

EGHAM TOWN CENTRE
CONSERVATION AREA APPRAISAL
JANUARY 2020



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I.0 | INTRODUCTION

I.1 EGHAM TOWN CENTRE CONSERVATION AREA

I.1.1 The Egham Town Centre Conservation Area was designated on 22nd April 1993; it is one of seven conservation areas under the jurisdiction of Runnymede Borough Council.

I.1.2 The Conservation Area is centred on Egham's High Street, a historic coaching route and bustling shopping street. It also includes the residential streets to the north of the High Street, developed in the late nineteenth and early twentieth centuries, and the parish Church of St John the Baptist, which sits within a large churchyard.



*Church of St John the Baptist, which is Grade II**

I.2 WHAT IS A CONSERVATION AREA

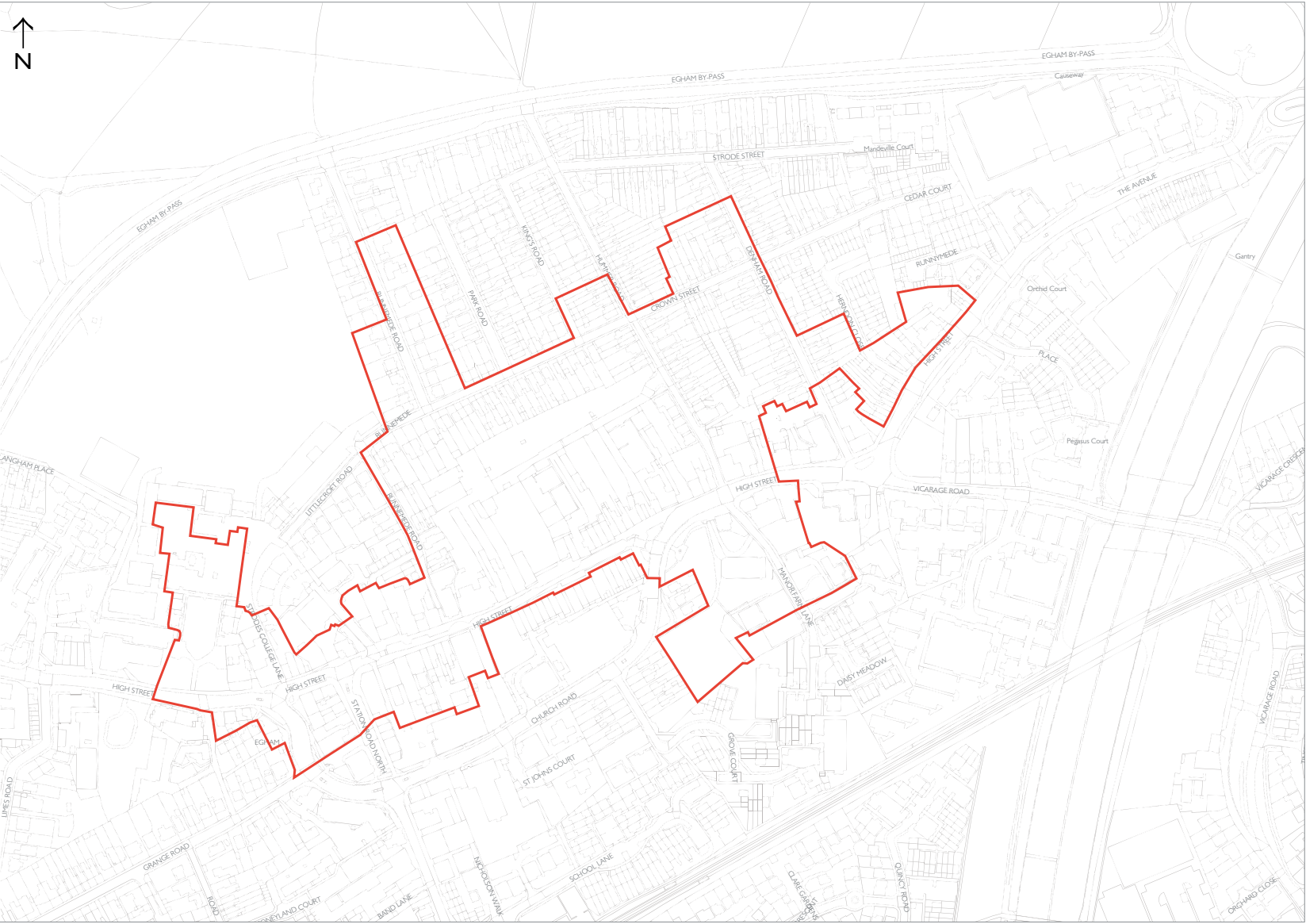
I.2.1 A conservation area is defined as an “*area of special architectural or historic interest the character or appearance of which is it desirable to preserve or enhance*”.⁰¹

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*



— Conservation Area Boundary

Plan 1: Egham Town Centre 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 conservations 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 or 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 Town Centre 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 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 Conservation Area.

I.4 PLANNING POLICY, GUIDANCE AND ADVICE

I.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 126). 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 Areas⁰³.

I.4.2 In addition to the policies contained within the Local Plan, the Council will produce a Design Guide 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 Town Centre Conservation Area.

