## 1.0 INTRODUCTION

<table>
<thead>
<tr>
<th>1.0</th>
<th>INTRODUCTION</th>
<th>04</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>Egham Town Centre Conservation Area</td>
<td>04</td>
</tr>
<tr>
<td>1.2</td>
<td>What is a Conservation Area</td>
<td>04</td>
</tr>
<tr>
<td>1.3</td>
<td>Purpose and Scope of the Conservation Area Appraisal</td>
<td>06</td>
</tr>
<tr>
<td>1.4</td>
<td>Planning Policy, Guidance and Advice</td>
<td>06</td>
</tr>
<tr>
<td>1.5</td>
<td>Consultation</td>
<td>07</td>
</tr>
</tbody>
</table>

## 2.0 SUMMARY OF SPECIAL INTEREST

| 2.0 | SUMMARY OF SPECIAL INTEREST | 08 |

## 3.0 HISTORIC DEVELOPMENT

<table>
<thead>
<tr>
<th>3.0</th>
<th>HISTORIC DEVELOPMENT</th>
<th>10</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1</td>
<td>Ancient Associations</td>
<td>10</td>
</tr>
<tr>
<td>3.2</td>
<td>Early Seventeenth Century</td>
<td>12</td>
</tr>
<tr>
<td>3.3</td>
<td>Late Seventeenth and Eighteenth Centuries</td>
<td>12</td>
</tr>
<tr>
<td>3.4</td>
<td>Nineteenth Century</td>
<td>15</td>
</tr>
<tr>
<td>3.5</td>
<td>Twentieth Century</td>
<td>20</td>
</tr>
<tr>
<td>3.6</td>
<td>Recent History</td>
<td>28</td>
</tr>
</tbody>
</table>

## 4.0 CHARACTER ASSESSMENT

<table>
<thead>
<tr>
<th>4.0</th>
<th>CHARACTER ASSESSMENT</th>
<th>29</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.1</td>
<td>Location, Topography and Geology</td>
<td>29</td>
</tr>
<tr>
<td>4.2</td>
<td>Archaeology</td>
<td>31</td>
</tr>
<tr>
<td>4.3</td>
<td>Street and Plot Pattern</td>
<td>33</td>
</tr>
<tr>
<td>4.4</td>
<td>Public Realm and Open Spaces</td>
<td>35</td>
</tr>
<tr>
<td>4.5</td>
<td>Building Types and Uses</td>
<td>40</td>
</tr>
<tr>
<td>4.6</td>
<td>Building Scale and Massing</td>
<td>42</td>
</tr>
<tr>
<td>4.7</td>
<td>Building Materials</td>
<td>46</td>
</tr>
<tr>
<td>4.8</td>
<td>Architectural Features and Details</td>
<td>47</td>
</tr>
<tr>
<td>4.9</td>
<td>Boundary Treatments</td>
<td>60</td>
</tr>
<tr>
<td>4.10</td>
<td>Important Views and Landmark Buildings</td>
<td>62</td>
</tr>
<tr>
<td>4.11</td>
<td>Setting of the Conservation Area</td>
<td>68</td>
</tr>
</tbody>
</table>

## 5.0 AUDIT OF HERITAGE ASSETS

<table>
<thead>
<tr>
<th>5.0</th>
<th>AUDIT OF HERITAGE ASSETS</th>
<th>69</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1</td>
<td>Introduction</td>
<td>69</td>
</tr>
<tr>
<td>5.2</td>
<td>Listed Buildings</td>
<td>69</td>
</tr>
<tr>
<td>5.3</td>
<td>Locally Listed Buildings</td>
<td>71</td>
</tr>
<tr>
<td>5.4</td>
<td>Positive Buildings</td>
<td>73</td>
</tr>
<tr>
<td>5.5</td>
<td>Neutral and Detracting Buildings</td>
<td>75</td>
</tr>
</tbody>
</table>
# CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.0</td>
<td><strong>STREET BY STREET ASSESSMENT</strong></td>
<td>77</td>
</tr>
<tr>
<td>6.1</td>
<td>High Street</td>
<td>77</td>
</tr>
<tr>
<td>6.2</td>
<td>Station Road North</td>
<td>80</td>
</tr>
<tr>
<td>6.3</td>
<td>Runnemede Road</td>
<td>81</td>
</tr>
<tr>
<td>6.4</td>
<td>Hummer Road</td>
<td>82</td>
</tr>
<tr>
<td>6.5</td>
<td>Denham Road</td>
<td>83</td>
</tr>
<tr>
<td>6.6</td>
<td>Herndon Close</td>
<td>84</td>
</tr>
<tr>
<td>6.7</td>
<td>Crown Street</td>
<td>85</td>
</tr>
<tr>
<td>6.8</td>
<td>Manor Farm Lane</td>
<td>86</td>
</tr>
<tr>
<td>6.9</td>
<td>Strode Street</td>
<td>87</td>
</tr>
<tr>
<td>6.10</td>
<td>Runnemede Road (North)</td>
<td>88</td>
</tr>
<tr>
<td>7.0</td>
<td><strong>ISSUES AND OPPORTUNITIES</strong></td>
<td>89</td>
</tr>
<tr>
<td>7.1</td>
<td>Public Realm</td>
<td>89</td>
</tr>
<tr>
<td>7.2</td>
<td>Shopfronts</td>
<td>91</td>
</tr>
<tr>
<td>7.3</td>
<td>Windows and Doors</td>
<td>93</td>
</tr>
<tr>
<td>7.4</td>
<td>Boundary Treatments</td>
<td>94</td>
</tr>
<tr>
<td>7.5</td>
<td>Refuse Bins</td>
<td>95</td>
</tr>
<tr>
<td>7.6</td>
<td>Modern Buildings</td>
<td>96</td>
</tr>
<tr>
<td>7.7</td>
<td>Setting of the Conservation Area</td>
<td>98</td>
</tr>
<tr>
<td>8.0</td>
<td><strong>MANAGEMENT PLAN</strong></td>
<td>99</td>
</tr>
<tr>
<td>8.1</td>
<td>Control Measures Bought About by</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Conservation Area Designation</td>
<td>99</td>
</tr>
<tr>
<td>8.2</td>
<td>Article 4 Directions in Egham Conservation</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>Area</td>
<td></td>
</tr>
<tr>
<td>8.3</td>
<td>Advice on Conservation and Repair</td>
<td>101</td>
</tr>
<tr>
<td>8.4</td>
<td>Advice on Design and New Development</td>
<td>102</td>
</tr>
<tr>
<td>8.5</td>
<td>Future Review of CAA and Conservation Area</td>
<td>106</td>
</tr>
<tr>
<td>8.6</td>
<td>Summary Recommendations</td>
<td>107</td>
</tr>
<tr>
<td>9.0</td>
<td><strong>BOUNDARY REVIEW</strong></td>
<td>108</td>
</tr>
<tr>
<td>10.0</td>
<td><strong>FURTHER INFORMATION AND SOURCES</strong></td>
<td>112</td>
</tr>
<tr>
<td>10.1</td>
<td>Bibliography of Sources</td>
<td>112</td>
</tr>
<tr>
<td>10.2</td>
<td>Further Information</td>
<td>113</td>
</tr>
<tr>
<td>10.3</td>
<td>Contact Details</td>
<td>115</td>
</tr>
<tr>
<td></td>
<td>APPENDICES</td>
<td></td>
</tr>
<tr>
<td>A</td>
<td>List of Heritage Assets</td>
<td>116</td>
</tr>
</tbody>
</table>
1.0 | INTRODUCTION

1.1 EGHAM TOWN CENTRE CONSERVATION AREA
1.1.1 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.

1.1.2 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.

1.2 WHAT IS A CONSERVATION AREA
1.2.1 A conservation area is defined as an “area of special architectural or historic interest the character of which is it desirable to preserve or enhance”. 01

1.2.2 Designation of a conservation area recognises the unique quality of that area as a whole. This quality comes not only from individual buildings and monuments but also other features, including (but not limited to) topography, materials, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity and sense of place.

1.2.3 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 & Conservation Areas) Act 1990

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

Plan 1: Egham Town Centre Conservation Area boundary. This plan is not to scale.
1.0 | INTRODUCTION

1.3 PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL

1.3.1 Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities “formulate and publish proposals for the preservation and enhancement” of conservation areas within their jurisdiction, and that these proposals are periodically reviewed.\textsuperscript{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.

1.3.2 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.

1.3.3 Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. 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.

1.3.4 Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/do not meet conservation area designation criteria. The review of the Egham Town Centre Conservation Area boundary can be found at Section 9.0.

1.3.5 Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols and guidance provided in Section 8.0 (Management Plan) are applicable in every instance.

1.3.6 The assessments which provide the baseline information for this Conservation Area Appraisal have been carried out utilising publicly-available resources and through on-site analysis from the public thoroughfares within the 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 (2018) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest (paragraph 126). Runnymede Borough Council’s submission Local Plan sets out the Council’s policies for guiding development within the Borough, including that within Conservation Areas\textsuperscript{03}. Please see the following link to the Local Plan: (link to be added in final draft)

\textsuperscript{02} Section 71 (1), Planning (Listed Buildings and Conservation Areas) Act 1990

\textsuperscript{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.
1.4.2 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 and can be found here: (link to be added in final draft)

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 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)

1.4.4 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.

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/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

1.5.2 This draft Egham Town Centre Conservation Area Appraisal is being made available for public consultation from 8th November 2018 to 2nd January 2019. This includes the publication of the draft document on Runnymede Borough Council’s website and a public consultation open day on 4th December 2018 at 19-21 Station Road North, Egham from 2-8pm.

