a small enclave of historic streets and buildings adjacent to the south of Staines Bridge within an area of modern commercial and residential buildings along the river's edge. The Conservation Area comprises three main streets, The Hythe, Chertsey Lane and Farmer's Road, as well as the Thames Path along the riverbank. It is bound to the north by the river; to the east by the Montreaux House and The Fernery; to the south by Boleyn Close and the A320; and to the west by the A308 leading to Staines Bridge.
- 4.1.3 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.

4.0 | CHARACTER ASSESSMENT



KEY

- Current Conservation Area Boundary

Plan 2: Location Plan of Egham Hythe within the surrounding area. Base map © Google Earth 2019. This plan is not to scale.

4.0 | CHARACTER ASSESSMENT

4.2 ARCHAEOLOGY

4.2.1 Egham Hythe is situated at an important historic crossing point of the River Thames and was also a favourable berthing point for river traffic. There is thought to have been a bridge in the area during the Roman period but the first documented bridge was constructed in the medieval period. This bridge was located to the east of the current bridge, around half way along The Hythe. Archaeological investigations undertaken in 1982 in the car park of the Boleyn Hotel identified the remains of Roman structures and evidence of medieval occupation was recorded in a subsequent investigation in 2007.⁰¹

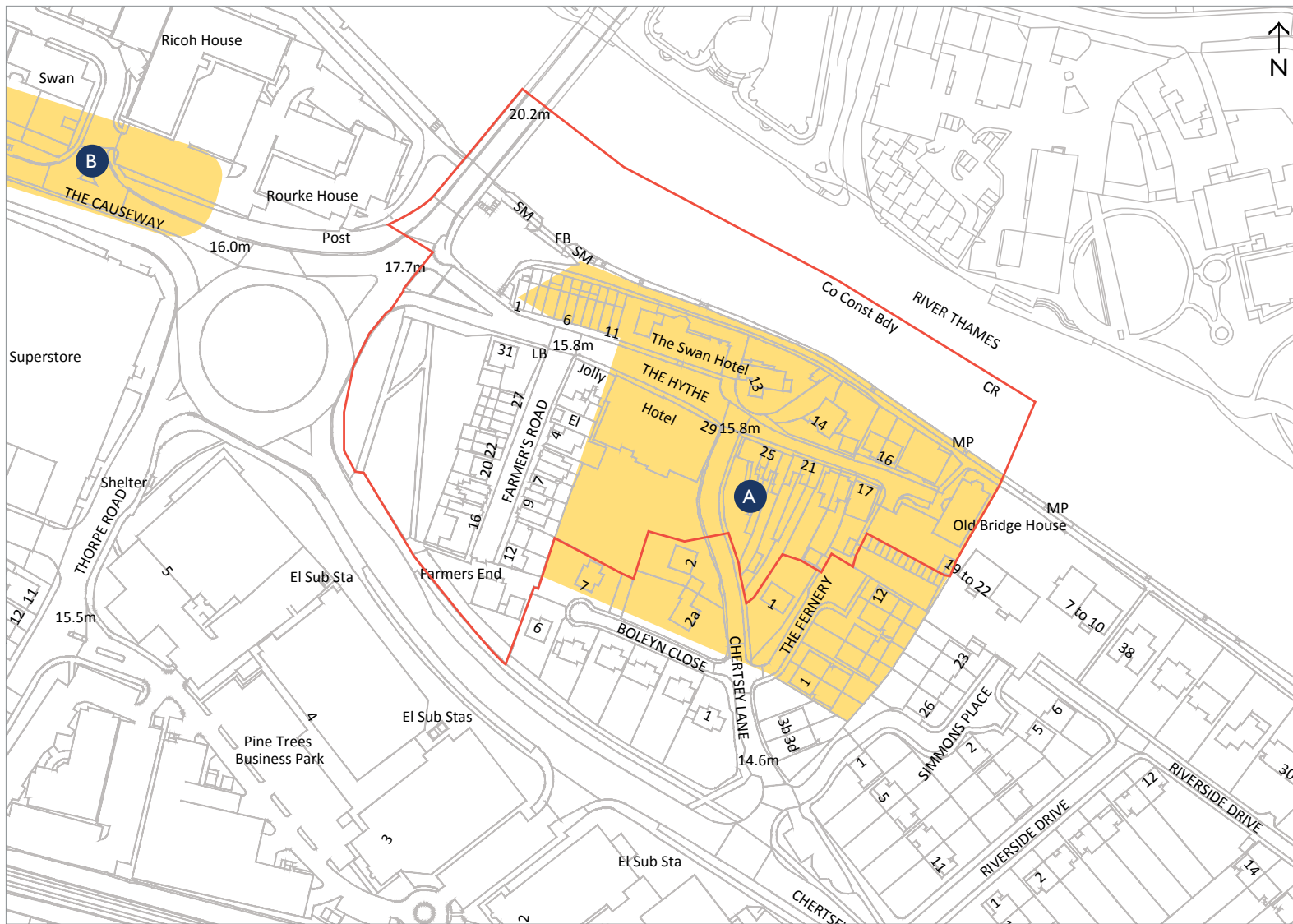
4.2.2 This evidence and the settlement's ancient origins mean that the majority of the Conservation Area is within the 'Probable former site of Staines Bridge and medieval occupation, The Hythe, Staines' Area of High Archaeological Potential (AHAP). A second AHAP lies close to the north-west of the Conservation Area covering part of the medieval causeway and Roman road from London to Silchester. These designations mean that there is a high likelihood of there being below-ground archaeological remains, which would provide further insight into the area's history and evolution.



Archaeological investigations in rear car park of the Boleyn Hotel have recorded Roman and medieval remains

01 <https://www.surreyarchaeology.org.uk/content/anne-boleyn-hotel-the-hythe-staines>

4.0 | CHARACTER ASSESSMENT



KEY

- Current Conservation Area Boundary
- Area of High Archaeological Potential
- A Probable former site of Staines Bridge and medieval occupation, the Hythe, Staines
- B Medieval causeway and possible route of London – Silchester Roman Road

Plan 3: Areas of High Archaeological Priority within and in close proximity to the Egham Hythe Conservation Area. This plan is not to scale.

4.3 STREET AND PLOT PATTERN

- 4.3.1 The Hythe is the principal street within the Conservation Area. It runs parallel with the River Thames, approximately east-west. At its western end, at its junction with the A308, the road splits either side of a lawned central island, which provides a broader entrance to the Conservation Area. The road broadens again between The Swan, a public house and hotel, and Boleyn Hotel, which would have been around the location of the bridgehead of the medieval Staines Bridge. The survival of this broadened street width and the curved wall of No. 13 demonstrate this historic layout and are of special interest. The street then narrows at its eastern end but has a more open character at its termination with the car park of the Montreaux House office building.
- 4.3.2 Farmer's Road is a cul-de-sac extending southwards at right angles from The Hythe, it was laid out in its current form in the late nineteenth century on a previous track or linear yard. Chertsey Lane is the northernmost part of a historic route which roughly followed the curve of the river and continued all the way to Chertsey. After it leaves the Conservation Area, Chertsey Lane is now a busy main road, the A320, which has also been extended north-west, bypassing Egham Hythe, to the junction with the A308 adjacent to the Conservation Area. This bypass, despite being harmful to the setting of the Conservation Area, allowed the historic character of Egham Hythe to survive modern change and development.
- 4.3.3 The residential buildings along The Hythe are generally terraced and on narrow-fronted plots. Those at the south-east end of The Hythe have long gardens extending to the rear whilst the terrace at the western end have their gardens curtailed by the Thames Path and the river. In Farmer's Road, the terraced and semi-detached houses are on small plots, with only small yards or gardens to the rear. These, along with the hotels and public houses are positioned hard against the pavement edge, except for a couple which are set back slightly behind enclosed front gardens. The Swan, the Boleyn Hotel and the Jolly Farmer all occupy much larger plots with broader street frontages. This is demonstrative of their use and importance within the Conservation Area. The office building at the eastern end of The Hythe also has a large footprint and is situated in a larger plot. There are a small number of detached houses in the Conservation Area, which are set within slightly larger and irregularly-shaped plots, although the buildings themselves do not have large footprints.
- 4.3.4 The semi-rural, Thames Path follows the alignment of the river and was historically a towpath connected with the commercial and industrial uses of the river, which were so important to the development of Egham Hythe.