I.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 Designation, Appraisal and Management: Historic England Advice Note 1 (February 2016)
- 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)

I.4.4 When changes are being considered to buildings in the 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.

I.5 CONSULTATION

- I.5.1 It is a statutory requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 for conservation area guidance produced by/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.⁰⁴
- I.5.2 A draft of the Egham Town Centre Conservation Area Appraisal underwent public and stakeholder consultation from 8th November 2018 to 2nd January 2019 and a further consultation from 5th December 2019 to 20th January 2020.
- I.5.3 Prior to the drafting of the Appraisal, an inception meeting was held with invited members of local amenity/residents' groups to highlight the Conservation Area Appraisal review being undertaken by Runnymede to achieve an early understanding of the issues and opportunities associated with the borough's Conservation Areas and Egham Town Centre specifically.

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

2.0 | SUMMARY OF SPECIAL INTEREST

- 2.1 Egham has a history stretching back to the Saxon period with evidence of at least temporary settlement from pre-historic times. There are also associations between the town and the location of the sealing of the Magna Carta, an event of national historic importance, at Runnymede.
- 2.2 The town lies on the important Roman road from London to Silchester, which crossed the Thames at Staines. It is this road, which continued to be an important thoroughfare in the region well into the twentieth century. The importance of the route led Egham to become a prominent staging post for coaches, being about a day's ride from London. Public houses and hotels remain an important feature of the Conservation Area, although not all are of historic coaching-era origin.
- 2.3 The town was a linear settlement until the later nineteenth century, with activity centred wholly along the High Street. It remains the most important street in the Conservation Area. As well as having some of the most important and interesting historic buildings and institutions in the Conservation Area, the street has interest derived from the architectural character of its buildings. The historic layout of narrow fronted deep plots, characteristic of the medieval period survives, although some modern buildings extend across multiple plots degrading this character to a degree. There is also a relatively restricted palette of materials, mainly brick and render, but the different colours of brick, the small scale increase and decrease in the height of buildings and varying age of buildings add visual interest to the townscape.

- 2.4 The High Street is also home to many important Egham institutions including the Constitutional Club, the former Literary Institute (now the town's museum) and Strode's College. These institutions contribute to the civic life of the town and add to the special interest of the Conservation Area. Retail and commerce are also a fundamental part of the High Street's character. The Old Bank is perhaps the most important historic example as it remains in its original use. There are also surviving historic shopfront features and signage which contribute to the aesthetic and historic value of the High Street. There are also many examples of inappropriate alterations and replacement of shopfronts which provide a considerable opportunity to enhance and improve the special interest of the Conservation Area through sensitive reinstatement. The historic connection with the Budgens Family is also of interest, although the building in which the current store is located makes a negative contribution to the Conservation Area.



The High Street is the most historic street in the Conservation Area

2.0 | SUMMARY OF SPECIAL INTEREST

2.5 There are two churches in the Conservation Area, St John the Baptist's Church and the United Church of Egham; the current buildings of which date to either end of the nineteenth century. St John the Baptist's is one of the most significant buildings in the Conservation Area and is Grade II* listed. The Lychgate, at the entrance to the churchyard, is also Grade II* listed, surviving from the previous church on the same site. The churchyard itself contains several listed tombs and graves and is the only green public space in the Conservation Area. The other major green space in the Conservation Area is at Strode's College which, although a private space, contributes greatly to the appearance of this part of the Conservation Area.

2.6 Following the opening of Egham Railway Station on the London to Reading line in 1856 the town began to expand. The residential streets in the northern part of the Conservation Area are early examples of this expansion and make an important contribution to the special interest of the area. The houses on these streets have many similar characteristics, in scale and mass, materiality and detailing, which give a harmonious appearance. There have been some inappropriate changes to some of the buildings including loss of front gardens and alterations to windows, which dilute the aesthetic value to a degree, but also provide opportunities for future enhancement.

2.7 Overall the special interest of the Conservation Area is derived from the historic nature of the High Street with its linear form and layout as well as the presence of numerous important institutions and other historic buildings which are particularly reflective of the 19th century development of Egham.



The residential streets in the northern part of the Conservation Area began to be developed in the late 19th century following the arrival of the railway

3.0 | HISTORIC DEVELOPMENT

3.1 ANCIENT ASSOCIATIONS

PRE-MEDIEVAL PERIOD

- 3.1.1 A few archaeological finds provide an insight to Egham's early history: a Neolithic polished stone celt was found near Egham and a bronze spearhead was found in the Thames near Runnymede.⁰¹ The important Roman road from London to Silchester crossed the Thames near Staines and ran through what would become the parish of Egham. There is also conjecture that the Roman station, 'Ad Pontes' or 'Pontibus', was located near Staines, to the east of the town of Egham, which probably provided a crossing over the Thames before other bridges were built.⁰² There is no sign of the Roman bridge at Staines, but various bridges were subsequently built at Staines.
- 3.1.2 The manor of Egham was most likely founded by Frithwald, who was viceroy of Surrey under Wolfar King of Mercia; he gave it to the Abbey of Chertsey in 666AD. The name probably derives from the Anglo-Saxon for Egga's homestead. In the Domesday Book (1086) the manor, referred to as 'Egeham', was assessed at 15 hides (although previously it had been 40 hides during the reign of Edward the Confessor).⁰³ A hide is a unit of land against which taxes were calculated and was roughly 120 acres.