1.5.3 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 and the varying height and 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 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.
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 Lynchgate, 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 historical importance and varied appearance of the High Street, the layout and homogenous nature of the residential streets to the north and the key historic buildings and institutions which survive and thrive.

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

3.1.1 | PRE-MEDIEVAL PERIOD

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. 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. 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). A hide is a unit of land against which taxes were calculated and was roughly 120 acres.

3.1.3 | MEDIEVAL PERIOD

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 Lynchgate 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’.


02 ‘Parishes: Egham’

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

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.
3.2 EARLY SEVENTEENTH CENTURY

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.

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

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04 Wetton, p. 229.
05 'Parishes: Egham'
06 Wetton, p. 228.
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.\(^\text{07}\)

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.

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.
3.4 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.
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)
3.4.3 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 Bedfont, Middlesex, Parish of Egham, Tithe Map, 1841 (Surrey History Centre: 864/1151). The red outline shows the Conservation Area boundary.
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.
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 have much quicker travel times to bigger 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.
3.5  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)

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

Strode's Almshouses with the school house at the centre, c.1906 (Egham Museum Trust, PC 28)
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 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 east showing the Literary Institute and the Red Lion on the left, undated [c.1910] (Egham Museum Trust, P 109a)

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.

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, 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.
3.5.4 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.
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.
4.0 | CHARACTER ASSESSMENT

4.1 LOCATION, TOPOGRAPHY AND GEOLOGY

4.1.1 Egham is located in the northern part of the Borough of Runnymede, adjacent to the south of the water meadows flanking the southern bank of the River Thames where the Magna Carta was sealed. The town centre is approximately half a mile to the south of the river and two miles to the west of Staines-Upon-Thames.

4.1.2 The Egham Town Centre Conservation Area covers the historic core of the town along the High Street, Manor Farm Lane to the east and the residential streets to the north.

4.1.3 The western boundary is formed by Strodes College. The southern boundary roughly follows the rear elevations of buildings on the south side of the High Street, including parts of Church Road and Station Road North. It excludes the shopping centre on the south side, before re-crossing Church Road to follow the boundary of St John the Baptist’s Churchyard to reach Manor Farm Lane, taking in the listed farm building before heading north back to the High Street. The boundary then takes in the west side of Denham Road and then a pocket of buildings on the east side and north side of the High Street. The boundary then extends west along Crown Street before heading south, crossing Runnemede Road and following the rear of the buildings on the north side of the High Street back to Strode College.

(Paragraph to be updated once boundary revisions are finalised)

4.1.4 The bedrock geology of the area is London Clay with superficial deposits of fluvial gravel and sand due to its proximity to the River Thames and water meadows. The topography is level from the river, across the water meadows and across the Conservation Area, lying at around 20m above sea level. The land starts to rise to the north-west at Coopers Hill.
Plan 2: Location Plan of Egham within the surrounding area. This plan is not to scale. Base plan © Google Earth 2018.
4.0 CHARACTER ASSESSMENT

4.2 ARCHAEOLOGY

4.2.1 Egham is situated on an important Roman road from London to the south-west and there was a permanent settlement by the Saxon period. These ancient origins mean that the majority of the Conservation Area is within the Egham Historic Core and Petter’s Sports Field Area of High Archaeological Potential (AHAP). A second AHAP lies close to the north of the Conservation Area covering part of the medieval Egham Causeway with its eastern extent part of another AHAP on the east side of the M3 motorway. A further AHAP lies to the south-east of the Conservation Area relating to a Roman Farmstead. These designations mean that there is a high likelihood of there being below-ground archaeological remains, which would provide further insight into Egham’s history and evolution.
Plan 3: Areas of High Archaeological Priority within and in close proximity to the Egham Town Centre Conservation Area. This plan is not to scale.

Egham Town Centre Conservation Area Appraisal: Draft for Public Consultation (October 2018)
4.3 STREET AND PLOT PATTERN

4.3.1 The principal street within the Conservation Area is the High Street, which extending approximately east-west and slightly northward towards and beyond the junction with Vicarage Road (outside the Conservation Area). Buildings along the High Street have varied frontage widths, but all are relatively narrow. The buildings are on long linear plots, surviving from the medieval origins of the town when the High Street frontage would have been at a premium. The exception is the Tesco building on the north side, which has a much broader street frontage, and the Precinct on the south side, excluded from the Conservation Area, which has a very long frontage. These larger plots have been a result of modern amalgamation of several of the narrow historic plots. Despite this, the historic fine-grained character is still apparent along much of the High Street.

4.3.2 Church Road is a ‘U’ shaped route connecting with the High Street at both ends, but only the east and western ends are included within the Conservation Area.

4.3.3 Extending off the High Street to the north are several parallel streets, including Runnemede Road, Hummer Road and Denham Road. These streets are principally residential in character with narrow plots occupied by mainly detached and semi-detached houses and linear gardens behind. Crown Street connects these residential streets, running roughly parallel with the High Street, and has the same plot pattern as the other residential streets. The plots would have been laid out at the same time as the streets were laid out at the end of the nineteenth century.

4.3.4 At the south east corner of the Conservation Area is Manor Farm Lane, a historic lane taking a meandering route south from the High Street; it would have been more rural in character historically beyond the bounds of the village core. The pattern of plots in this part of the Conservation Area is much less regular with the Church and its surrounding churchyard dominating. Its plot is large and follows the line of Church Road and Manor Farm Lane. On the east side is the historic farmhouse, set in a large square plot.
Frontages on the High Street; buildings are located on long linear plots.

The Tesco building has a much broader frontage to the High Street.
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, there are several areas of managed public realm in addition to the pavements along both sides of the streets in the conservation area.

4.4.2 The principal public open space within the Conservation Area is the churchyard, which is laid out with lawns interspersed with mature trees, paths, tombs and grave stones. The mature trees are densest close the Church to the north and south, with a further cluster further south adjacent to the alleyway entrance from Church Road. The trees frame views of the west elevation of the Church. The paths are mainly York stone paving slabs set in an irregular pattern with some areas of tarmac. Some of the paths have been lined with smaller grave stones and further stones line the High Street boundary wall and the north elevation of the Church itself. There are a number of movable park benches located within the churchyard and fixed benches around the War Memorial at the north-west edge of the churchyard. The churchyard pre-dates the current Church and therefore is one of the most historic features of the Conservation Area. Where most of the Conservation Area is devoid of greenery, the churchyard is an important amenity for the local community.

St John the Baptist’s Churchyard is crossed with paths, and lawned areas interspersed with historic tombs and mature trees
The churchyard also has more open lawned areas which are also interspersed with gravestones and tombs.

War Memorial with hard-landscaping and benches within the churchyard.
4.4.3 The other principal area of managed public realm is the central part of the High Street, which is a single lane, one-way road, pedestrianised zone during the daytime. The broader open space in front of the Tesco’s superstore is a designated public open space. The High Street is the oldest and most important street in the Conservation Area and the shops and businesses which line it mean that it is the most visited and used. The pavements along this part of the High Street, and around the Station Road North junction have a mixture of finishes and some parts of the road are shared surface, raised road level to facilitate pedestrian crossings. The materials used are mainly red brick with areas of granite or brick setts, stone or concrete slabs and tarmac. The public highways within the Conservation Area are tarmacked, except the areas of shared surface on the High Street, with concrete or tarmacked pavements on both sides.
4.4.4 The other main open space within the Conservation Area is the large garden in front of Strode’s College. There have been gardens in this area for much of the school’s history and for that reason they make a contribution to the historic character of the Conservation Area. The gardens are lawned and edged with shrubbery and tarmacked paths. Some mature trees are located around the outer perimeter of the gardens. It should be noted that the gardens are a private space and are not publicly accessible.

4.4.5 Tesco car park, accessed from Hummer Road, is a large, irregularly shaped open area to the rear of the High Street. This area makes a negative contribution to the appearance of the Conservation Area due to its hard-surfaced treatment and use only for car parking.
4.4.6 There is an extensive array of street furniture in the Conservation Area including bollards, railings, benches, telephone boxes, broadband cabinets, litter bins, lampposts, post boxes, wayfinding signage and road signs. The highest concentration is along the High Street where it detracts significantly from the appearance and character of the Conservation Area, as it hinders movement through the area and the design of many items is inconsistent. Furthermore, many of the pieces are in need of maintenance, replacement or removal. There are some pieces of street furniture, such as post boxes and some historic lampposts, which make a positive contribution to the appearance of the Conservation Area.

4.4.7 Trees within the Conservation Area are mainly within the churchyard and within private gardens and yards. The trees within the churchyard are mature and have long been a part of its character as they contribute to the important amenity value of the open space. Both historically and in the present day, there are very few street trees in the Conservation Area. The few along the High Street are relatively small and recently planted. There are no trees within the Conservation Area which are subject to specific Tree Preservation Orders, however special permission is required to undertake work to the majority of trees in the Conservation Area.
4.0 CHARACTER ASSESSMENT

4.5 BUILDING TYPES AND USES

4.5.1 The two principal use types within the Conservation Area are commercial and residential. The commercial uses are concentrated on the main artery through the Conservation Area, the High Street, with residential uses on the grid of streets to the north of the High Street. There are further pockets of residential uses to the south of the High Street around St John the Baptist’s Church. The other important use is educational, specifically Strode’s College. The plan on the next page shows the different use zones within and in the immediate surroundings of the Conservation Area. As well as the uses described above, it identifies key publicly accessible open spaces and specific use types, namely churches and pubs.