4.0 | CHARACTER ASSESSMENT



The residential buildings in The Hythe have narrow frontages and are set hard against the pavement edge



The Boleyn Hotel and the Jolly Farmer have much broader frontages and larger footprints than the residential buildings in the Conservation Area

4.0 | CHARACTER ASSESSMENT

4.4 PUBLIC REALM AND OPEN SPACES

- 4.4.1 Public realm includes the treatment of spaces around buildings, such as surfacing, signage and street furniture. In Egham Hythe, there are two principal areas of managed public realm beyond the pavements. These are the area adjacent to the busy A320 / A308 roundabout at the western edge of the Conservation Area and the Thames Path, which runs along the riverside.
- 4.4.2 The area adjacent to the A320 / A308 roundabout acts as a soft buffer to the main part of the Conservation Area by screening the noise and visibility of the road junction. The space is lawned, planted with mature trees and crossed with tarmac paths. Although not a historic open space nor connected to the historic development of the Conservation Area, this area contributes to its special interest by providing separation between the Conservation Area and its very modern setting.
- 4.4.3 The River Thames is a defining feature of the Conservation Area and therefore the semi-rural footpath which runs alongside it (the Thames Path) makes an important contribution to the area. Historically identified on maps as a towing path, the path is now part of a National Trail which extends the full length of the river. The path is unsurfaced and suffers from erosion in places. There are stone steps built into the riverbank for many of the houses which front the river and a floating boardwalk has been installed adjacent to The Swan. The path passes under Staines Bridge and there is a modern concrete staircase to gain access to the Bridge.
- 4.4.4 At the western end of The Hythe there is a triangular lawned space edged by railings and planted with mature trees. This is the remnant of a historic green opposite Staines Bridge and today helps screen the modern development beyond the Conservation Area in views west along The Hythe. There is also an area of overgrown scrubland between The Hythe, Staines Bridge and the Thames Path. This area was historically an inlet of the river and frequently floods and in part due to this regular flooding, litter is deposited by the floodwater. It also acts as a screening buffer to the modern development around the Conservation Area, but due to its overgrown nature it is not truly publicly accessible. There are plans to create a wildlife habitat in this area, which would result in improvements to its appearance.
- 4.4.5 The only other open spaces within the Conservation Area are private car parks on either side of Montreaux House and to the rear of the Boleyn Hotel, accessed from Chertsey Lane. Both are hard-surfaced and detract from the character and appearance of the Conservation Area, however archaeological finds below the Boleyn Hotel car park create constraints to change in this area.
- 4.4.6 The pavements across the Conservation Area vary in their width and materiality. They are broadest in the central part of The Hythe, where they are surfaced with brick sets. This materiality continues to the west where the pavement is narrower and more cluttered with residential wheelie bins. Pavements elsewhere are tarmac and in Farmer's Road there is also the clutter of wheelie bins.

4.0 | CHARACTER ASSESSMENT



The area of public realm adjacent to the A320 / A308 junction assists in screening the setting of the Conservation Area from view, even in winter



The Thames Path is an unsurfaced footpath, which is suffering from erosion in places



This triangular open space is an historic remnant of a village green



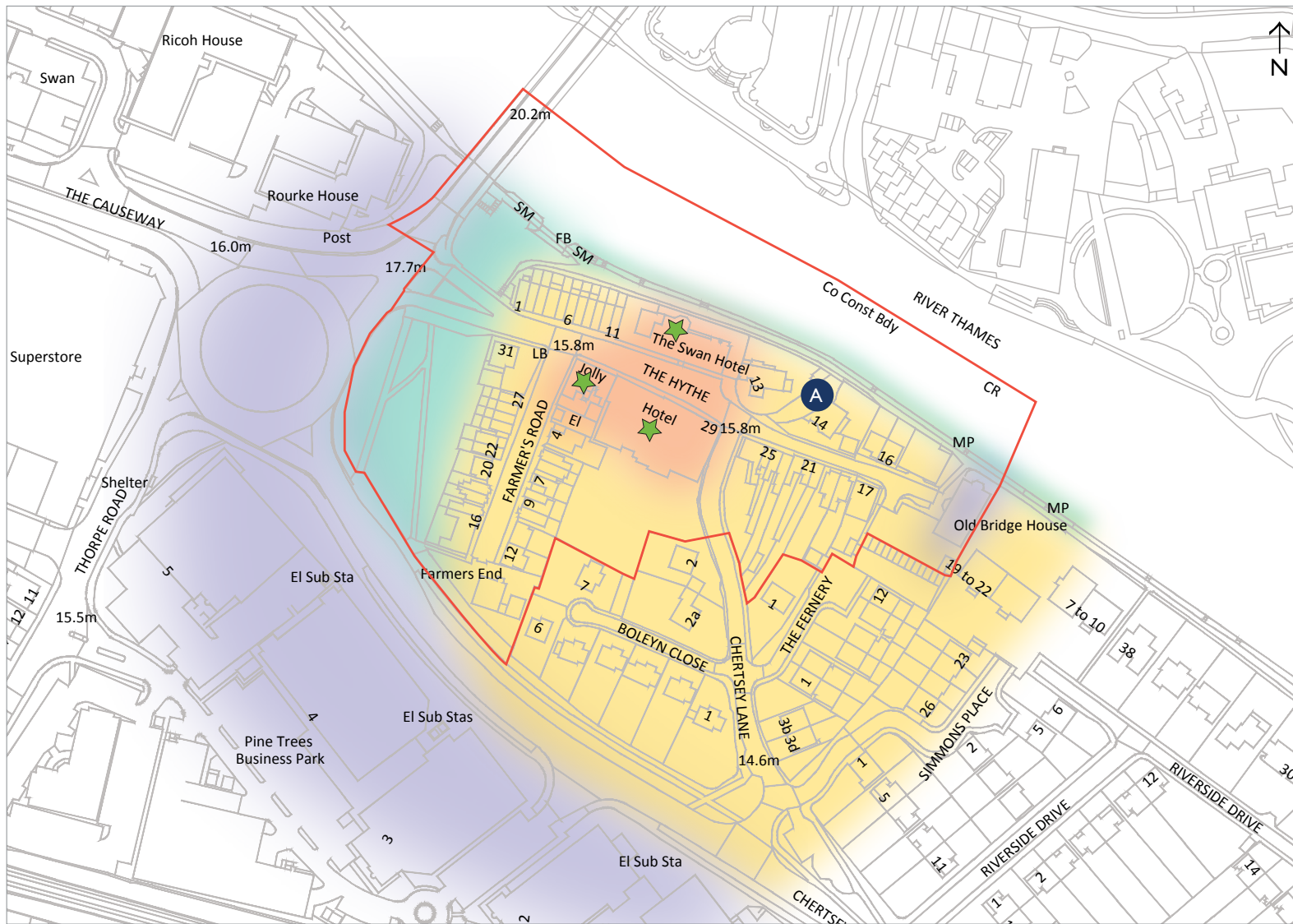
Part of the hard-surfaced car park associated with the Montreaux House

4.0 | CHARACTER ASSESSMENT

4.5 BUILDING TYPES AND USES

- 4.5.1 The principal use type within the Conservation Area is residential. However the secondary use, that of hospitality, is of at least equal historic importance. The high density of public houses and hotels in such a small area is demonstrative of the importance of Egham Hythe historically as a resting point for travellers and traders. As indicated on the plan on the next page, the surviving public houses and hotels are located close to the position of the medieval Staines Bridge. The plan also identifies the public open spaces in the Conservation Area, namely the Thames Path and the green space to the west, which contribute to its significance and are described in Section 4.4. Finally, there is a single commercial office building at the eastern edge of the Conservation Area, Monteraux House, this is not a typical building type in the Conservation Area and does not contribute to its special interest.