01 'Parishes: Egham', in *A History of the County of Surrey: Volume 3*, ed. H E Malden (London, 1911), pp. 419-427. *British History Online* <http://www.british-history.ac.uk/vch/surrey/vol3/pp419-427> [accessed 20 September 2018].

02 'Parishes: Egham'

03 C.C. Wetton, *A descriptive and historical account of Egham and the environs*, 1838, p. 7.

MEDIEVAL PERIOD

- 3.1.3 The original Saint John's Church was built in the twelfth century, when the parish was still under the patronage of Chertsey Abbey. The church was later demolished and rebuilt, although the porch of this Church survives as the Lychgate to the churchyard.
- 3.1.4 Runnymede, immediately to the north of Egham, was the site of a highly significant event in English legal and constitutional history: the conference between King John and the Barons on 15 June 1215. The barons, dissatisfied with the way the King was treating them, made him sign the Magna Carta or 'Great Charter' which confirmed their ancient liberties and set out a series of laws. The word Runnymede is thought to stem from the Saxon words 'rune' meaning 'counsel' and 'maed' meaning 'meadow'.



Runney Mead of Magna Charta Island (Surrey History Centre: 233116/PART2, 124a)

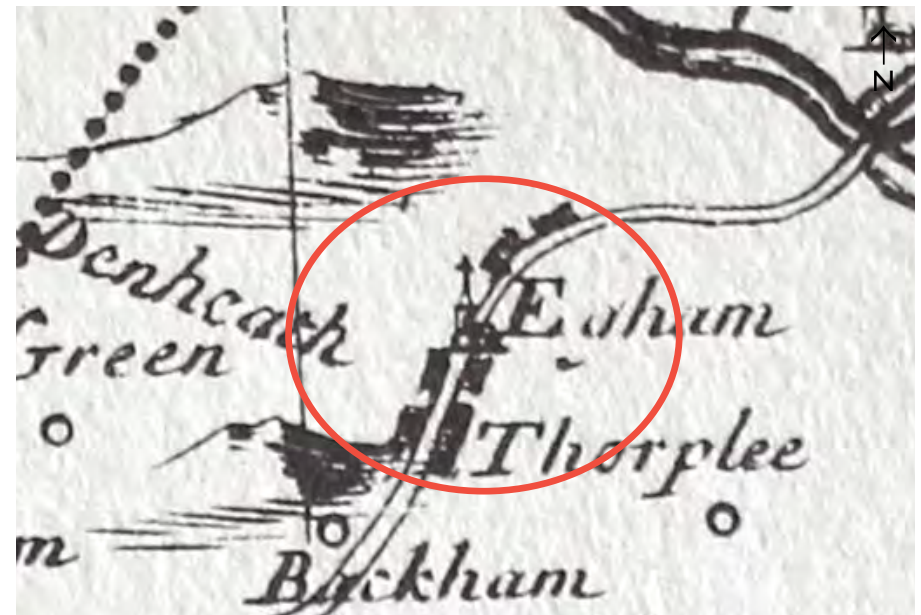
3.0 | HISTORIC DEVELOPMENT

- 3.1.5 During the time of Henry III, the Egham Causeway was built leading from Egham to Staines bridge, functioning as a highway and a dyke to prevent flooding in the countryside around the Thames. The causeway followed roughly the line of the present A30 Egham-By-Pass.
- 3.1.6 In 1537 Henry VIII's dissolution of the monasteries meant that the abbots had to relinquish the manor of Egham to Henry VIII and Chertsey Abbey was closed down.



Christopher Saxton, *Surrey, Sussex, Kent and Middlesex*, 1579 (Surrey History Centre: 250 years of map making in the county of Surrey, 1575-1823, 1974). The red circle shows the approximate location of the Conservation Area.

- 3.1.7 The first county map of Surrey by Christopher Saxton includes Egham; the map provides scant detail and Egham is annotated only by a church. John Seller's map of the county, produced over 100 years later, is slightly more detailed; a few houses and a church are shown along the High Street at Egham.



John Seller, *Surrey, actually surveyed and delineated*, 1610 (Surrey History Centre: 250 years of map making in the county of Surrey, 1575-1823, 1974). The red circle shows the approximate location of the Conservation Area.

3.0 | HISTORIC DEVELOPMENT

3.2 EARLY SEVENTEENTH CENTURY

- 3.2.1 Egham benefited from a string of charitable donations in the form of almshouses. Chief Baron Denham set up the first five almshouses at the western end of Egham in 1624 for five poor widows over the age of 50; these were demolished in 1973, although the almshouses and their patron are memorialised in the street name, Denham Road. Further almshouses followed in the early eighteenth century on land adjoining the Crown Inn, dedicated by Mr Henry Strode for the education of the poor children of Egham. Strode's almshouses comprised a central building with school rooms, male accommodation in the left block and women's accommodation in the right block. The site remains in educational use although only the former accommodation blocks survive of the original complex and are Grade II listed.