4.5.2 This range of uses is characteristic of a small town and therefore contributes to the special interest of the Conservation Area.

Range of street furniture outside the United Church and Red Lion pub on the High Street

Signage, litter bin, bollards and bicycle rack at the eastern end of the pedestrianised part of the High Street
Plan 4: Use distribution across the Egham Town Centre Conservation Area. This plan is not to scale.

Note: The buildings which have been coloured but are outside the current Conservation Area boundary are part of the proposed boundary extension (see section 9.0)
4.0 CHARACTER ASSESSMENT

4.6 BUILDING SCALE AND MASSING

4.6.1 The scale of buildings in the Conservation Area ranges from single storey up to four storeys, although the majority of buildings are two to three storeys high.

4.6.2 The residential buildings in the streets to the north of the High Street are consistently two storeys in height, and either detached or semi-detached. Many of the historic detached houses are linear in plan, with the narrowest elevation facing the street. Others are double fronted and have similar massing to the pairs of detached houses. The spaces between buildings are narrow, providing access to rear gardens and side entrance doors. Very few houses have garages on the street, however there are single storey garages to the rear of many.

4.6.3 The High Street and Station Road North contain more of a range in terms of overall building height and there is a varied roofline as a result. The general height is two to three storeys; however, buildings with the same number of storeys vary in height, those which have a greater commercial or civic presence are often at a larger scale or have grander proportions, such as the Old Bank and the Literary Institute, demonstrative of their importance to the community. Modern infill buildings generally fit in with the historic scale of the High Street, but there are some buildings which are slightly taller than the average scale such as Nos. 77-79 High Street and detract from the street scene.

4.6.4 As is typical of a high street, buildings all adjoin each other in a continuous row, rather than being detached or semi-detached; the only gaps between buildings are for the streets leading off it to the north. Historically, the frontage of the High Street would have been at a premium and therefore plots were narrow to allow many businesses to have a frontage. Over time, plots have become amalgamated to create a greater range of building widths, a trend which continued into modern times. Tesco’s and the Nursery at No. 85 are examples of modern merging of plots and the loss of the historic grain. These buildings also have bulkier massing, despite the use of setback upper floors.

4.6.5 The other main buildings within the Conservation Area are Strode’s College, St John the Baptist’s Church, and Manor Farm which are all detached buildings lying in their own grounds. Manor Farm and Strode College are both two storeys, but Manor Farm is at a domestic scale and therefore much lower in height. The Church is also two storeys, with a crypt below and is at a much grander scale, especially as it is topped with a tower.
4.0 | CHARACTER ASSESSMENT

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

BUILDING HEIGHTS

- Current Conservation Area Boundary
- One Storey
- Two Storeys
- Three Storeys
- Four Storeys

Note: The buildings which have been coloured but are outside the current Conservation Area boundary are part of the proposed boundary extension (see section 9.0)
4.0 | CHARACTER ASSESSMENT

Buildings on the residential streets to the north of the High Street
4.0 | CHARACTER ASSESSMENT

Variety in building height on the High Street
4.0  |  CHARACTER ASSESSMENT

4.7  BUILDING MATERIALS

4.7.1  Within the Egham Town Centre Conservation Area, the most common building and finishing material is brick. This is most frequently red brick, but yellow and buff coloured brick are also used in traditional buildings. Bright shades of red brick and also brown brick are used in more modern buildings. Contrasting coloured bricks are used to add detailing, such as window dressings and quoins.

4.7.2  Rendered and painted finishes also commonly appear in the Conservation Area. White colours are the most common but other pale and pastel shades are also sometimes used. There are some instances of pebble dashed render to more modern buildings. Render is sometimes only used on the principal elevation of a building with the side and rear elevations left as unfinished brick.

4.7.3  The other building materials used in the Conservation Area are not common. These include stone, including stone cladding panels, used in the Old Bank and the parish centre for St John the Baptist’s Church, hung tiles as seen on the Red Lion pub and a number of modern houses and commercial buildings. Composite cladding panels and other modern materials such as concrete are used in a small number of instances; these materials do not contribute to the character and appearance of the Conservation Area and are considered to be inappropriate.

MATERIALS PALETTE FOR THE EGHAM CONSERVATION AREA

Quoins are a common feature to the corners of buildings
4.0  CHARACTER ASSESSMENT

4.8  ARCHITECTURAL FEATURES AND DETAILS

4.8.1  WINDOWS

Windows, particularly at upper floor levels are, single light units, most often square-headed but are sometimes segmental or round-arched. There are a few instances of tripartite windows. Bay windows are also a common feature of the Conservation Area, at both ground and upper floor levels. On the High Street, examples include the Constitutional Club and the White House and are very common in residential buildings to the north of the High Street. Both squared and canted bay windows are used, and the bays are often capped with a tiled pitched roof.

4.8.2  The most common type of window in the Conservation Area is timber-framed sash windows. Older buildings, typically those from the pre-Victorian period, have smaller panes with glazing bars, whereas Victorian buildings generally have larger panes. The timber-frames are painted white and generally have white painted reveals. In many instances, traditional timber windows have been inappropriately replaced with uPVC units. Where opportunities arise, this trend should be reversed, see Section 8.0 (Management Plan) for guidance on window replacement.

4.8.3  There are a small number of uses of mullioned windows, in Strode’s College for example. These generally have leaded or metal-frame glazing within them.
4.0  |  CHARACTER ASSESSMENT

Timber-framed sash windows are the most common traditional style of window in the Conservation Area.
4.0 | CHARACTER ASSESSMENT

ENTRANCES AND DOORS

4.8.4 Entrances to the residential properties, not on the High Street, have their entrances both on front and side elevations. On front elevations, entrance doors are often set within recesses creating a porch area. Others have projecting porches with gables roofs. Recessed entrances often have brick or rendered surrounds or lintels, sometimes with decorative pilasters. Square-headed, segmental and round arched opens are all common. Entrances on side elevations are simpler, although still sometimes recessed. Due to the narrow gaps between buildings, side entrances are not greatly noticeable from the street. Doors themselves are generally timber, although as with windows, there has been some replacement with uPVC.

4.8.5 On the High Street, the ground floors are mainly taken up by shopfronts, with entrances to the upper floor office and residential accommodation accessed from the rear. Where there are visible entrance doors, there is greater variety than on the residential streets, due to the greater variety in architectural style and date of the High Street’s buildings. The White House for example has a grand pilastered and pedimented entrance door; whereas the Literary Institute has a small modern extension which contains the entrance. The United Church has a pointed arched entrance with pilasters and decorative carving, typical of its gothic style.
Examples of different types of recessed porches within the Conservation Area
4.0 | CHARACTER ASSESSMENT

Examples of projecting and canopied porches

Pointed arched entrance to the United Church
4.0 CHARACTER ASSESSMENT

ROOFS AND CHIMNEYS

4.8.6 The form and pitch of roofs is a particularly important part of the visual appearance of the area as they form the skyline of a street. The steepness of the pitch varies with examples of both very steeply pitched tall roofs, in a more arts and crafts style, and shallower pitches, particularly for the hipped roofs. Slate and clay tiles are the most common roof coverings within the Conservation Area.

4.8.7 Gables are a common architectural feature in the Conservation Area, both full gables and the use of gabled dormers. Many of the gables are fairly simple, however, some have decorative bargeboards, or contain decorative brickwork and the Old Bank has Dutch-style gables.

4.8.8 Other buildings, on the High Street in particular, have brick parapets concealing their roofs. In more modern buildings there has been frequent use of mansard roofs, however, there is no historical precedent for this type of roof in the Conservation Area.

4.8.9 Tall brick chimneys are also a characteristic feature of buildings in the Conservation Area, within both the residential buildings to the north of the High Street and those on the High Street itself. Chimneys are an important roofline feature and add variety and interest to the street scene.

Variety of pitched roofs and tall chimney stacks at the western end of the High Street
SHOPFRONTS

4.8.10 Retail and commercial uses are an important part of the character of the Conservation Area both historically and today, specifically on the High Street, which is lined with shops. Although not many historic shopfronts survive, component parts survive in many instances. One of the most intact historic frontages is No. 176 High Street, a former butcher’s shop, which retains its corbelled pilasters and low-level marble signage. Corbels are one of the most common survivals and some shopfronts retain appropriately proportioned fascia signage and glazing. Historic and traditional shopfronts often have more pleasing proportions and visual interest than modern versions and generally complement the historic buildings in which they are located.

4.8.11 There are numerous examples of historic shop signage which survive, such as that of No. 176 identified above and engraved and painted signage further east along the High Street including another former butcher at No. 65, an undertaker at No. 80 and the Literary Institute. All are Grade II listed, as is No. 72, another butcher’s which retains its historic decorative tiles both internally and externally.

4.8.12 Many of the historic shopfronts within the Conservation Area have been significantly altered or replaced. Many now contain oversized fascia signs, internally lit box signage and have full height glazing all of which detract from the appearance of the Conservation Area. Guidance on appropriate shopfront design can be found in Section 8.0 (Management Plan).
4.0 | CHARACTER ASSESSMENT

Components of a Traditional Shopfront

- Transom
- Shop Sign
- Fascia
- Fanlight
- Mullion
- Stallriser
- Double shopfront
- Recessed entrance
- Base / plinth
- Pilaster
- Capital
- Corbel / console
4.0  |  CHARACTER ASSESSMENT

Shopfront and marble signage of No. 176 High Street

Engraved historic shop signage at Nos. 65 and 80 High Street

Traditional shopfront in Station Road North
Examples of alterations to and replacement of shopfronts in the Conservation Area, which detract from its character.
4.0 | CHARACTER ASSESSMENT

DECORATIVE DETAILS AND SIGNAGE

4.8.11 Decoration is fairly restrained within the Conservation Area, limited mainly to contrasting brick or render. Brick window surrounds, quoins and banding are all common and there are a number of examples of diaperwork and other brick patterning.