4.0 | CHARACTER ASSESSMENT



KEY

- Current Conservation Area Boundary
- Residential
- Office/Commercial
- Hospitality (Public Houses and Hotels)
- Public Open Space
- ★ Public House/Hotel
- A Location of medieval Staines Bridge

Note: The Jolly Farmer is currently unoccupied

Plan 4: Use distribution across the Egham Hythe Conservation Area and the surrounding area. This plan is not to scale.

4.0 | CHARACTER ASSESSMENT

4.6 BUILDING SCALE AND MASSING

4.6.1 The majority of buildings within the Conservation Area are two storeys with a number of single storey structures and a small number that are three storeys. The residential buildings in The Hythe and Farmer's Road are almost wholly two storeys except for Nos. 23-26 The Hythe, which are a three storey terraced row. The office building at the eastern edge of the Conservation Area is also two storeys although it is at a slightly larger scale than the residential buildings. The public houses and hotels, which are the main feature of the Conservation Area after housing, are more varied in their scale with The Swan being one to two storeys and the Boleyn Hotel having a frontage ranging from single storey up to a tall three storeys. Overall, there is variance in the overall height and therefore roofline of buildings in the Conservation Area although in general the scale is domestic. The Boleyn Hotel in particular has a landmark quality in the Conservation Area due to its greater height.

4.6.2 Buildings in The Hythe are generally terraced although there are a few semi-detached pairs with only narrow gaps between them and the adjacent terraces; the exception to this are a small number of detached houses, mainly at the eastern end of the street. These are White Lodge (No. 13) and Old Bridge Cottage (No. 14), which are built on the site of the medieval Staines Bridge and therefore break the historic tight-grained building pattern. Farmer's Road, the current alignment of which was laid out in the late nineteenth century, is characterised by semi-detached pairs of houses but again with only narrow gaps between adjacent pairs. Farmer's End, a detached house which terminates the street, is an anomaly.



The Swan has ranges from one to two storeys, the terrace of residential buildings beyond is also two storeys but at a more domestic scale



The main three storey part of the Boleyn Hotel is the tallest structure within the Conservation Area and as such has a landmark quality within the street scene

4.0 | CHARACTER ASSESSMENT



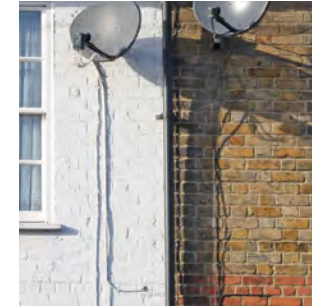
Plan 5: Range of building heights across the Egham Hythe Conservation Area. This plan is not to scale.

4.0 | CHARACTER ASSESSMENT

4.7 BUILDING MATERIALS

- 4.7.1 The two most common materials used within the Conservation Area are brick and white-painted render. The most historic buildings are generally rendered including The Swan and the Young Elizabeth (now part of the Boleyn Hotel). Nos. 1-11 The Hythe are also rendered with several of the terraces having hung tiles to their upper storey. Where brick is used, this is most commonly red brick. Yellow or buff-coloured brick is also evident but this is generally used in the later nineteenth century and modern buildings, particularly in Farmer's Road and contributes less to the appearance of the Conservation Area. Some buildings have decorative brick features in contrasting coloured brick including quoins, string courses and lintels. Some buildings have decorative brick features in contrasting coloured brick including quoins, string courses and lintels.

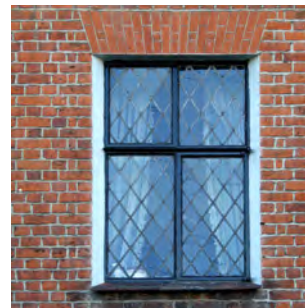
MATERIALS PALETTE FOR THE EGHAM HYTHE CONSERVATION AREA



4.0 | CHARACTER ASSESSMENT

4.8 ARCHITECTURAL DETAILS WINDOWS

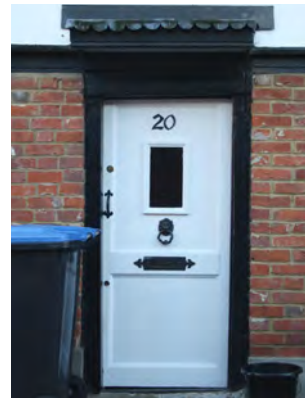
- 4.8.1 The most common window type in the Conservation Area is square-headed, timber-framed sash windows although there are some historic timber casement windows in the smaller scale residential terraces. Some windows have been replaced, in some cases, particularly in Farmer's Road, with uPVC units. This type of window is inappropriate within the Conservation Area and where opportunities arise, this trend should be reversed. See Section 8.0 (Management Plan) for guidance on window replacement. There are a small number of cases where dormer windows have been installed in roofs of residential buildings, these are not characteristic of the area and such proposals should be resisted.



4.0 | CHARACTER ASSESSMENT

ENTRANCES AND DOORS

- 4.8.2 Doors within the Conservation Area typically have doorcases or porches with projecting decorative gables or flat canopies. Many of the buildings along The Hythe in particular have these features. Other more modest doors have simple brick heads, sometimes with a keystone. Doors themselves are generally panelled timber.



4.0 | CHARACTER ASSESSMENT

ROOFS AND CHIMNEYS

- 4.8.3 Roofs within the Conservation Area are almost always pitched ranging from shallow hipped roofs to more steeply pitched and gabled roofs. Clay tiles are the most common roofing material. Brick chimneys are also a common feature; although some of the more recent buildings do not have them, this is not characteristic. As previously identified, there are a couple of instances of dormer windows in the roofscape, however this is not characteristic and is discouraged.

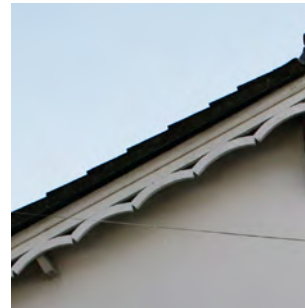


Views along The Hythe showing varied roof pitch

4.0 | CHARACTER ASSESSMENT

DECORATIVE DETAILS AND SIGNAGE

4.8.4 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 decorative details are contrasting coloured window lintels in brick or render and simple cornices. Different coloured bricks are also employed to pick out quoins at the corners of buildings or to provide a string course. The Boleyn Hotel has blue brick patterning across its front elevation. Some houses bear panels with dates or villa names such as 'Harriet Villas' on Farmer's Lane, although such features are not common. In terms of signage, this is restricted to the commercial buildings in the Conservation Area. All three public houses and hotels have hanging signs, which contribute to the historic appearance of the area, and also The Swan has painted signage on both its front and riverside elevations.



4.0 | CHARACTER ASSESSMENT

4.9 BOUNDARY TREATMENTS

4.9.1 The demarcation of plot boundaries and the junctions where buildings meet the public realm are an important visual part of a Conservation Area's character. Within the Egham Hythe Conservation Area buildings are most commonly positioned hard against the pavement edge. A small number of buildings in The Hythe are slightly set back from the pavement behind low boundary walls and railings or, in the case of No. 17, a hedge. Some of the more recent buildings in Farmer's Road are set back slightly but have no physical structure defining the boundary. Traditional railings set on low plinth walls are the most appropriate boundary treatments in these instances where buildings are set back. Nos. 13 and 14 The Hythe are detached houses and do not front the street. These plots are demarcated by medium to high boundary walls, which contribute to their character.

4.9.2 The plots on the north side of The Hythe are truncated by the Thames Path and the river. The rear gardens are often bound by brick or stone retaining walls with access gates onto the path, including that of The Swan. Nos. 1-11 The Hythe are more open to the pathway with more informal boundary treatments of low walls, fences or hedges.