J. Hassell, *Almshouses founded by Henry Strode of Egham*, 1822 (Surrey History Centre: 4348/4/16/4)

3.3 LATE SEVENTEENTH AND EIGHTEENTH CENTURIES

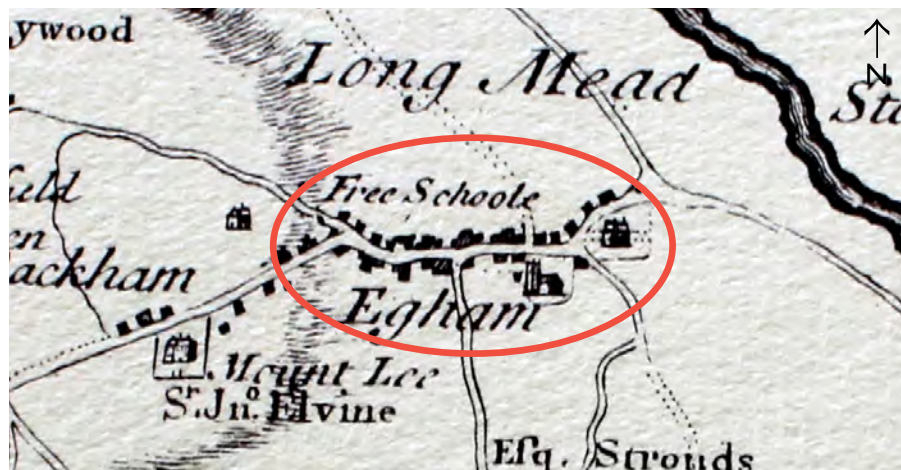
- 3.3.1 Travel by coach reached its peak towards the end of the seventeenth and early eighteenth centuries and Egham became a useful coaching stop on the route to London from the south-west.
- 3.3.2 The ancient road to London ran through Egham Parish, passing over Staines Bridge, to the east of the present town centre, causing the town to become a great coaching thoroughfare. Generally, travellers left London by carriage in the afternoon, passed the night at Egham and picked up the coach in the morning. By the last decade of the eighteenth century, it was possible to get to London and back in the same day.⁰⁴ Due to the number of travellers on the road, between the sixteenth and eighteenth centuries, the road was notorious for robberies; according to the antiquary John Aubrey, Egham had paid more compensation for robberies than any other parish in England.⁰⁵
- 3.3.3 The Parliamentary Survey of 1650, records that the 'Catherine Wheel', the oldest public house in Egham at 85 High Street, was the most important inn in the town, serving long-distance stage coaches. Numerous references in letters and memoirs suggest that towards the end of the seventeenth and eighteenth centuries, the King's Head was the most important and fashionable of the many inns in Egham.⁰⁶

—
04 Wetton, p. 229.
05 'Parishes: Egham'
06 Wetton, p. 228.

3.0 | HISTORIC DEVELOPMENT

Neither of these two inns survive. The Red Lion, at 52 High Street, is thought to date from the sixteenth century, although it has since been rebuilt and restored several times. By the first half of the eighteenth century, the pub was serving as a coaching inn for coaches travelling to the west of England.⁰⁷

- 3.3.4 An early eighteenth-century map of Surrey shows Egham as a linear development with a thread of houses along the High Street, including the church and an annotation locating the free school.



John Senex, Surrey, 1729 (Surrey History Centre: 250 years of map making in the county of Surrey, 1575-1823, 1974). The red circle shows the approximate location of the Conservation Area.



The Catherine Wheel, Egham, 1668 (Surrey History Centre: PC/56/15)

⁰⁷ Egham Museum: <http://www.tiki-toki.com/timeline/entry/747852/Historic-Egham/>

3.0 | HISTORIC DEVELOPMENT

- 3.3.5 John Rocque's map shows Egham in greater detail than the earlier eighteenth-century map, showing individual gardens behind the High Street fronts of the houses. The settlement has increased in size with new roads and houses including several around Egham Hill.
- 3.3.6 During the mid-eighteenth century, 'genteel' villas began to spring up around Englefield Green, to the west of Egham. The growth of this fashionable residential area also swelled the population and importance of the small town of Egham.



John Rocque, Surrey, 1768 (Surrey History Centre: 250 years of map making in the county of Surrey, 1575-1823, 1974). The red circle shows the approximate location of the Conservation Area.