4.8.12 A very common feature of the later Victorian and Edwardian houses to the north of the High Street are date and name plaques. These have the name of the villa or pair of villas and their date of construction and are located at a central high-level position on the elevation.

Diaperwork is two tone brickwork set into a diamond-shaped pattern

Examples of decorative brick and render detailing to buildings within the Conservation Area
Examples of residential buildings on the streets to the north of the High Street with name and date plaques.
4.0  |  CHARACTER ASSESSMENT

SAMPLE OF ARCHITECTURAL DETAILS WITHIN THE EGHAM CONSERVATION AREA
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. The boundary treatments in the Egham Town Centre Conservation Area vary depending on the use of different streets.

4.9.2 Along the High Street, the buildings are built hard against the pavement, with no private space or boundary between the street and the retail and restaurant buildings which line it. The rear yards of the buildings on the High Street are often walled, but as they are often used for car parking, are permeable in multiple locations.

4.9.3 In the residential parts of the Conservation Area, the houses are set back from the pavements by small front gardens. These are traditionally walled, but some have been fenced or have soft boundaries in the form of hedges. There has been some conversion of these front gardens to hard-landscaped driveways, which has led to the loss of historic boundary treatments and an erosion in the demarcation of plot edges. Some side boundary treatments have suffered similar alteration and erosion where side boundaries front onto the street.

4.9.4 Manor Farm on Manor Farm Lane has a simple fenced and hedged boundary sympathetic to its agricultural origins. St John the Baptist’s Church has a walled boundary, some parts of which are in a poor condition and others, such as along the High Street edge, which have been rebuilt in modern brick.
Typical residential boundary treatments, some have been lost when gardens have been converted to driveways.
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 Town Centre Conservation Area are identified on the adjacent plan and detailed over the following pages.
Plan 6: Views and Landmark Buildings in the Egham Town Centre Conservation Area. This plan is not to scale.
4.0 | CHARACTER ASSESSMENT

View 1

4.10.4 Looking into the Conservation Area from the west with the gardens of Strode College to the left and the listed row of shops at Nos. 176-179 High Street to the right.

View 2

4.10.5 Linear view from the entrance gates of Strode College looking across the gardens to the main school building. The Grade II listed seventeenth century former almshouses flank the gardens on either side of the main building.
4.0 | CHARACTER ASSESSMENT

View 3

4.10.6 Kinetic view east along the High Street. The spire of the United Church is a distinctive and prominent landmark in these views. The prominence of other buildings will change moving along the street but all are of a relatively consistent scale.

View 4

4.10.7 Kinetic views west along the High Street. Similarly to views in the opposite direction, the United Church spire is an important landmark in these views. Although the prominence of buildings within the view will change moving along the street, the linearity of the street and the scale of buildings remains relatively consistent.
4.0 | CHARACTER ASSESSMENT

View 5

4.10.8 Kinetic views of the United Church spire are also visible from Runnemede Road.

View 6

4.10.9 View along full length of the historic High Street from the eastern end, the buildings to the left of the frame, part of the Precinct, are excluded from the Conservation Area.
4.10.10 This view of the west elevation and tower of St John the Baptist’s Church, is one of the best views of this landmark building. Other views are more glimpsed, particularly in summer due to the mature trees within the churchyard.

4.10.11 View into the Conservation Area from the east, looking towards the White Lion pub and Marchamont House.
4.0 | CHARACTER ASSESSMENT

LANDMARK BUILDINGS

4.10.12 There are three main landmark buildings within the Conservation Area: both churches and Strode’s College. These feature within many of the important views identified, but are also visible from a wide range of positions within the Conservation Area. The Old Bank is also a landmark building on the approach to the Conservation Area from the west and from the southern end of Station Road North.

4.10.13 In addition to these landmark buildings, the distinctive roof form of the Malthouse is also glimpsed from many positions within the Conservation Area, although the building itself is not considered to have landmark status.

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.” 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 Much of the close setting of the Egham Town Centre Conservation Area consists of the suburbs of the town centre and commercial uses to the south of Church Road. Generally, the setting makes a slightly positive or neutral contribution to the Conservation Area’s special interest.

4.11.3 The M25 motorway and Egham Bypass are both in close proximity to the Conservation Area and therefore, although negative, road noise is prevailing part of the character and experience of the Conservation Area. In the same vein, the Conservation Area is about 3 miles to the south-west of Heathrow Airport and therefore aeroplane noise is also part of the experience of the Conservation Area. This is less noticeable within the busy High Street where there are other forms of noise generation, including closer noise from vehicles.

4.11.3 The Precinct retail and residential complex on the south side of the High Street, which is adjacent to the Conservation Area boundary, is very visually prominent from within the Conservation Area and detracts significantly from its appearance and character.

02 MHCLG, National Planning Policy Framework (2018), p.71
5.0 | AUDIT OF HERITAGE ASSETS

5.1 | INTRODUCTION

5.1.1 As a designated Conservation Area, Egham Town Centre 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 of 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 listed building is a material consideration in planning decisions.
5.0 | AUDIT OF HERITAGE ASSETS

5.2.5 There are 27 listed buildings within the Conservation Area. These are principally located along the High Street including the important cluster around the Literary Institute. There is also a cluster of listed buildings associated with St John the Baptist’s Church, including the Church itself and the Lynchgate, which are Grade II* listed. Away from the High Street, the pair of former Almshouses at Strode’s College are Grade II listed, as is the Malthouse to the north of the High Street.

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/.
5.0 | AUDIT OF HERITAGE ASSETS

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, merit 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.

04 They must have a level of interest and value that is greater than that of the general surrounding area.

*United Church of Egham, locally listed*
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 are at present eight locally listed buildings within the Conservation Area, this is subject to change as part of the current (2018/19) review of the Borough’s Local List. Locally listed buildings in the Conservation Area include two historic post boxes, a pub, a former bakery and a bank. The location of the locally listed buildings in the Conservation Area is shown on the plan at the end of this Section. 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-

5.3.5 The form for nominating building for inclusion on the Local List can be found here: https://www.runnymede.gov.uk/article/16182/Conservation-Area-Reviews-2018-19

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01 Five of these eight are proposed for local listing. These are Strode’s College main building, the Old Bank, the War Memorial and two post boxes.
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/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, for example the recently completed church hall adjacent to St John the Baptist’s Church.

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. 69-70 High Street, positive building

Bizz Kidz Nursery at No. 67 Hummer Road, positive building
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.

St. Catharine’s Place, neutral building

Nos. 1-9 Station Road North, detracting building

Nos. 8 and 9 Denham Road, neutral buildings

No. 140 High Street, detracting building
5.0 | AUDIT OF HERITAGE ASSETS

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

AUDIT OF HERITAGE ASSETS

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

Notes:
The locally listed buildings shown on this plan is subject to change as part of the current (2018/19) review of the Borough’s Local List.

The buildings which have been coloured but are outside the current Conservation Area boundary are part of the proposed boundary extension (see section 9.0)
6.0  |  STREET BY STREET ASSESSMENT

6.1  HIGH STREET

6.1.1  The High Street contains a large concentration of shops and cafes, as well churches, offices and flats. The buildings are generally in small terraced groups or semi-detached. The most common material used is red brick, although some front facades are rendered or stuccoed, others have sections of hung-tile cladding, timber-framing or pebble-dash render. On occasions stone is used, for example at the Old Ashby Bank. Stone architraves, capitals and cills articulate a few buildings’ facades, otherwise details are picked out by render, paint or patterned brickwork. Some historic sash or casement windows remain, although frequently these no longer have their historic glazing bars. Other visually appealing architectural features along the High Street include picturesque gables, quoining, date plaques, historic signage, bay windows and dormer windows, as well as classical pediments, columns and door architraves. Remnants of historic shopfronts feature along the High Street, including stone or timber consoles and historic vents, and there are a couple of historic or historic style stallrisers towards the eastern end of the street.

6.1.2  There are 16 listed buildings along the High Street and five locally listed buildings\(^{01}\). 13 buildings are classified as positive buildings (see Appendix A).

6.1.3  The plot sizes are varied; although historically plots were long and narrow. There are no front gardens, with buildings hard against the pavement, but most have a rear garden or yard often partly infilled by rear extensions. Certain modern buildings, such as blocks of flats or Tesco occupy much larger footprints and have much wider frontages, merging several historic plots. There are large surface car parks behind the High Street shopfronts to the north and south.

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\(^{01}\) The number of locally listed buildings is subject to change as part of the current (2018/19) review of the Borough’s Local List.
6.1.4 The boundary treatment varies along the High Street. At its western end, the two-lane road has broad tarmacked pavements, lined in some places by low brick walls, with blocks of flats and Strode’s College behind. The central part of the High Street is narrower, with a single lane, one-way road and broader pavements. The surfaces are mixed but are aimed at encouraging pedestrian priority; this part of the street is close to vehicles during the daytime. The High Street widens again at the eastern end, beyond the pedestrianised section. Mosaic panels are set in the pavement at frequent intervals, as well as sculptural monuments, memorialising the Magna Carta.