4.9.3 On the south side of The Hythe, the residential buildings tend to have longer linear gardens bounded by boundary walls or fences. To the rear of the Boleyn Hotel is a large private car park which is surrounded by a high brick wall. In Farmer's Road, the houses tend to have small rear gardens again surrounded by walls or fences. Brick walls are in general a more appropriate boundary treatment than timber fencing.



The Hythe showing buildings built hard up against the pavement

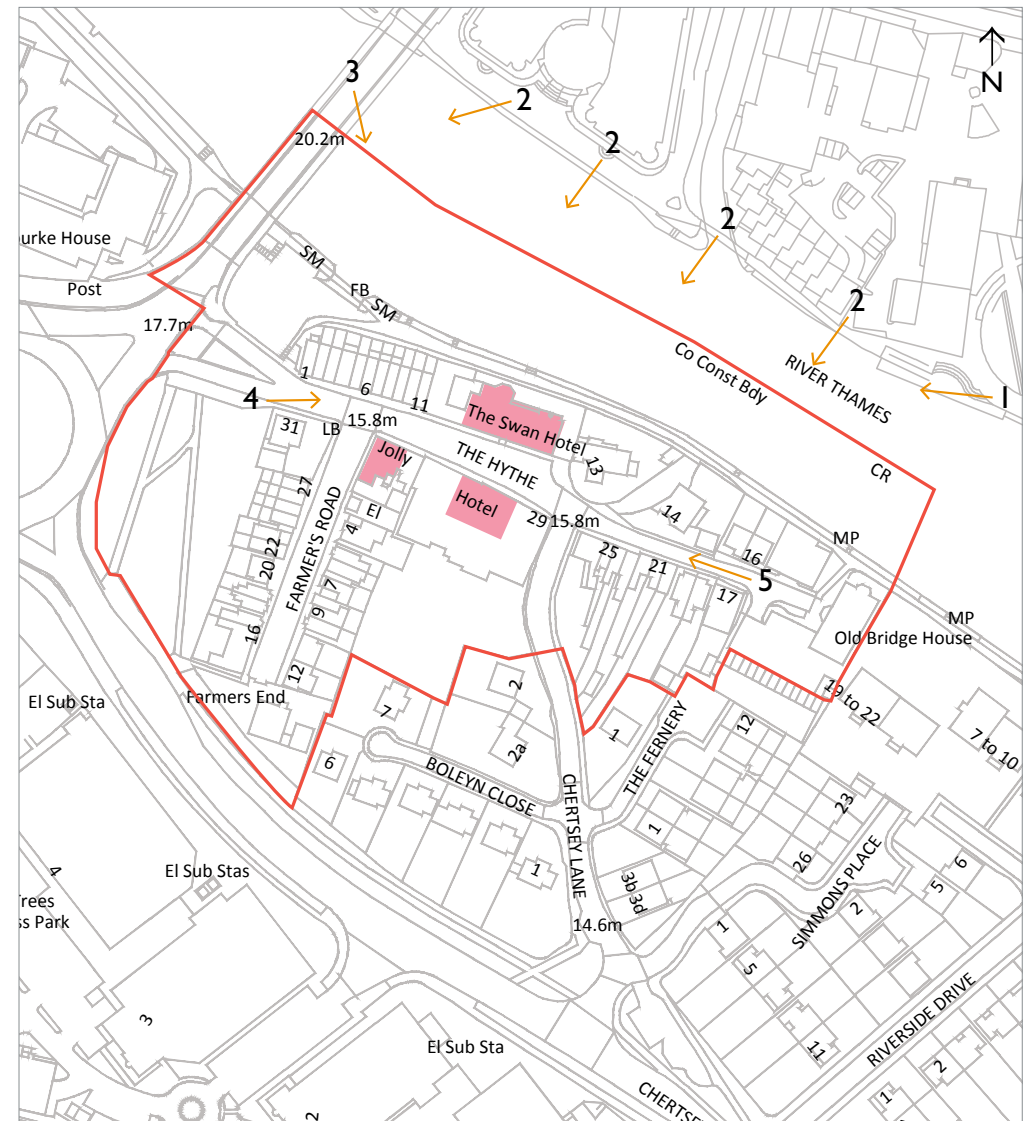


A building on The Hythe set back behind a wall with railings

4.0 | CHARACTER ASSESSMENT

4.10 IMPORTANT VIEWS AND LANDMARK BUILDINGS

- 4.10.1 This Section considers the most important views into and within the Conservation Area as well as the buildings which feature most prominently within the townscape. Views are an important part of establishing the special interest and heritage value of a Conservation Area.
- 4.10.2 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.
- 4.10.3 The important views within the Egham Hythe Conservation Area are identified on the adjacent plan and detailed over the following pages.



Plan 6: Views and Landmark Buildings in the Egham Hythe Conservation Area.
This plan is not to scale.

4.0 | CHARACTER ASSESSMENT

View I

- 4.10.4 This view looks from the newly landscaped area of public realm around the London Stone, historically the marker of the jurisdiction of the Corporation of London over the River Thames. It is a good view of the historic riverside character of Egham Hythe taking in the residential buildings, The Swan, whose greater scale and breadth gives it a more landmark quality and Staines Bridge.



4.0 | CHARACTER ASSESSMENT

View 2

- 4.10.5 The series of kinetic views is representative of the views of the Conservation Area from the Thames Path on the Staines riverside. Similarly to View 1, these views show the historic riverside character of Egham Hythe with a clear backdrop to the skyline. The residential buildings fronting the river flank the broader and higher Swan Public House, which is the dominant building in these views. The vernacular character of Nos. 1-11 The Hythe, adjacent to Staines Bridge are also of interest.



4.0 | CHARACTER ASSESSMENT

View 3

- 4.10.6 This elevated view from Staines Bridge is another good view of the riverside character of the Conservation Area. The elevated position allows the Boleyn Hotel to be visible beyond The Swan and a number of other buildings in the Conservation Area, which are not on the riverside. Once again The Swan is particularly dominant. The skyline beyond the Conservation Area is uncluttered and does not detract from its setting.



View 4

- 4.10.7 This view is located at the western end of The Hythe, shows the picturesque main street of the Conservation Area with several landmark buildings including The Swan, on the left, and the Jolly Farmer, on the right, with a glimpse of the Boleyn Hotel beyond. The view also captures the historic and vernacular character of the Conservation Area, particularly demonstrated by Nos. 1-11 The Hythe on the left.



View 5

- 4.10.8 This view from towards the eastern end of The Hythe shows the concentration of public houses and hotels at the heart of the Conservation Area. To the left is the Boleyn Hotel and opposite, across a broader part of the street, is The Swan. These buildings have greater scale and broader frontages than the residential buildings in the Conservation Area, which give them a more landmark quality. The view also captures the historic and vernacular character of the Conservation Area, particularly demonstrated by Nos. 1-11 The Hythe beyond The Swan on the right.



LANDMARK BUILDINGS

- 4.10.9 There are three landmark buildings in the Conservation Area. All are in hospitality use, public houses or hotels, and are located within the central part of The Hythe. The Swan is on the north side of The Hythe, with the Jolly Farmer at the junction of The Hythe and Farmer's Road and the main building of the Boleyn Hotel on the south side.⁰² These buildings are prominent due to their greater scale, larger footprint and broader street frontage, relative to the residential buildings of the Conservation Area.