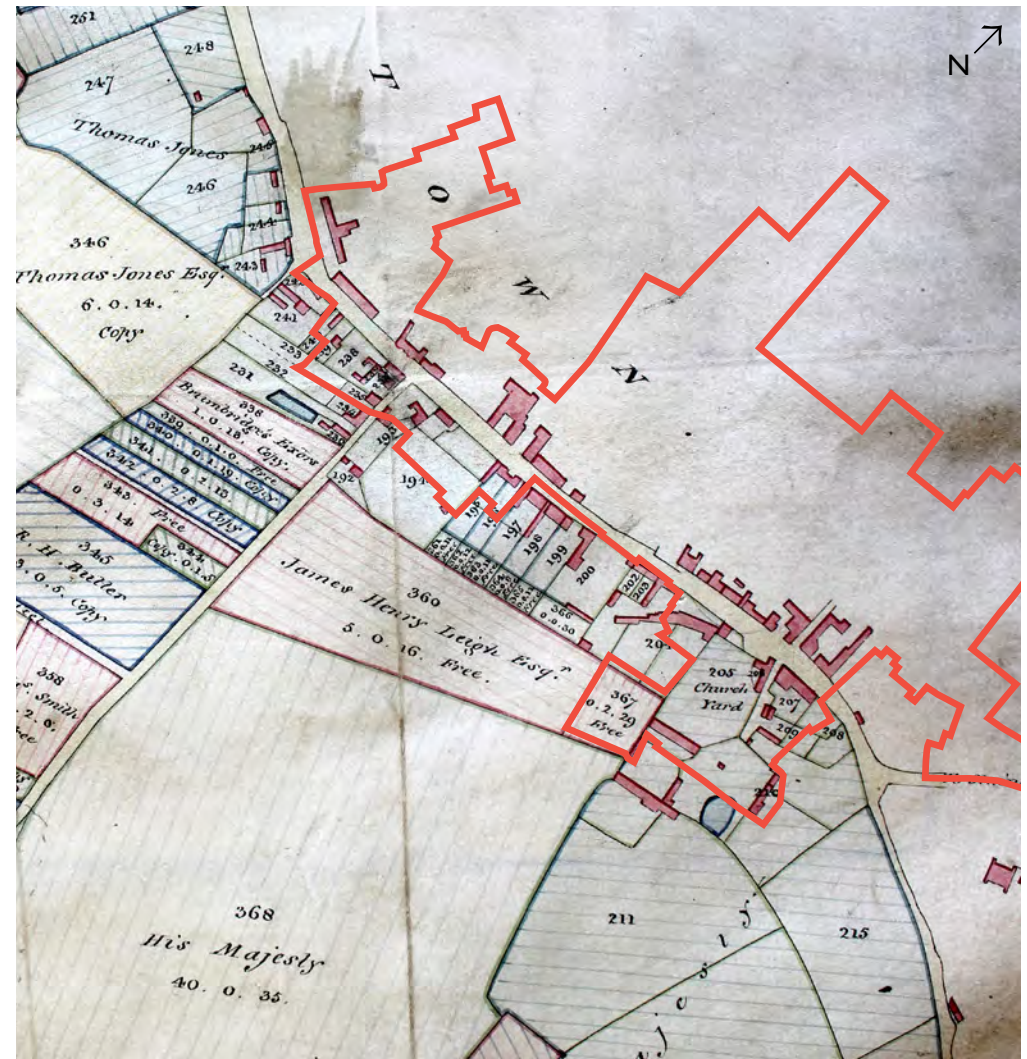
3.0 | HISTORIC DEVELOPMENT

3.4 NINETEENTH CENTURY

3.4.1 Under an Act of Parliament in 1813-1814, commons, common fields and pastures were enclosed at Egham and on Runnymede. This Act preserved rights of pasturage to certain people in the great common meadows. A large proportion of the land was owned by the Crown; other prominent landowners included Corpus Christi College, Thomas Jones Esquire and James Henry Leigh Esquire. The plots clustered around the High Street were small and narrow, unlike those further from the town centre. The Enclosure map shows a string of buildings lining the High Street.



J. Hassell, View of Egham Village with a noteworthy pub sign and gabled roof, 1822 (Surrey History Centre: 3m62886)



Detail of an Enclosure Map showing Egham Town, 1817. The red outline shows the Conservation Area boundary to the extent that the map sheet allows.

3.0 | HISTORIC DEVELOPMENT

- 3.4.2 The town developed significantly during the early nineteenth century. Strode's almshouses were developed and a schoolhouse was built. The old church, which had Norman origins, became too small for the growing population of the town. It was taken down and a new church was built between 1817 to 1820 to designs by Henry Rhodes in the style of John Soane, incorporating memorials and tablets from the old church.



Egham, east entrance showing the Church of St John the Baptist and the King's Head Inn (Surrey History Centre: PC/56/14)



Old Egham Church, 1804 (Surrey History Centre: PC/56/13)



Egham Church, rebuilt from 1817-1820, undated [early twentieth century] (Egham Museum Trust: PC/56/22)

3.0 | HISTORIC DEVELOPMENT

- 3.4.3 The 1841 Tithe Map records much greater development along the High Street, infilling previous gaps and reaching to the east and west ends of the street. The Crown is again identified as owning the most land in the parish; other significant landowning families included the Wyatt, Freemantle and Furnival families.
- 3.4.4 Egham High Street was home to one of the first Budgen's grocery stores. The store, located in the High Street was opened in 1850 by Edward Budgen, son of the founder, at the age of 19 years old. The shop closed in 1966 but a new branch was opened at the junction with Station Road North in 2000.



William Sherborn of Bedford, Middlesex, Parish of Egham, Tithe Map, 1841 (Surrey History Centre: 864/1/51). The red outline shows the Conservation Area boundary.