6.1.5 There are several detracting buildings along the High Street. Many of the historic shopfronts have been replaced with modern versions and many windows have been replaced with inappropriate uPVC units. Modern sheet glazing on shopfronts, intrusive canopies and bird deterrent spikes, inappropriately sized and coloured shop signage are especially intrusive. The south side of the street has been most affected by modernisation and shopfront replacement including the construction in the 1960s of the Precinct, immediately adjacent to the Conservation Area boundary. There is also an extensive amount of street furniture and signage which detracts from the appearance of the street.

6.1.6 The appearance of the street would be greatly enhanced by more sensitive shopfront design, specifically use of historic precedents (stallrisers, pilasters, fascia boards, timber-framed windows, recessed entrances) and a more holistic approach to street furniture and surface finishes.
6.0  |  STREET BY STREET ASSESSMENT
6.2 **STATION ROAD NORTH**

6.2.1 Station Road historically linked the railway station with the town centre, but was curtailed in the 1960s when Church Road was widened. The northern stretch of the road lies within the Conservation Area. The street is largely composed of terraced and some semi-detached buildings. The buildings are mixed-use with ground floor shopfronts and residential or commercial uses above. The street was laid out in the early nineteenth century and the buildings date from this period to the mid-late twentieth century. Two buildings are listed at Nos. 169 and 170 (Nevin and Wells building), and No. 8, both Grade II. There are no Locally listed buildings, but there is one positive building, No. 6 Station Road North.

6.2.2 The plot sizes are long and narrow to the west of the street; some have rear gardens and the buildings front directly onto the pavement. On the east side is a long, two-storeyed building with carparking and a narrow access route to the rear. The buildings are built in dark brown or red brick; some have rendered or stuccoed facades. The historic, stuccoed facades on the west side of the street feature moulded classical pilasters, string coursing and parapet. The pavements are wide and made up of modern red brick. There is extensive car parking in the street.

6.2.3 There is one detracting building on the east side, Nos. 1-9 Station Road North, which visually dominates the street. It is a post-war building of no aesthetic or historic merit. The building occupies an important corner site and its replacement with a sympathetic, high quality new building would greatly enhance the character of the street. Although some historic timber windows remain, some historic buildings feature uPVC windows. These window alterations have detrimental impact on the appearance of the street; returning the windows to timber would help enhance the character of the street.
6.0 | STREET BY STREET ASSESSMENT

6.3 RUNNEMEDE ROAD

6.3.1 This street comprises attached and semi-detached houses, as well as the side returns of the United Church and its pastoral centre and the Red Lion pub, which front the High Street. The street was laid out in the late nineteenth century, with most of the houses built during the early twentieth century. There is some later twentieth century plot infill. The street has one listed building, the Grade II Red Lion Public House, which principally fronts the High Street. It has no locally listed buildings but one building is categorised as a positive building: the Pastoral Centre.

6.3.2 The church and the pub occupy large plots; the latter has parking in the rear yard. Houses have small front gardens and much larger rear gardens. The buildings are largely constructed in brick, some of which have details articulated by contrasting coloured brick. Other materials include hung tiles to modern houses, and pebbledash render. The narrow pavements are tarmacked and the boundary treatments to the houses are either low brick walls or high timber fencing.

6.3.3 There are no detracting buildings on the street and no vacant sites, providing little opportunity for new buildings. However, it would enhance the appearance of the street if the modern uPVC windows were replaced with more traditional timber units.
6.4 HUMMER ROAD

6.4.1 Hummer Road is a residential street largely occupied by semi-detached houses, although there are also some larger detached houses. The street was laid out in the late nineteenth century; most of the houses were built between this date and the early-mid twentieth century. The street has no listed buildings, although it does have one locally listed building, The Old Bakery at No. 1 Hummer Road, and numerous positive buildings (see Appendix A).

6.4.2 The houses are positioned close to the front of long, narrow plots with small front gardens and much larger rear gardens. The houses are constructed in pale brown or red brick and some have rendered or painted finishes. Ornament includes patterned brickwork or contrasting brick details, decorative bargeboards and name and date plaques. Pebbledash render is also used and there are tile hung facades to more modern buildings. The front gardens of the houses are fronted by low brick walls or fences, which meet narrow tarmacked pavements. However, there several instances where these boundary treatments have been removed and the gardens are now used for car parking.

6.4.3 There are no detracting buildings on the street, although the side return of the nursery at No. 85 High Street is visible and detracts from the character of the street. The replacement of this building with one more sympathetic to the character of the Conservation Area would benefit Hummer Road as well as the High Street. There are no vacant sites and, therefore, limited opportunities for new buildings. Many of the windows have been replaced with uPVC units and the loss of historic boundary treatments detract from the appearance of the street and returning these historic features would enhance the appearance of the street.
6.5 | DENHAM ROAD

6.5.1 Denham Road is a residential street largely occupied by semi-detached houses, although there are some larger detached houses. The street was laid out in the late nineteenth century; most of the houses were built between this date and the mid twentieth century. By the later twentieth century most gaps had been infilled. The street has no listed or locally listed buildings, but contains many positive buildings (see Appendix A).

6.5.2 The houses are on long, narrow plots with small front gardens and much larger rear gardens. They are constructed in brick and some have rendered or painted finishes. Ornament includes patterned diaperwork or contrasting brick details. Other characteristics are pebbledash rendered first floors and name and date plaques. The narrow, tarmacked pavements are bounded either by low brick walls or timber or metal fencing, marking the boundary walls to individual houses. There are some instances where these boundary treatments have been lost and the front gardens have been converted into car parking.

6.5.3 There is one detracting building on the corner of Denham Road and the High Street, Henley Court, Nos. 1-24 Denham Road; it would benefit the street if this building, which occupies a pivotal corner site, was replaced with a more sensitively designed structure. Otherwise, there are no vacant sites and therefore limited opportunities for new buildings. Many of the windows have been replaced with uPVC units and the loss of historic boundary treatments, which detract from the appearance of the street. Returning these historic features would enhance the appearance of the street.
6.0 | STREET BY STREET ASSESSMENT

6.6 HERNDON CLOSE

6.6.1 Herndon Close features several semi-detached modern houses and single storey garages. The close was laid out in the late twentieth century. No buildings are listed or locally listed, although there is a Grade II listed milestone attached to the wall at the junction of Herndon Close and the High Street. There are no positive buildings on the street.

6.6.2 The houses are located in relatively small plots with side or rear gardens and there are no formal boundary treatments. The gardens to the rear of Denham Road, which are hidden behind a high brick wall, have long, narrow rear gardens backing onto the Close. The houses are constructed in red brown brick. The narrow pavements are tarmacked.

6.6.3 The garages are categorised as detracting buildings, as although relatively unobtrusive, they represent an opportunity for buildings which are more sensitive to the Conservation Area’s character to be constructed.
6.7 CROWN STREET

6.7.1 Crown Street is a residential street lined with detached, semi-detached and a limited number of terraced houses. The street was laid out in the second half of the nineteenth century, with most houses constructed between the late nineteenth and early twentieth centuries and remaining plots filled by the mid-twentieth century. There are no listed or locally listed buildings on the street, however many are positive buildings (see Appendix A).

6.7.2 The houses are on long narrow plots, with the buildings positioned behind small front gardens with long rear gardens. The houses are all constructed in brick, with some finished with render or painted. Red brick is common, with contrasting brick details. Other characteristics include decorative bargeboards and name and date plaques. The street is bounded by narrow, tarmacked pavement; low brick walls or timber fencing front the individual houses. There are some instances where these boundary treatments have been lost and the front gardens have been converted into car parking.

6.7.3 There are no detracting buildings on the street and no vacant sites. There are therefore limited opportunities for new buildings. Several houses have had their original timber windows replaced with uPVC units. This has a detrimental impact on the appearance of the street and there are opportunities for enhancement by returning them to timber. Reinstating traditional boundary treatments to front gardens would also be beneficial.
6.0 | STREET BY STREET ASSESSMENT

6.8 MANOR FARM LANE

6.8.1 This street is largely made up of rear and side returns to detached buildings, such as several buildings on the High Street, Saint John the Baptist’s Church and the recently completed parish centre. Manor Farmhouse fronts the street but is set back behind a large front garden. The street was laid out in the mid-nineteenth century primarily to access Manor Farm. There are two listed buildings, the Church, which is Grade II*, and Manor Farmhouse, which is Grade II. There are no locally listed buildings but the parish centre is categorised as a positive building.

6.8.2 The principal buildings are generally large and lie in spacious plots, which are surrounded by gardens or other open spaces, including the churchyard and car park. The buildings are constructed in pale brown brick with stone, rendered or stuccoed details. The road is edged by narrow tarmacked pavements, with some sections of brick boundary wall towards the north end of the street.

6.8.3 There are no detracting buildings on the street itself, although the side returns of No. 140 and Nos. 136-138 High Street are particularly visible and affect views to and from the Church. There are opportunities to enhance the street by the sensitive replacement of these buildings.
6.9  STRODE STREET

6.9.1 This is a residential street of semi-detached and detached houses. The street was laid out in the late nineteenth century; most of the houses had been built by the mid-twentieth century. There are no listed or locally listed buildings. There are, however, 15 identified positive buildings along the north side of the street (see Appendix A).