The main building of the Boleyn Hotel is the most prominent building in The Hythe

02

At time of writing the Jolly Farmer is unoccupied

4.11 SETTING OF THE CONSERVATION AREA

- 4.11.1 The setting of a Conservation Area may also make a contribution to the special interest of the area. Setting is described within planning policy as *“the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.”*⁰³ Different elements of setting can make a positive, negative or neutral contribution to special interest or the way an asset is experienced.
- 4.11.2 The Egham Hythe Conservation Area is a pocket of historic streets and buildings within an area which has greatly changed during the second half of the twentieth century. The area is surrounded on the west and south sides by busy A-roads, the A320 and A308, and their roundabout junction. Whilst these roads are a detracting feature of the setting of the Conservation Area, their construction has meant that Egham Hythe has been able to survive without major change and is now a historic enclave.
- 4.11.3 These roads are characterised by very large footprint commercial buildings, offices and supermarkets, set within hard-surfaced car parks. Whilst large in footprint, these buildings are not over-scaled in terms of height and are generally not visible and do not detract from the riverside views of the Conservation Area (see Section 4.10). They have a relatively neutral impact on its setting as a result.
- 4.11.4 To the east of the Conservation Area are modern residential areas, again these are modern in scale and make a neutral contribution to the setting of the Conservation Area. The Staines riverside, which forms the northern setting of the Conservation Area, consists of a former civic cluster of museum and town hall, along with the London Stone and public gardens. These all contribute positively to the setting of the Conservation Area, however the town hall is currently unoccupied and hoardings around it detract from its positive contribution. Other residential buildings on the riverside make a neutral contribution to the setting of the Conservation Area.

5.0 | AUDIT OF HERITAGE ASSETS

5.1 INTRODUCTION

5.1.1 As a designated Conservation Area, Egham Hythe is a heritage asset in its own right. Furthermore, the Conservation Area contains both listed and unlisted buildings and structures, many contributing to the overall character and significance of the Conservation Area. However, there are some buildings and structures that make no contribution or indeed detract from the character of the Conservation Area.

5.1.2 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
- Detracting Buildings

5.1.3 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.

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

5.2 LISTED BUILDINGS

5.2.1 Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 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). Grade I and II* listed buildings together comprise around 7% of all listed buildings, with the remainder being Grade II.

5.2.2 Statutory listing does not equate to a preservation order intended to prevent change. However, alterations, additions or demolitions to listed buildings do require Listed Building Consent, which allows local planning authorities to make decisions that have been informed by an understanding of the building or the site's significance.

5.2.3 Outbuildings associated with listed buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a listed building and has been since before July 1948. This could be, for example, a wall attached to a listed building, or a building in a rear yard of a listed building. In case of curtilage listing, the curtilage listed structure has the same level of protection as the main listed building and will be subject to the same Listed Building Consent procedures.

5.2.4 Furthermore, national and local planning policies also recognise that changes to other buildings or sites in the setting of a listed building can affect its special interest. Preserving or enhancing the setting of a listed building is a material consideration in planning decisions.

5.0 | AUDIT OF HERITAGE ASSETS

5.2.5 There are around 25 listed buildings within the Conservation Area although in some cases these are grouped into the same list entry. All the listed buildings in the Conservation Area are designated at Grade II. These include Nos. 1-11 The Hythe and the three public houses and hotels.

5.2.6 The location of the listed buildings in the Conservation Area is shown on the plan at the end of this Section. Further details of listed buildings can be found at <https://historicengland.org.uk/listing/the-list/>.



Nos. 1-11 The Hythe, Grade II listed



The Swan Public House, Grade II listed



Nos. 20-22 The Hythe, Grade II listed

5.3 LOCALLY LISTED BUILDINGS

5.3.1 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.

5.3.2 The creation of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment and provide clarity on what makes them significant. This in turn helps to ensure that strategic local planning can adequately manage their conservation. In order to be included on the Local List, buildings and structures must meet all of the following criteria:

- 01 they must be a building or built structure;
- 02 they must have heritage interest that can be conserved and enjoyed. There are two main types of heritage interest – Historic interest and Architectural interest;
- 03 the heritage interest they possess must be of value to the local community i.e. beyond personal or family connections, or the interest of individual property owners; and
- 04 they must have a level of interest and value that is greater than that of the general surrounding area.

5.3.3 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.

5.3.4 There is one locally listed building within the Conservation Area. This structure is the post box set into the wall of The Hythe, close to its junction with Farmer's Road and its location is shown on the plan at the end of this Section.⁰¹ The full Local List for the Borough can be found here: <https://www.runnymede.gov.uk/article/15530/Conservation-Areas-and-Listed-Buildings-policy-documents-and-guidance->



Post box set into the wall of The Hythe, locally listed

01 This structure is proposed for Local Listing as part of the 2018/19 review of the Borough's Local List.

5.0 | AUDIT OF HERITAGE ASSETS

5.4 POSITIVE BUILDINGS

5.4.1 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. This is true of most buildings within a Conservation Area. 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.

5.4.2 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.

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

5.4.4 The location of the positive buildings in the Conservation Area is shown on the plan at the end of this Section.



Nos. 18-19 The Hythe, positive buildings



Nos. 24-27 Farmer's Road, positive buildings

5.0 | AUDIT OF HERITAGE ASSETS

5.5 NEUTRAL AND DETRACTING BUILDINGS

- 5.5.1 The buildings which do not make a positive contribution to the character and appearance of the Conservation Area fall into two categories, either being neutral buildings or detracting buildings.
- 5.5.2 Neutral buildings are those which neither make a positive contribution nor unduly detract from the character of the Conservation Area. 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.
- 5.5.3 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 either through their refurbishment, demolition and/or replacement as part of any proposals that come forward, with a sensitive new design. It should be noted that, at present, there are no buildings within the Conservation Area which are considered to be detracting buildings.



Nos. 11-12 Farmer's Road, neutral buildings



Montreaux House, a neutral building

5.0 | AUDIT OF HERITAGE ASSETS



KEY

- Current Conservation Area Boundary
- █ Listed
- █ Locally Listed
- █ Positive
- █ Neutral
- █ Detracting

Note: The locally listed buildings shown on this plan is subject to change as part of the 2018/2019 review of the Borough's Local List.

Plan 7: Audit of Heritage Assets in Egham Hythe Conservation Area. This plan is not to scale.

6.0 | STREET BY STREET ASSESSMENT

6.1 THE HYTHE

6.1.1 The Hythe is orientated on a roughly east-west alignment, running parallel to the Thames path and at right angles with Staines Bridge. The Hythe is the principal street in the Conservation Area. Until the early nineteenth century, Staines Bridge crossed the river part way along The Hythe, the centre of the street being a hub of inns and public houses around the bridgehead. There remains a high concentration of public houses and hotels and the street is broader in this part. The rest of the street is wholly residential with mainly modest, terraced houses but with a small number of larger detached dwellings. At the western end of the street is a triangular green providing a broader entrance to the street and channelling views east along it.

6.1.2 The terraced houses are modest in size; on the south side of the street, houses are on long linear plots with narrow frontages to the street and gardens to the rear. Those on the north side are on shallower plots, curtailed by the Thames Path and river, and the detached houses lie in irregularly-shaped plots. The public houses and hotels generally lie within larger plots. They are larger footprint buildings and are generally taller than the surrounding residential buildings. They also have much broader street frontages. The Boleyn Hotel has a large hard-surfaced car park to its rear. Montreaux House, which also has a larger footprint, has hard-surfaced car parks on either side.



View of the west end of The Hythe looking east

6.0 | STREET BY STREET ASSESSMENT

- 6.1.3 The majority of buildings in The Hythe are positioned hard against the pavement, the exceptions are the detached houses and two pairs of semi-detached houses at the eastern end. The latter are set back behind small front gardens and the detached houses are set well within their plots. Boundary walls are generally brick, these are tall when associated with the detached houses and to the sides and rears of plots. Lower front walls are often topped by railings. There are instances of hedged and timber fenced boundaries but these are considered to be less appropriate to the character and appearance of the Conservation Area.
- 6.1.4 Buildings in the street are finished in brick or white painted render, which are characteristic and contribute to the appearance of the Conservation Area. Several of the terraced houses at Nos. 1-11 have hung tiles at first floor level, emphasising their vernacular character. Roofs are generally pitched and tiled. Windows are generally timber-framed sashes, although there are also some casements.
- 6.1.5 Architectural detailing is modest, limited to string courses, quoining and architraves in contrasting brick colours. The red brick part of the Boleyn Hotel has contrasting blue brick patterning across its principal elevation, emphasising its important status. Most buildings have decorative canopies or porches to their entrances.
- 6.1.6 The street is visually cluttered with wheelie bins and bin storage or screening could improve the appearance of the street.