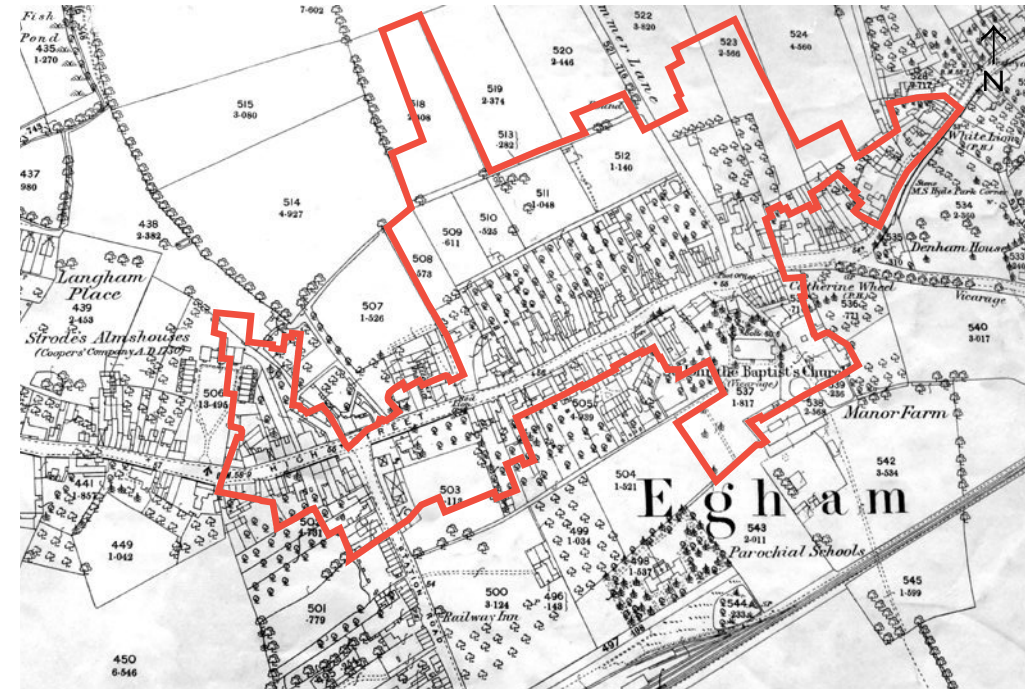
3.0 | HISTORIC DEVELOPMENT

3.4.5 The Reading and Wokingham branch of the London and South Western Railway opened in 1856, with a station at Egham. The early editions of the Ordnance Survey (OS) map dating to 1869 and 1883 show the initial impact of the arrival of the railway was relatively minor. Egham Station is shown to the south of the town centre with the recently built parochial school (1868). The map bears road names, which still exist today: Hummer Lane (now Hummer Road) and Station

Road as well as the High Street. Certain buildings, although depicted in block plan, are also labelled, such as Stewart's Almshouses, Strode's Almshouses, St John the Baptist's Church, the Vicarage, Manor Farm and Denham House. Although not identified on the map, Ashby's Bank opened its first branch in the High Street in 1866, having been founded in Staines in 1796. The malthouse was constructed in 1852 and the Methodist Church (now the United Church of Egham) in 1880.



OS map, 1869 (Egham Museum). The red outline shows the Conservation Area boundary.



OS map, 1883. The red outline shows the Conservation Area boundary.

3.0 | HISTORIC DEVELOPMENT

3.4.6 The further railway line from Woking to Egham was built in 1881 which stimulated much greater expansion than that caused by the first line. Expansion was almost wholly residential as a result of Egham having much quicker travel times to bigger towns and cities, meaning workers could work in London or Woking and live in the relatively rural town of Egham. The OS maps of 1883 and 1899 show that the High Street itself remained largely unchanged, however the OS map of the 1899 shows the development of residential streets to the north of the High Street. Crown Street, Denham Street, Stroude Road (now Strode Street), Kings Road, Park Road and Runnymede Road were all laid out and Hummer Road was also extended. Groups of attached and semi-detached houses were built along these roads, although many plots remained undeveloped at this point. To the south of the High Street, a street called The Grove was built with pairs of semi-detached houses.



OS map, 1899. The red outline shows the Conservation Area boundary.

3.0 | HISTORIC DEVELOPMENT

3.5 TWENTIETH CENTURY

3.5.1 The following postcards and photographs capture Egham High Street in the early twentieth century; the images show historic, Victorian and Edwardian, shopfronts with canvas awnings, fascia boards, shop signage, stallrisers and recessed doorways. Cobbled pavements edge the dirt road.



View of the High Street looking east showing the Liberal Club (currently the Egham and District Social Club), Denham House in background (now demolished), c.1900 (Egham Museum Trust, PC 27)



Military funeral (Colonel Sergeant Bone) in the High Street, looking east from near the church), 1901 (Egham Museum Trust, PC 270a)

3.0 | HISTORIC DEVELOPMENT



View of the High Street looking east showing Barclays Bank on the left, c.1904. The bank was opened as Ashby's Bank in 1866. (Egham Museum Trust, PC 29)



View of the High Street with the Hop Blossom, Saville House and the King's Head, 1910 (Egham Museum Trust, P 91)



Strode's Almshouses with the school house at the centre, c.1906 (Egham Museum Trust, PC 28)



View of the High Street at its western end looking east, c.1910 (Egham Museum Trust, P 190)

3.0 | HISTORIC DEVELOPMENT



View of the High Street looking East showing the Old Fire Station, Royal Standard and King's Head on the right, c.1910 (Egham Museum Trust, P 92)



View of the High Street looking east showing the Literary Institute and the Red Lion on the left, undated [c.1910] (Egham Museum Trust, P 109a)