6.9.2 The houses are on long narrow plots, with the buildings positioned behind small front gardens with long rear gardens. The houses are all constructed in brick with some finished with render, or painted. Red brick is common with contrasting brick details to denote architraves, window heads and quoining. Other characteristics include decorative bargeboards and name and date plaques. The street is bounded by narrow, tarmacked pavement; low brick walls or timber fencing front the individual houses. There are some instances where these boundary treatments have been lost and the front gardens have been converted into car parking, although less than on other streets in the Conservation Area.

6.9.2 There are no detracting buildings on the street and no vacant sites. There are, therefore, limited opportunities for new buildings. Several houses have had their original timber windows replaced with uPVC units. This has a detrimental impact on the appearance of the street and there are opportunities for enhancement by returning them to timber. Reinstating traditional boundary treatments to front gardens would also be beneficial.
6.10 RUNNEMEDE ROAD (NORTH)

6.10.1 This residential street, which is an extension of the road of the same name to the north of Crown Street, is made up of semi-detached and detached houses. The street was laid out at the end of the nineteenth century; most of the houses were in place by the mid-twentieth century. There are no listed or locally listed buildings; however, there are 12 positive buildings (see Appendix A).

6.10.2 Many of the houses are double-fronted properties on large, relatively wide plots, with small front gardens and spacious rear gardens. The houses are built in red brick, although a couple have pebble-dash rendered or painted facades, otherwise they have rendered, painted or contrasting pick details (quoining, entablatures, window heads). The street is bounded by narrow, tarmacked pavement; low brick walls or timber fencing front the individual houses. There are some instances where these boundary treatments have been lost and the front gardens have been partly or wholly converted into car parking.

6.10.3 There are no detracting buildings on the street and no vacant sites. There are therefore limited opportunities for new buildings. Several houses have had their original timber windows replaced with uPVC units. This has a detrimental impact on the appearance of the street and there are opportunities for enhancement by returning them to timber. Reinstating traditional boundary treatments to front gardens would also be beneficial.
7.0 | ISSUES AND OPPORTUNITIES

7.1 PUBLIC REALM

7.1.1 As discussed in Section 4.4, the quality of the managed public realm within the conservation area is reduced, and this detracts from its overall appearance and character.

7.1.2 There is currently an unnecessary amount of street furniture within the High Street, which causes both physical and visual clutter. This includes bollards, railings, benches, telephone boxes, lampposts and litter bins, most of which are modern and do not contribute to the character of the Conservation Area. However, there are some examples of historic post boxes and lamp posts which do make a valuable contribution. It also includes broadband cabinets of which there are many within the Conservation Area. These cabinets are a visual intrusion as they are alien features within a historic streetscape. In addition to the excess of street furniture, there is also a lack of consistency across the various types, with multiple designs of bollards and litter bins for example. Much of the street furniture requires maintenance, replacement or removal.

7.1.3 There is an extensive array of road signage within the Conservation Area, most notably at the entrance to the pedestrianised part of the High Street. This amount of signage and its prominent positioning detracts from visual appearance and character.

7.1.4 The lack of consistency in surface treatment across the High Street is also a detracting feature of the Conservation Area. There is also a range of different finishes elsewhere in the Conservation Area and a holistic approach to surface materials across the area would be beneficial.

7.1.5 Traffic calming measures in the High Street, the narrowness of the pavements outside the pedestrianised part of that street, and the limited crossing points all detract from the experience of the Conservation Area by hindering movement.

7.1.7 A holistic scheme of public realm improvement, particularly along the length of the High Street, but ideally across the Conservation Area, would greatly improve the appearance of the area. Piecemeal replacement of both street furniture and surface finishes should be avoided and loss of historic items of street furniture, such as post boxes, should also be avoided.
7.0 | ISSUES AND OPPORTUNITIES

Example of pair of broadband cabinets on the High Street

Example of the range of surface treatments in the High Street

Damage to surface treatments at junction of High Street and Station Road North

Extensive signage at the entrance to the part of the High Street which is pedestrianised during the daytime
7.2 SHOPFRONTS

7.2.1 Retail and restaurant uses are an important part of the character of the Conservation Area, centred on the High Street. As of 2018, there are several empty units which detract from the character of the Conservation Area.

7.2.2 There are numerous historic shopfront features remaining to varying degrees across the High Street. These include corbels, pilasters, signage and canopies. There are also a small number of historic shopfronts which are more wholly intact including Nos. 72 and 176 High Street. However, there are many shopfronts which have been inappropriately altered and this incremental change has had a significant negative impact on the appearance of the Conservation Area. Oversized and poorly positioned fascia signs and signage which extend across multiple units, crossing pilaster and corbel divisions are quite common and negatively impact on the understanding of the historic plot pattern and grain. Many shopfronts have also had their traditional glazing and stall riser arrangement replaced with large full height windows which have no subdivision.

7.2.3 Roller shutters are currently used within shopfronts. When closed, these have a detrimental impact on the appearance of the High Street. The installation of new roller shutters will be resisted and alternatives, where and when such security measures are proved to be necessary, should be explored.

7.2.4 The colour, design and corporate branding of some shop signage does not respect the character of either the building in which they are located or the character of the High Street as a whole.

7.2.5 Inappropriate shopfront alteration and replacement is one of the main elements which detracts from the appearance of the Conservation Area. It could be greatly improved through the restoration of more traditional shopfront designs, by reinstating historic features or installation of sensitively designed new shopfronts. Whenever opportunities arise, shopfronts and their signage should be returned to a more traditional appearance or utilise design features or patterns that are in keeping with historic shopfront design.
7.0 | ISSUES AND OPPORTUNITIES

Examples of inappropriate shopfronts including those with large areas of glazing, oversized fascia signage and extending across two historic units.
7.3 WINDOWS AND DOORS

7.3.1 There have been instances in both the High Street and, more frequently, in the residential areas to the north of replacement of traditional or historic timber windows with uPVC units. The same but to a lesser extent has also occurred with timber door replacement. 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 and doors 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 its built fabric of the Conservation Area through the replacement of uPVC windows and doors with traditional timber units.
7.4 **BOUNDARY TREATMENTS**

7.4.1 In the residential streets to the north of the High Street, there has been some loss of traditional boundary treatments. Some properties have had their front gardens replaced with hardstanding and are used as driveways, resulting in the loss of boundary demarcation. This has begun to erode the character and appearance of these streets. There are also associated works which further detract from the character of the Conservation Area, including the loss of trees and shrubbery and the installation of dropped kerbs.

Examples of loss of traditional boundary treatments and conversion of front gardens into driveways
7.5  REFUSE BINS

7.5.1 Refuse storage is frequently a problem within Conservation Areas, particularly in residential areas. Wheelie bins are now provided by the Council for residential properties within the Conservation Area and they are commonly stored in front gardens or on the street. The appearance of large numbers of wheelie bins in the residential streets in the Conservation Area detracts from the historic appearance and character. Larger industrial and commercial bins are also visible in the streets and yards off the High Street. Where possible, screening and sensitively designed bin storage units should be introduced to reduce the visual impact of refuse bins.
7.6 MODERN BUILDINGS

7.6.1 In both the High Street and the surrounding residential streets, there are modern buildings, dating from the post-war period and later, which are not in keeping with the overall historic character of the Conservation Area. The inclusion of these buildings in the Conservation Area, whether or not they are fit for purpose, dilutes its significance. If these sites are in future under consideration for redevelopment, their replacement with sensitively-designed buildings which contribute to and enhance the character of the conservation area will be encouraged. Sensitive-design does not exclude innovative or honestly-modern designs.
Examples of modern commercial buildings in the High Street which dilute and detract from its historic character.
7.0 | ISSUES AND OPPORTUNITIES

7.7 SETTING OF THE CONSERVATION AREA

7.7.1 There are some elements of the Conservation Area’s setting, such as the road and plane noise, 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 buildings and their replacement with high quality, sensitively designed structures. The Precinct and several buildings in Station Road North in particular have a negative affect on the setting of the Conservation Area and represent important opportunities for enhancement.

Southern end of Station Road North, outside the Conservation Area but in its very close setting
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 Town Centre 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 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);
- Works to trees with a diameter of 75mm or greater, measured at 1.5m from soil level;
- Changes to the external finish of 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 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 roofs/elevations visible from the street;
- Putting up advertisements and other commercial signage; and
- Changing the use of a building (e.g. from residential to commercial).

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 Article 4 Directions. 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 the properties in a Conservation Area. More about Article 4 Directions can be 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 CONSERVATION AREA

8.2.1 It is recommended that the following Article 4 Directions be implemented where relevant within the Egham Town Centre Conservation Area:

- Revoke the permitted development of demolition of boundary walls where walls are less than 1m in height (walls over 1m in height already require Planning Permission).
  
  **Reason:** To restrict the conversion of front gardens into driveways for parking, which is causing the loss of traditional boundary treatments and leading to the erosion of the special character and appearance of the Conservation Area.

- Revoke the permitted development of replacing windows in historic buildings, except within modern and new extensions. (specific addresses tbc)
  
  **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.

- Revoke the permitted development of installing Broadband cabinets within the Conservation Area.
  
  **Reason:** To prevent further visual clutter, which detracts from the appearance of the Conservation Area.
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”.\(^1\) 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

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”\(^2\). 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.

\(^1\) Historic England, Conservation Principles, Policies and Guidance (April 2008)  
8.4 ADVICE ON DESIGN AND NEW DEVELOPMENT
ALTERATION, EXTENSION AND DEMOLITION

8.4.1 Egham 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. 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.

8.4.4 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 replacement with something more in-keeping with the character of the Conservation Area.