View of the east end of The Hythe looking west



View of the east end of The Hythe looking west

6.0 | STREET BY STREET ASSESSMENT

6.2 CHERTSEY LANE

6.2.1 Chertsey Lane extends south from The Hythe opposite the location of the medieval bridgehead and historically would have been the start of the road to Chertsey. Chertsey Lane is only partly within the Conservation Area.⁰¹ At its northern end, Chertsey Lane is bordered by the side elevations of the Boleyn Hotel and No. 26, which both front The Hythe. These are rendered and brick elevations respectively and are positioned hard against the street's narrow pavements. The hotel has a recent, single-storey brick extension whose elevation also fronts the street, and beyond is the entrance to the hard-surfaced hotel car park. The long linear garden of No. 26 is bounded on Chertsey Lane by a high brick wall and fence, the latter is considered to be less appropriate to the character and appearance of the Conservation Area. Beyond the Conservation Area to the south, of Chertsey Lane is characterised by recent detached and semi-detached houses set within irregularly-shaped plots.



View of the north end of Chertsey Lane looking north



View of the car park to the Boleyn Hotel on the west side of Chertsey Lane

01 Nos. 1, 2 and 2a Chertsey Lane are proposed for exclusion from the Conservation Area and therefore are not described within this section. See Section 9.0 for further details of proposed boundary changes.

6.0 | STREET BY STREET ASSESSMENT

6.3 FARMER'S ROAD

- 6.3.1 Farmer's Road extends south-west from The Hythe close to its western end. The street was laid out in the second half of the nineteenth century on what was historically a linear line of buildings and a yard or track. The street is entirely in residential use, with the exception of the Jolly Farmer at the junction with The Hythe. The houses are mainly semi-detached although there is one terrace at the northern end and a single detached house at the southern end (Farmers End). Late nineteenth century houses are interspersed with more recent twentieth century houses.
- 6.3.2 The houses are generally positioned hard against the pavement, however some buildings, such as Nos. 22-23, are slightly further set back but have no physical structure defining the boundary. The houses are set within small plots with a small garden or yard to the rear. The rear boundaries are formed by high brick walls or fences, the latter is considered to be less appropriate to the character and appearance of the Conservation Area.
- 6.3.3 Buildings in the street are finished in brick or white painted render, which are characteristic and contribute to the appearance of the Conservation Area. The multi-tonal bricks of the more recent houses are considered to be less appropriate or characteristic. Roofs are generally pitched and tiled. The majority of windows are uPVC units including many in historic buildings which have been inappropriately replaced from the original timber. However timber-framed casements and sash windows remain at Nos. 10 and 27.
- 6.3.4 Architectural detailing is limited, restricted to a number of date and name plaques, barge boards, decorative brick eaves and contrasting brick string courses and architraves and moulded window surrounds. These are located only on the more historic buildings in the street with more recent buildings having no decorative detailing.
- 6.3.5 The street is visually cluttered with wheelie bins, satellite dishes and exposed wiring. Wheelie bins are highly visible and bin storage or screening could improve the appearance of the street. There are also numerous satellite dishes on front elevations and roofs and exposed wiring that are detracting features which it would be beneficial to remove.

6.0 | STREET BY STREET ASSESSMENT



View of the north end of Farmer's Road looking south



View of Farmer's Road looking north

6.4 THE THAMES PATH

- 6.4.1 The Thames Path, historically a towing path, is a narrow, semi-rural footpath running adjacent to and parallel with the River Thames. The path is now part of a National Trail which extends the full length of the river. The path is unsurfaced and is suffering from erosion in places, which has led to areas of mud and large puddles. The riverbank is grassed with low shrubbery and some trees at the eastern end. The bank slopes steeply down to the river with stone steps built for the houses which front the riverside. A floating boardwalk has been installed adjacent to The Swan. The path passes over an inlet towards its western end and under Staines Bridge with a modern concrete staircase up to the Bridge. The Bridge, is constructed in stone with three shallow arches and a metal balustrade.
- 6.4.2 At the western end of the tow path, adjacent to Staines Bridge, is an area of overgrown scrubland. In April 2019, an agreement between local residents and the Environment Agency, who owns most of this area of land, was reached for the future management of this land. A managed wildlife habitat will be created by volunteers and improve the aesthetic quality of this part of the Conservation Area.
- 6.4.3 The south side of the path is bordered in the centre by the broad frontage of The Swan and its terrace. The plots at the western end of the footpath have small gardens, whilst those at the east end of the path are more spacious with houses set well back in large gardens. Towards the eastern end, the boundary walls are higher and retain slightly elevated gardens. The Swan has a low boundary wall enclosing its rear terrace. Nos. 1-11 The Hythe have more informal boundary treatments of low walls, fences or hedges.
- 6.4.4 Most of the buildings fronting the Thames Path are finished in white-painted render. The terraced houses at the western end of the path (Nos. 1-11 The Hythe) feature half-timbering at first floor level. The ground floors of these building project out to form first floor balconies. The more recent pair of houses towards the east are finished in brick.

6.0 | STREET BY STREET ASSESSMENT



Overgrown scrub area adjacent to Staines Bridge. This is to be turned into a wildlife habitat



The footbridge at the western end of the Thames Path looking east



View looking west showing the footbridge at the western end of the Thames Path passing under Staines Bridge



The narrow path and retaining wall in disrepair at the eastern end of the Thames Path

6.0 | STREET BY STREET ASSESSMENT



View of the eastern end of the Thames Path looking east



View of Staines Bridge from the Thames Path



View of the eastern end of the Thames Path looking west



Stone mooring steps in the river bank

7.0 | ISSUES AND OPPORTUNITIES

7.1 PUBLIC REALM AND TREES

- 7.1.1 As has been previously identified, the Thames Path is suffering from erosion in places within the Conservation Area. This is both a physical and a visual issue which could be improved through appropriate surfacing and on-going footpath management. Any improvement or changes in surface treatment should respect the semi-rural character of the path with urban materials being avoided.
- 7.1.2 The shrubbery and trees at both ends of the path, particularly adjacent to Staines Bridge, is overgrown. There are opportunities for improvements through maintenance and management of the undergrowth, grass verges and trees both on the Thames Path but also the public realm adjacent to the A320 / A308 roundabout and the triangular green at the western end of The Hythe.
- 7.1.3 Poor maintenance of railings around the triangular green is also an issue. Replacement and repair of the railings across the Conservation Area would be beneficial.
- 7.1.4 Although not public realm, there is an overgrown area of scrubland to the rear of Nos. 20-22 The Hythe which would benefit from management and maintenance. For the scrubland adjacent to Staines Bridge, the recent agreement between local residents and the Environment Agency to create a wildlife habitat in this area is an opportunity to improve the aesthetic appearance of this part of the Conservation Area.



Recently felled tree in the Montreaux House car park

7.0 | ISSUES AND OPPORTUNITIES

- 7.1.5 The pavements within the Conservation Area are currently tarmac or paved with brick sets. Whilst these are not in a poor condition, there are opportunities to improve the historic appearance of the Conservation Area through the reintroduction over time of traditional surface finishes. This could include stone paving outside The Swan, which is more commercial in character, stone kerbs and a bound gravel finish to the roadway. Where historic stone kerbs survive these should be retained as part of any proposals.
- 7.1.6 A related issue is the amount of on street car parking within the Conservation Area, however as a residential area little can be done to reduce this at the present time. The Conservation Area is sometimes subject to speeding traffic during rush hour periods, which has an impact on the tranquility of the Conservation Area, an important aspect of its special interest.
- 7.1.7 In addition to the trees along the riverside requiring on-going maintenance, there has recently been trees removed from the Montreaux House car park. Trees have a defined lifespan and so tree felling is to be expected. Whilst some trees remain to screen the office building in views from the river and The Hythe, this has highlighted the need for new trees to replace those removed and a plan for succession tree planting to ensure continued screening into the future.
- 7.1.8 Some of the retaining boundary walls along the Thames Path appear to be bulging and are in need of maintenance and repair to ensure they are safe.