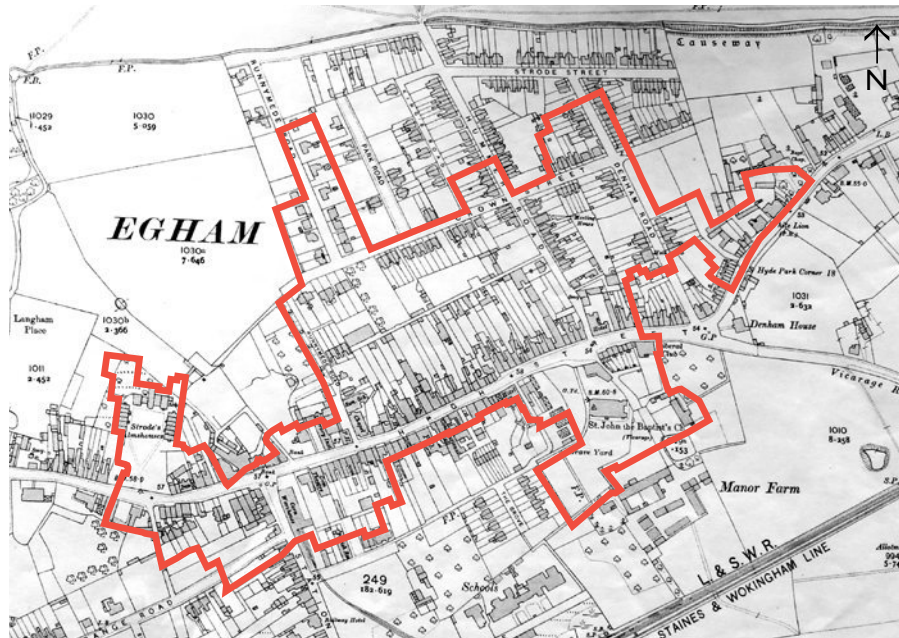
View of Herbert Weller's (the best decorated shop in Egham) on the Coronation of George V, 1911 (Egham Museum Trust, P 118A)



View of the High Street looking west from the east of Station Road, c.1920s (Egham Museum Trust, P87)

3.0 | HISTORIC DEVELOPMENT

3.5.2 By 1914, the OS map of that year shows that many of the buildings along the High Street had been extended or featured ancillary outbuildings in their rear gardens and yards. Further plots on the residential streets to the north of the High Street have been built upon including on the previously empty space between the High Street and Crown Street. The ancient causeway acts as a limit to the northward expansion of the town.



OS map, 1914. The red outline shows the Conservation Area boundary.

3.5.3 Strode's School was rebuilt in 1919 in a mock-Tudor style. By 1934, there were very few undeveloped plots remaining in the streets to the north of the High Street. The By-Pass, on the line of the causeway was also created in the 1930s and is shown part constructed on the OS map of 1934. The area around the Conservation Area also became more intensely developed during this inter-war period. Strode's School was extended in the late 1930s.

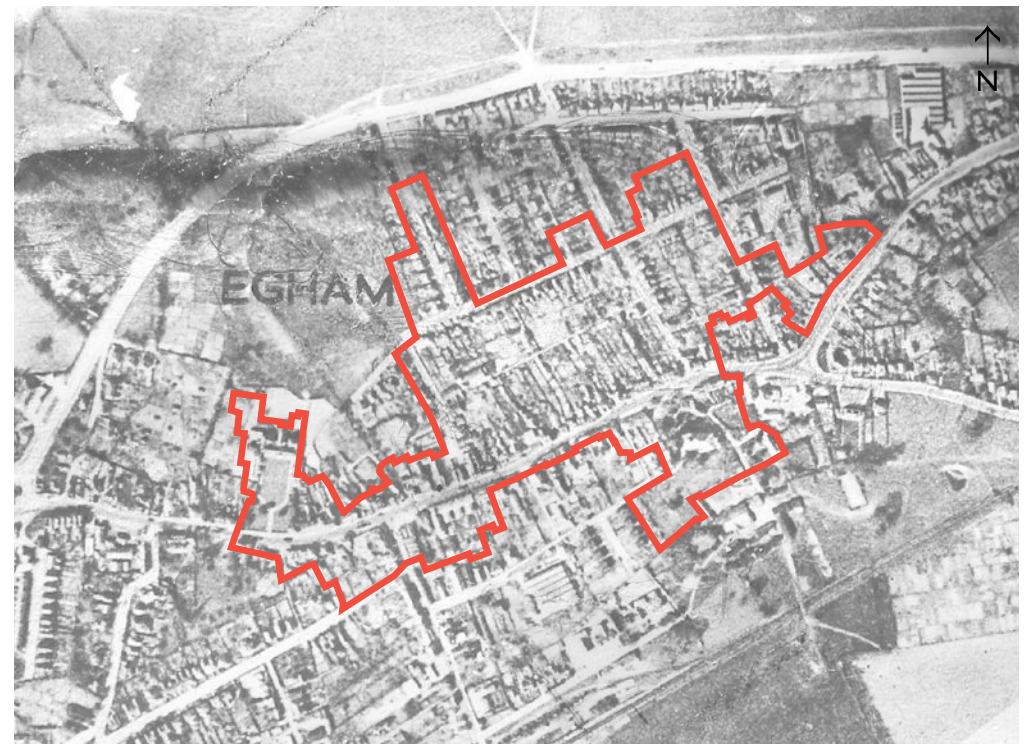


OS map, 1934. The red outline shows the Conservation Area boundary.