8.0 MANAGEMENT PLAN

- 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. As above, this does not apply if the historic feature had been previously repaired inappropriately.

- Where seeking to improve failing modern features or past unsuitable repairs, a traditionally-designed alternative using appropriate materials is preferable.

- 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/.
8.4.5 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 ideally 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 material palette including modern materials where these are part of a high quality sensitively-designed extension. Any modern materials added to a building should be high quality and sympathetic.

NEW DEVELOPMENT
8.4.6 There are several opportunities for new development within the Conservation Area. Although there are very few empty sites, there are numerous detracting buildings (See Section 5.0), the sensitive replacement or redevelopment of which would enhance the Conservation Area. There may also be opportunities to redevelop neutral buildings. 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 can be incorporated into the new design; and

• The scale and grain of the surrounding area, including historic plot boundaries.

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 (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 There are also opportunities for new development within the immediate setting of the Conservation Area. Station Road North and the Precinct on the south side of the High Street are two notable examples and are included in the submission Local Plan as Opportunity Areas. Redevelopment close to the Conservation Area 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.

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 which can be found here: TBC

ARCHAEOLOGY

8.4.11 The majority of the Conservation Area is located within the Egham Historic Core and Petters Sports Field Area of High Archaeological Potential (AHAP) and there are several other AHAPs in close proximity. The designations mean that there is a high potential for below-ground archaeological remains. As such, Local Plan 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.

SHOPFRONTS AND SECURITY FEATURES

8.4.12 The Conservation Area includes the retail heart of Egham, with the High Street being the principal shopping street in the town centre. The character and appearance of shopfronts is therefore a particularly important part of the overall significance of the Conservation Area. Although many historic features and appropriately designed shopfronts exist within the Conservation Area, there are also inappropriate examples. The Design Guide SPD will contain more detailed guidance on sympathetic design for shopfronts.

8.4.13 A shopfront is part of a building as a whole, rather than being a separate entity. The design of shopfronts therefore needs to reflect the style, proportions, vertical or horizontal emphasis and detailing of the rest of the building, particularly the principal elevation.

8.4.14 A shopfront needs to sit within the original building framework set by structural and decorative features within the elevation; columns for example should be carried down to ground floor. Where a unit extends across more than one building (i.e. across two or more buildings in a terraced row), it is important that the vertical division between the buildings is retained or reinstated. This may require the use of signage which is divided in two or more parts.

8.4.15 Any historic shopfront features which survive should be retained, repaired as necessary, and incorporated into new schemes, rather than being replaced. It would be desirable to reinstate historic features, such as corbels and pilasters where these have been lost and the placement of them, or vestiges of their original design, remain.

8.4.16 Where existing shopfronts contribute to the character and appearance of the Conservation Area, these should be retained and enhanced where possible. Where it is appropriate to replace all or parts of a shopfront, traditional styles (or designs that retain the same proportions and materiality) are likely to be most appropriate in historic buildings, but modern, sympathetically designed shopfronts would be appropriate in modern and new buildings. The replacement of inappropriate modern alterations to shopfronts with suitably-designed traditional alternatives is encouraged.
8.4.17 Pilasters, corbels, cornice, fascia and stallrisers are all important elements in traditional shopfronts which create the visual proportions of the shopfront. Fascias are of notable importance and should be in proportion to the rest of the shopfront and not overly large. Fascias should not extend above cornice level (or, where there is no such feature, should be below the sill of the window above), or beyond the corbels on either side. Full height glazing is a modern feature and does not reflect the character of historic buildings. Smaller windows with stallrisers (a plinth under the window), transoms and mullions are typical traditional features and more appropriate in historic contexts. Traditional and characteristic materials, such as painted timber or polished stone, will best enhance the historic character of the buildings.

8.4.18 The design and detailing of advertising and signage content, both on fascias and hanging signs, are also important in the Conservation Area. The signage should complement the design of the shopfront and building, conveying a sense of permanence and quality, rather than brashness. Colour palettes, lettering style and illumination need to be considered in the design of a complementary shopfront. With regards to illumination, internally lit signage is inappropriate within the Conservation Area, with subtle external lighting being more appropriate.

8.4.19 There are many examples of fabric canopies within the Conservation Area and such features add interest to the street scene if of an appropriate design suitable for use in the Conservation Area. Canopies should avoid obscuring historic features and should be retractable.

8.4.20 Metal roller shutters have a detrimental affect on the appearance of the Conservation Area. They obscure historic features as well as window displays and internal illumination. There are several alternatives to roller shutters, including more open grilles which can be fitted internally or externally and toughened glazing. Improving the overall appearance of the High Street, including public realm and street lighting, would assist in lowering crimes targeting shops and, along with other measures, could reduce the need for such high security requirements.

CHANGES OF USE

8.4.21 Changes of use such as changes from residential to commercial use, can dilute the special character of different parts of the conservation area. The residential streets for example are an important part of the special interest of the Conservation Area. Increase in commercial uses beyond the High Street could also dilute the importance of the High Street as the retail and commercial centre of the town and Conservation Area.
8.0 | MANAGEMENT PLAN

PUBLIC REALM

8.4.22 As identified in Section 7.0, the managed public realm within the Conservation Area, specifically the High Street, has high potential for enhancement. The streetscapes in the Conservation Area are an important part of its character and the High Street in particular is a key historic route and is the heart of the town centre. Improvements to the public realm, including surface finishes and the type and amount of street furniture, would enhance the appearance of the Conservation Area.

8.4.23 A sensitively-designed holistic scheme of public realm improvement would be beneficial. This could be implemented over multiple phases. An overall scheme would ensure that the same design language is being used across the whole Conservation Area: this is particularly important along the High Street to give it a more unified appearance. Where historic items of street furniture do survive, these should be retained, and repaired and reused where appropriate.

8.4.24 Public realm features (bins, bollards, seating etc.) often become dated in appearance quickly, sometimes due to heavy wear or anti-social behaviour, but also as a result of poor design and short-lived trends. Successful public realm schemes are contextual, using high-quality materials that echo the character of the wider area, and can be either traditional or honestly-modern in their design. Materials both for the street furniture and surface finishes should be of high quality and durability to ensure their longevity as much as possible. Any additions or amendments to the public realm will also need to take account of highways and other relevant regulations.

AERIALS, SATELLITE DISHES AND SOLAR PANELS

8.4.25 The installation of telecommunications antenna, i.e. aerials and satellite dishes, on chimneys and front and side elevations/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.

8.4.26 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.

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. See Section 9.0 for recommendations of current boundary review for the Conservation Area (to be updated in final draft).
8.6 SUMMARY RECOMMENDATIONS

8.6.1 The long-term vision for the Conservation Area is to phase out ill-considered modern additions and encourage their replacement with high-quality alternatives that respond to the traditional character of each individual building/group of buildings and that of the Conservation Area as a whole. This is 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 Restoring historic boundary treatments where they have been lost to residential properties is encouraged.

05 The replacement of inappropriate modern alterations to shopfronts with suitably-designed traditional or sympathetically designed alternatives is encouraged.

06 The sensitive refurbishment of vacant shops will be supported to encourage new businesses to the Conservation Area.

07 Due consideration will be given to the archaeological potential wherever below-ground intervention is proposed.

08 The Council will aim to improve the quality and appearance of the public realm within the Conservation Area, ensuring that any future scheme is of high-quality and responds to the character of the area.

09 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.

10 Development which replaces negative features within the setting of the Conservation Area will be encouraged.
9.0 | BOUNDARY REVIEW

9.1 The Egham Town Centre Conservation Area boundary has not been reviewed since its original designation in 1993. Best practice prescribes that Conservation Area boundaries are periodically reviewed to ensure that the original reasons for designation are still relevant and evident. It is recognised that boundaries were historically drawn too widely, tightly or illogically, and it may therefore be appropriate to amend them. A review of the boundary, as well as any accompanying guidance and assessments, should generally take place every five years or in response to a notable change, including any changes in policy or legislation.

9.2 This Section of the Consultation Draft Conservation Area Appraisal will become the Designation Report for any boundary revisions, particularly additions, to the Conservation Area boundary to be adopted at the same time as the final Conservation Area Appraisal.

9.3 The proposed amendments to the boundary in 2018/19 are listed below along with justification:

- **Inclusion of the whole of the main building of Strode's College**
  
  Justification: To ensure the boundary does not cut through the middle of a building and to recognise that the scale and mass of the whole building is as important as its principal elevation

- **Exclusion of modern housing on Runnemede Road, Runnymede Court and Wren Court**
  
  Justification: These buildings have no heritage interest and do not reflect the character of the Conservation Area

- **Exclusion of buildings on south side of High Street, to east of Station Road North junction**
  
  Justification: These buildings detract from the character of the Conservation Area

- **Exclusion of modern residential buildings on Church Road and Manor Farm Lane**
  
  Justification: These buildings have no heritage interest and do not reflect the character of the Conservation Area

- **Inclusion of recently completed parish centre building and newly landscape area adjacent to St John the Baptist's Church**
  
  Justification: To recognise that the new building and landscaping make a positive contribution to the character and appearance of this part of the Conservation Area

- **Exclusion of modern residential and retail buildings on north side of High Street to west of Denham Road junction**
  
  Justification: These buildings have no heritage interest and do not reflect strongly enough the character of the Conservation Area

- **Inclusion of pair of residential buildings adjacent to east of Marchamont House**
  
  Justification: To recognise that these buildings reflect the character and appearance of the Conservation Area and are positive buildings

- **Inclusion of parts of Runnemede Road, Park Road, Crown Street, Hummer Road, Denham Road and Strode Street**
  
  Justification: To recognise that these streets continue the character of the residential streets north of the High Street reflecting the character and appearance of the Conservation Area.
9.0 | BOUNDARY REVIEW

Plan 8: Proposed amendments to the Conservation Area boundary. This plan is not to scale.