Muddy and puddled part of the Thames Path, which is suffering from erosion

7.0 | ISSUES AND OPPORTUNITIES



Steps down to the river are overgrown by shrubbery



Low railings to Thames Path footbridge over an inlet



Bulging boundary wall along the Thames Path



Broken railings and posts around the triangular green at the western end of The Hythe

7.0 | ISSUES AND OPPORTUNITIES

7.2 WINDOWS

7.2.1 There are some instances across the Conservation Area, mainly in Farmer's Road but also a small number in The Hythe, 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. The use of plastic windows reduces the breathability of traditionally constructed buildings, by preventing moisture from egressing the building. 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 will be resisted.



Examples of inappropriate uPVC windows within buildings in the Conservation Area

7.3 REFUSE BINS

7.3.1 Refuse storage is frequently a problem within Conservation Areas. Wheelie bins are now provided by the Council for residential properties within the Conservation Area and they are commonly stored on the street in front of properties. The appearance of large numbers of wheelie bins detracts substantially from the historic appearance and character. Bins on the streets also impedes pedestrian movement through the Conservation Area. It is encouraged that, where possible, wheelie bins should be stored away from the street, except on refuse collection days. Screening or installation of sensitively-designed bin storage units is encouraged to reduce the visual impact of refuse bins where these are stored in publicly visible parts of the Conservation Area.



Examples of residential wheelie bins within the public street and visually detract from the appearance of the Conservation Area and impede pedestrian movement

7.3.2 There have been some issues with fly-tipping and overflowing bins. Fly-tipping will be dealt with in the appropriate manner by the Council and sensitively designed screening or storage is also encouraged for any non-wheelie bins.

7.0 | ISSUES AND OPPORTUNITIES

7.4 TV AERIALS AND SATELLITE DISHES

7.4.1 Satellite dishes and television aerials are negative features which are attached to numerous buildings in the Conservation Area, mainly in Farmer's Road. These are modern, alien features within a historic streetscape and therefore cause a significant visual intrusion. Often dishes and aerials remain on walls and roofs even after they become redundant, which leads to there being an even greater number visible.

Removal of dishes and aerials is encouraged and with installation of any new devices being to the rear of buildings and therefore not visible from the public realm. Associated redundant wiring is also often not removed and therefore there is an excess of visible wiring. Opportunities should be taken to remove redundant wiring and to reroute wiring internally where possible in an appropriate manner.



Examples of satellite dishes mounted to front elevations in Farmer's Road and the associated visible cabling

7.5 SETTING OF THE CONSERVATION AREA

- 7.5.1 There are some elements of the Conservation Areas setting, such as the surrounding busy roads, that make a negative contribution to the experience of the area, but are beyond the control of the Council and local community to change. 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 is the refurbishment and appropriate reuse of Staines Town Hall and Fire Engine Shed on the opposite bank of the River Thames; the site is currently not in use and has hoarding around its base, which detracts from views across the river.

8.0 | MANAGEMENT PLAN

8.1 CONTROL MEASURES BROUGHT ABOUT BY CONSERVATION AREA DESIGNATION

8.1.1 In order to protect and enhance the Egham Hythe 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 this significance.

8.1.2 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;⁰¹

01 This is above and beyond the trees within the Conservation Area which are subject to Tree Preservation Orders

- 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);
- 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.

Where an understanding of 'substantial' demolition, 'changes' or 'works' is not understood, advice should be sought from the council.

8.0 | MANAGEMENT PLAN

- 8.1.3 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. The Article 4 Direction may be applied to some or all of the properties in a Conservation Area. More about Article 4 Directions is found in Section 8.2.
- 8.1.4 For further information and advice about when Planning Permission is required, see the guidance on the Government's Planning Portal (https://www.planningportal.co.uk/info/200125/do_you_need_permission), the Council's own website (<https://www.runnymede.gov.uk/article/13814/Planning-and-Building-Control>) or contact the Planning and Building Control Department.

8.2 ARTICLE 4 DIRECTIONS IN EGHAM HYTHE CONSERVATION AREA

8.2.1 There is one existing Article 4 Direction in place within the Egham Hythe Conservation Area, first introduced in 1987 and covering select addresses in Farmer's Road. This means that planning permission is required for:

- The insertion of a window (including a dormer window) into the roof of the original dwelling-house.
- Any other alterations to any part of the roof of the original dwelling-house.

Under current legislation these works would require planning permission even if the Article 4 Direction was not in place. It is therefore recommended that the Article 4 Direction be revoked.

8.2.2 It is however recommended that the following Article 4 Direction be implemented where relevant within the Egham Hythe Conservation Area:

- **Revoke the permitted development of replacing windows in historic buildings, except within modern and new extensions.**
Reason: To restrict the replacement of historic and traditional timber windows with uPVC units which erodes the special character and appearance of the Conservation Area.

8.2.3 Should the Council choose to do so, the process of implementing these proposed Article 4 Directions will be undertaken at a future date, separate from the adoption of this Conservation Area Appraisal.

8.3 ADVICE ON CONSERVATION AND REPAIR MAINTENANCE

8.3.1 All buildings require maintenance and repair regardless of their age, designation (or lack therefore) 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.

8.3.2 Maintenance is defined by Historic England as “*routine work necessary to keep the fabric of a place in good order*”⁰² 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.

8.3.3 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.

⁰² Historic England, *Conservation Principles, Policies and Guidance* (April 2008)

REPAIR

8.3.4 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*”⁰³ 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 in order to minimise harm.

8.3.5 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 appearance and character 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.

⁰³ Ibid.

- 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) in order 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.
- Periodic renewal of pointing will extend the lifetime of building fabric. Cement-based pointing is damaging to 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.

8.3.6 Historic England have a wide range of advice and guidance on how to care for and protect historic places, including advice on the maintenance and repair, on their website: <https://historicengland.org.uk/advice/>.

8.4 ADVICE ON DESIGN AND NEW DEVELOPMENT ALTERATION, EXTENSION AND DEMOLITION

- 8.4.1 Egham Hythe 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.
- 8.4.2 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.
- 8.4.3 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 and 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.

8.0 | MANAGEMENT PLAN

8.4.4 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.

8.4.5 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 likely to be more acceptable. All extensions should be of high quality design and construction and 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.

NEW DEVELOPMENT

8.4.6 There are very few opportunities for new development within 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.

8.0 | MANAGEMENT PLAN

- 8.4.7 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.
- 8.4.8 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. There is therefore likely to be limited opportunities for new development within the immediate setting of the Conservation Area. Where redevelopment close to the Conservation Area is 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. Scale and the design of elevations fronting the Conservation Area are particularly important, including across the river on the Staines bank.
- 8.4.9 Any new development within the setting of the Conservation Area should be of the highest quality design and execution, regardless of scale, in order to preserve and enhance the character of the Conservation Area and help phase out ill-considered and unsympathetic interventions from the past.
- 8.4.10 Further information and guidance on sensitive and contextual design is contained within the Council's Design Guide SPD.

ARCHAEOLOGY

- 8.4.11 The majority of the Conservation Area is located within the 'Probable former site of Staines Bridge and medieval occupation, the Hythe, Staines' Area of High Archaeological Potential (AHAP). The designations mean that there is a high potential for below-ground archaeological remains. As such, Runnymede 2030 Local Plan (Emerging) (2018) 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.⁰⁴

PUBLIC REALM

- 8.4.12 As identified in Section 7.0, the managed public realm within the Conservation Area, specifically the Thames Path, has high potential for enhancement. Erosion along the Thames Path is a particular issue. Improvements such as introducing a suitable and sensitive surface treatment to the path, which respects the semi-rural character of the path, and improving the maintenance of the undergrowth and verges along the path would enhance the appearance of the Conservation Area. Alien urban surface materials should be avoided.