3.0 | HISTORIC DEVELOPMENT



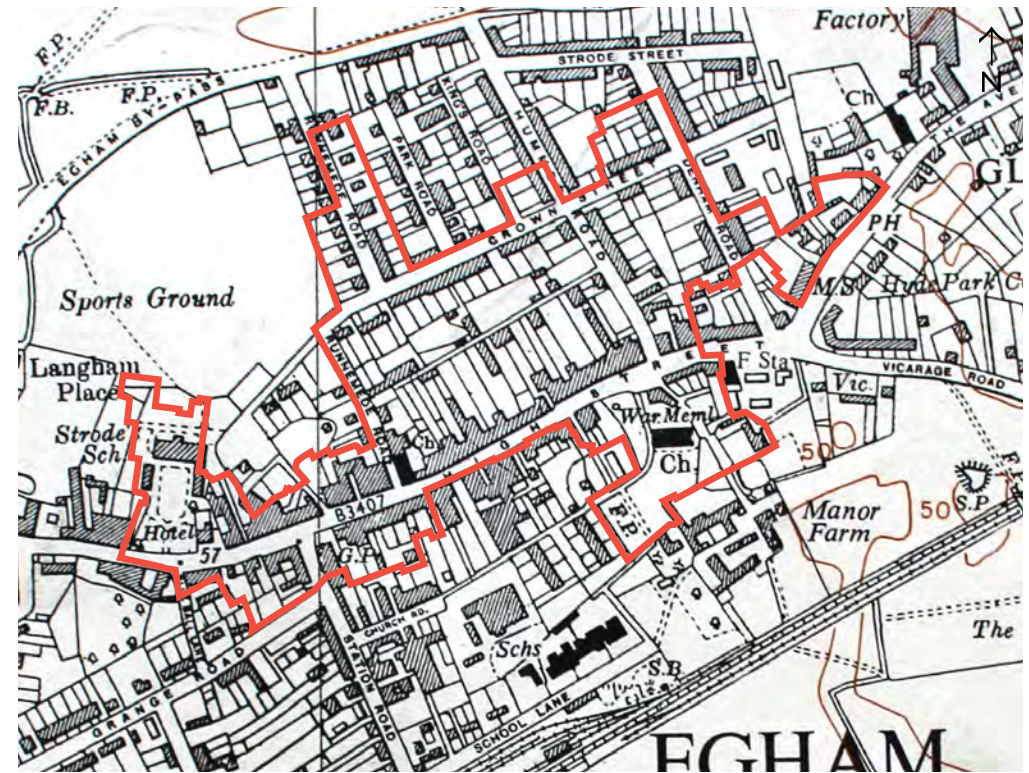
OS map, 1940. The red outline shows the Conservation Area boundary.



Aerial photograph of 1948 records the high concentration of development along the High Street and town centre during the mid-twentieth century (Egham Museum). The red outline shows the Conservation Area boundary.

3.0 | HISTORIC DEVELOPMENT

- 3.5.4 In November 1940, bombs fell on Egham High Street, destroying Arkell's drapery shop and killing three people; a plaque on the wall of the Tesco's supermarket commemorates their loss at that site. Following the Second World War, there was little major change in the Conservation Area. Strode's School became a grammar school, later becoming a Sixth Form and Further Education College, its building extending substantially over the second half of the twentieth century.
- 3.5.5 During the 1960s, however, the town underwent perhaps its most major change with the widening and realigning of Church Road to create a gyratory system around the town. As part of the scheme, the churchyard of St John the Baptist's was extended, and new housing constructed to its east. The Precinct shopping complex was constructed on the south side of the High Street with a large car park to the rear. A further car park was established to the north of the High Street accessed off Hummer Road. Strode's School had almost doubled in size. The few remaining housing plots on the streets to the north of the High Street were infilled.



OS map of 1960, the map shows there were few major developments in Egham between the 1940s and 1960. The red outline shows the Conservation Area boundary.

3.0 | HISTORIC DEVELOPMENT

- 3.5.6 The following series of photographs from the mid-late twentieth century show that some Victorian and Edwardian buildings and shopfronts along the High Street had been replaced with modern buildings and shopfronts, whilst others retained their appearance.



View of the High Street looking east showing Woolworth's on the left, early 1960s (Egham Museum Trust, P 113)



View of the High Street looking north-west from Saint John the Baptist's Church, 1969 (Egham Museum Trust, 26 PC 48a)

3.0 | HISTORIC DEVELOPMENT



View of the High Street looking west from Saint John the Baptist's Church, 1969 (Egham Museum Trust, 26 PC 57a)



View of the High Street looking north-west, 1969 (Egham Museum Trust, 26 PC 68a)

3.0 | HISTORIC DEVELOPMENT

3.6 RECENT HISTORY

- 3.6.1 The M25 motorway, which passes close to the east of the town centre, was completed in 1986 and the Conservation Area was designated in 1993.
- 3.6.2 The early twenty-first century has seen the arrival of large supermarkets in the town centre: Waitrose and Tesco. Waitrose opened in 2015 alongside a Travelodge hotel on the site of the Precinct car park.



Aerial photograph, 1985 (Egham Museum). The red outline shows the Conservation Area boundary.