04

See Runnymede Borough Council's Runnymede 2030 Local Plan (Emerging) (2018), Policy EE7

8.0 | MANAGEMENT PLAN

8.4.13 Elsewhere in the Conservation Area, repairs to the damaged railings around the triangular green in The Hythe would be beneficial. As would ensuring that the soft-landscaped 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 and a bound gravel finish to the roadway. Where historic stone kerbs survive these should be retained as part of any proposals.

TREES

8.4.14 As identified within Section 7.0, although there are some trees screening Montreaux House and its car park, some of the trees have recently reached the end of their natural life and have been cut down. A plan for succession tree planting to maintain and increase the screening of this part of the Conservation Area, both from The Hythe and the riverside, would enhance the appearance of the Conservation Area.

AERIALS, SATELLITE DISHES AND SOLAR PANELS

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

8.4.16 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 street. Such features are not in keeping with the historic character and appearance of the Conservation Area.

REFUSE BINS

8.4.17 Domestic wheelie bins have a significant negative impact on the appearance of the Conservation Area. Removal of bins from the public realm wherever possible should be a priority and where bins are still visible from the street encouraging the introduction of sensitively-designed, simple bin storage units or screening would be beneficial. Applications for new developments or extensions within the Conservation Area should include provision for sensitively-designed bin storage or screening.

8.5 FUTURE REVIEW OF CAA AND CONSERVATION AREA BOUNDARY

8.5.1 The Council has a statutory duty to periodically review the Conservation Areas within its jurisdiction. This is to determine whether further areas should be included or if indeed parts should be excluded. It is recommended that reviews of the Conservation Area boundary take place every 5-10 years and that the Conservation Area Appraisal is also reviewed and updated at the same time.

8.6 SUMMARY RECOMMENDATIONS

- 8.6.1 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 as a whole so that its special interest may be enhanced and protected for the future.
- 8.6.2 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:
- 01 The design and construction of any new development, extension, alteration or repair should be of the highest quality.
 - 02 Buildings, features and spaces identified as making a positive contribution to the Conservation Area should be protected against harmful change.
 - 03 The replacement of uPVC windows and doors with traditional timber units is encouraged.
 - 04 Due consideration will be given to existing archaeology and archaeological potential wherever below-ground intervention is proposed.
 - 05 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 responds to the character of the area.
 - 06 Applications for new development or extension should include provision for sensitively-designed bin storage or screening.
 - 07 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.
 - 08 Development which replaces negative features within the setting of the Conservation Area will be encouraged.

9.0 | FURTHER INFORMATION AND SOURCES

9.1 BIBLIOGRAPHY OF SOURCES

SURREY HISTORY CENTRE RECORDS

Egham Tithe Map, 1841

PH/56/31 (Photograph)

250 years of map making in the county of Surrey, 1575-1823, 1974
(Collection of historic maps)

SECONDARY SOURCES

Malden, H. E. (ed.), 'Parishes: Egham', in *A History of the County of Surrey: Volume 3*, (London, 1911), pp. 419-427. *British History Online*
<http://www.british-history.ac.uk/vch/surrey/vol3/pp419-427>

Manning, Rev. Owen, and William Bray, *The history and antiquities of the county of Surrey: Volume III* (EP Publishing, 1974)

Parker, Eric, *Highways and Byways in Surrey* (Macmillan, 1909)

Ravenhill, William, *250 Years of Map Making in the County of Surrey, 1575-1823* (1974)

Turner, Frederic, *Egham, Surrey, a history of the parish under church and crown* (Box and Gilham, 1926)

C.C. Wetton, *A descriptive and historical account of Egham and the environs*, 1838

Egham Museum: <http://www.tiki-toki.com/timeline/entry/747852/Historic-Egham/>

Chertsey Museum Online Collections: <http://chertseymuseum.org/chertsey>

Historic England List Entry: <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>

Surrey Archaeological Society <https://www.surreyarchaeology.org.uk/content/anne-boleyn-hotel-the-hythe-staines>

9.2

FURTHER INFORMATION

NATIONAL PLANNING POLICY AND GUIDANCE

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (2019): https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf

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

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

9.0 | FURTHER INFORMATION AND SOURCES

LOCAL PLANNING POLICY AND GUIDANCE

Runnymede Design Guide SPD (Emerging)

Runnymede 2030 Local Plan (Emerging) (2018)

Further advice can be sought from the Council's pre-application advice service: <https://www.runnymede.gov.uk/article/13837/Pre-application-advice>

Runnymede Interactive Map: <http://maps.runnymede.gov.uk/website/maps/index.html#>

Further information about Locally Listed Buildings: <https://www.runnymede.gov.uk/article/15530/Conservation-Areas-and-Listed-Buildings-policy-documents-and-guidance->

Nominate a building for future inclusion on the Local List: <https://www.runnymede.gov.uk/article/16182/Conservation-Area-Reviews-2018-19>

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 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://content.historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/heag040-conservation-area-designation-appraisal-and-management.pdf/>

Conservation Principles, Policies and Guidance (April 2008): <https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/>

Please note: this guidance is currently being reviewed and updated by Historic England

9.0 | FURTHER INFORMATION AND SOURCES

Valuing Places: Good Practice in Conservation Areas (January 2009): <https://content.historicengland.org.uk/images-books/publications/valuing-places/valuing-places-good-practice-conservation-areas.pdf>

The Setting of Heritage Assets Good Practice Advice in Planning Note 3 (Second Edition) (December 2017): <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets.pdf>

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/>

Advice and guidance on caring for historic places: <https://historicengland.org.uk/advice/>

9.0 | FURTHER INFORMATION AND SOURCES

9.3 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/article/13814/Planning-and-Building-Control>

Historic England: South-East Office

Eastgate Court,
195-205 High Street,
Guildford,
GU1 3EH

Email: southeast@HistoricEngland.org.uk

Telephone: 01483 252020

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

A | LIST OF HERITAGE ASSETS

| Building Name and Address | Designation | Building Name and Address | Designation |
|--|---------------------------|--|--------------------------------------|
| Staines Bridge [◇] | Listed Building, Grade II | Nos. 25-26 The Hythe | Listed Building, Grade II |
| Coal Tax Post at west end of The Hythe on traffic island | Listed Building, Grade II | The Young Elizabeth, No. 29 The Hythe (part of the Boleyn Hotel) | Listed Building, Grade II |
| Nos. 1-11 The Hythe | Listed Building, Grade II | Anne Boleyn Hotel, No. 30 The Hythe (part of the Boleyn Hotel) | Listed Building, Grade II |
| The Swan Public House, The Hythe | Listed Building, Grade II | The Jolly Farmer Public House, The Hythe | Listed Building, Grade II |
| Remains of bridge on River Thames towpath (south bank) | Listed Building, Grade II | Post box, in boundary wall of No. 31 The Hythe [†] | Locally Listed Building [§] |
| Old Bridge Cottage, No. 14 The Hythe | Listed Building, Grade II | No. 13 The Hythe | Positive Building |
| No. 17 The Hythe | Listed Building, Grade II | Nos. 18-19 The Hythe | Positive Building |
| Nos. 20-22 The Hythe | Listed Building, Grade II | No. 31 The Hythe | Positive Building |
| Nos. 23-24 The Hythe | Listed Building, Grade II | | |

§ The locally listed buildings in this table is subject to change as part of the current 2018/19 review of the Borough's Local List.

† Proposed for local listing

◇ Entries are within proposed Conservation Area boundary extension

A | LIST OF HERITAGE ASSETS

| Building Name and Address | Designation |
|----------------------------------|--------------------|
| Nos. 5-6 Farmer's Road | Positive Building |
| Nos. 9-10 Farmer's Road | Positive Building |
| Nos. 16-19 Farmer's Road | Positive Building |
| Nos. 24-27 Farmer's Road | Positive Building |

§ The locally listed buildings in this table is subject to change as part of the 2018/19 review of the Borough's Local List.

† Proposed for local listing

◇ Entries are within proposed Conservation Area boundary extension