CONSERVATION AREA BOUNDARY AMENDMENTS
- Current Conservation Area Boundary
- Include in Conservation Area
- Exclude from Conservation Area
9.0 | BOUNDARY REVIEW

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

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<thead>
<tr>
<th>Address</th>
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<tbody>
<tr>
<td>Nos. 15-25 Runnemede Road (odd)</td>
<td>Include</td>
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<tr>
<td>Nos. 28-42 Runnemede Road (even)</td>
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### BIBLIOGRAPHY OF SOURCES

#### SURREY HISTORY CENTRE RECORDS

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#### EGHAM MUSEUM RECORDS

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### SECONDARY SOURCES


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

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

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

10.2 FURTHER INFORMATION

NATIONAL PLANNING POLICY AND GUIDANCE

Planning (Listed Buildings & Conservation Areas) Act 1990


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

LOCAL PLANNING POLICY AND GUIDANCE


Runnymede Local Plan (2019): TBC

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#


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.

10.0 | FURTHER INFORMATION AND SOURCES


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/
10.3 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/
### LIST OF HERITAGE ASSETS

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<td>No. 177 High Street</td>
<td>Listed Building, Grade II</td>
<td>No. 65 High Street</td>
<td>Listed Building, Grade II</td>
</tr>
<tr>
<td>No. 178 High Street</td>
<td>Listed Building, Grade II</td>
<td>No. 72 High Street</td>
<td>Listed Building, Grade II</td>
</tr>
<tr>
<td>No. 179 High Street</td>
<td>Listed Building, Grade II</td>
<td>Nos. 75-76 High Street</td>
<td>Listed Building, Grade II</td>
</tr>
<tr>
<td>Nos. 169-170 High Street</td>
<td>Listed Building, Grade II</td>
<td>No. 80 High Street</td>
<td>Listed Building, Grade II</td>
</tr>
<tr>
<td>No. 8 Station Road North</td>
<td>Listed Building, Grade II</td>
<td>The Malt House, Malthouse Lane</td>
<td>Listed Building, Grade II</td>
</tr>
<tr>
<td>Literary Institute, No. 50 High Street</td>
<td>Listed Building, Grade II</td>
<td>Church of Saint John the Baptist</td>
<td>Listed Building, Grade II*</td>
</tr>
<tr>
<td>Red Lion Public House, High Street</td>
<td>Listed Building, Grade II</td>
<td>Church of Saint John the Baptist Lychgate</td>
<td>Listed Building, Grade II*</td>
</tr>
<tr>
<td>Nos. 52a-54 High Street</td>
<td>Listed Building, Grade II</td>
<td>Headstones fixed against north wall of Church, Chuchyard of St John the Baptist</td>
<td>Listed Building, Grade II</td>
</tr>
</tbody>
</table>

† Proposed for local listing
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<table>
<thead>
<tr>
<th>Building Name and Address</th>
<th>Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chest tomb opposite west door, Churchyard of St John the Baptist</td>
<td>Listed Building, Grade II</td>
</tr>
<tr>
<td>8 headstones to Hubbard Family south of west front of Church, Churchyard of St John the Baptist</td>
<td>Listed Building, Grade II</td>
</tr>
<tr>
<td>Whyatt tomb south of Church, Churchyard of St John the Baptist</td>
<td>Listed Building, Grade II</td>
</tr>
<tr>
<td>Manor Farm, Manor Farm Lane</td>
<td>Listed Building, Grade II</td>
</tr>
<tr>
<td>Milestone, attached to boundary wall of No. 109 High Street</td>
<td>Listed Building, Grade II</td>
</tr>
<tr>
<td>The Red House, No. 116 High Street</td>
<td>Listed Building, Grade II</td>
</tr>
<tr>
<td>Main Building of Strode’s College, High Street†</td>
<td>Locally Listed Building†</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Name and Address</th>
<th>Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barclays Bank, No. 46 High Street†</td>
<td>Locally Listed Building</td>
</tr>
<tr>
<td>United Church of Egham, High Street</td>
<td>Locally Listed Building</td>
</tr>
<tr>
<td>The Old Bakery, No. 1 Hummer Road</td>
<td>Locally Listed Building</td>
</tr>
<tr>
<td>War Memorial, Churchyard of St John the Baptist†</td>
<td>Locally Listed Building</td>
</tr>
<tr>
<td>Post box, opposite Nos. 102-106 High Street†</td>
<td>Locally Listed Building</td>
</tr>
<tr>
<td>The White Lion Public House, No. 115 High Street</td>
<td>Locally Listed Building</td>
</tr>
<tr>
<td>Post box, adjacent to No. 17 Crown Street◊</td>
<td>Locally Listed Building</td>
</tr>
<tr>
<td>The Crown, No. 38 High Street</td>
<td>Positive Building</td>
</tr>
</tbody>
</table>

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01 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.
### LIST OF HERITAGE ASSETS

<table>
<thead>
<tr>
<th>Building Name and Address</th>
<th>Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nos. 42-44 High Street</td>
<td>Positive Building</td>
</tr>
<tr>
<td>No. 47-47a High Street</td>
<td>Positive Building</td>
</tr>
<tr>
<td>No. 48 High Street</td>
<td>Positive Building</td>
</tr>
<tr>
<td>No. 6 Station Road North</td>
<td>Positive Building</td>
</tr>
<tr>
<td>Pastoral Centre, United Church of Egham, Runnemede Road</td>
<td>Positive Building</td>
</tr>
<tr>
<td>No. 56 High Street</td>
<td>Positive Building</td>
</tr>
<tr>
<td>No. 59 High Street</td>
<td>Positive Building</td>
</tr>
<tr>
<td>Nos. 69-70 High Street</td>
<td>Positive Building</td>
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<tr>
<td>No. 71 High Street</td>
<td>Positive Building</td>
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<tr>
<td>Nos. 73-74 High Street</td>
<td>Positive Building</td>
</tr>
<tr>
<td>No. 82 High Street</td>
<td>Positive Building</td>
</tr>
<tr>
<td>Nos. 85a-88 High Street</td>
<td>Positive Building</td>
</tr>
<tr>
<td>St John the Baptist’s Church Parish Centre, Manor Farm Lane</td>
<td>Positive Building</td>
</tr>
<tr>
<td>Nos. 100-106 High Street</td>
<td>Positive Building</td>
</tr>
<tr>
<td>Nos. 113-114 High Street</td>
<td>Positive Building</td>
</tr>
<tr>
<td>Nos. 1-2 Denham Road</td>
<td>Positive Building</td>
</tr>
<tr>
<td>No. 5 Denham Road</td>
<td>Positive Building</td>
</tr>
<tr>
<td>Nos. 16-17 Denham Road</td>
<td>Positive Building</td>
</tr>
<tr>
<td>No. 18 Denham Road</td>
<td>Positive Building</td>
</tr>
<tr>
<td>Nos. 19-20 Denham Road</td>
<td>Positive Building</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Building Name and Address</th>
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<th>Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nos. 57-58 Denham Road</td>
<td>Positive Building</td>
<td>Nos. 70-71 Hummer Road</td>
<td>Positive Building</td>
</tr>
<tr>
<td>Nos. 59-60 Denham Road</td>
<td>Positive Building</td>
<td>No. 72 Hummer Road</td>
<td>Positive Building</td>
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<tr>
<td>Nos. 61-62 Denham Road</td>
<td>Positive Building</td>
<td>Nos. 73-74 Hummer Road</td>
<td>Positive Building</td>
</tr>
<tr>
<td>Nos. 7-8 Hummer Road</td>
<td>Positive Building</td>
<td>Nos. 75-76 Hummer Road</td>
<td>Positive Building</td>
</tr>
<tr>
<td>No. 9 Hummer Road</td>
<td>Positive Building</td>
<td>Nos. 24-26 Crown Street</td>
<td>Positive Building</td>
</tr>
<tr>
<td>Nos. 10-12 Hummer Road</td>
<td>Positive Building</td>
<td>No. 30 Crown Street</td>
<td>Positive Building</td>
</tr>
<tr>
<td>Nos. 64-65 Hummer Road</td>
<td>Positive Building</td>
<td>No. 34 Crown Street</td>
<td>Positive Building</td>
</tr>
<tr>
<td>No. 66 Hummer Road</td>
<td>Positive Building</td>
<td>Nos. 36-38 Crown Street</td>
<td>Positive Building</td>
</tr>
<tr>
<td>Bizz Kidz Nursery, No. 67 Hummer Road (former Friends Meeting House)</td>
<td>Positive Building</td>
<td>No. 40 Crown Street</td>
<td>Positive Building</td>
</tr>
<tr>
<td>Nos. 68-69 Hummer Road</td>
<td>Positive Building</td>
<td>No. 42 Crown Street</td>
<td>Positive Building</td>
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</tbody>
</table>

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<table>
<thead>
<tr>
<th>Building Name and Address</th>
<th>Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nos. 15-17 Runnemede Road</td>
<td>Positive Building</td>
</tr>
<tr>
<td>No. 19 Runnymede Road</td>
<td>Positive Building</td>
</tr>
<tr>
<td>No. 21 Runnymede Road</td>
<td>Positive Building</td>
</tr>
<tr>
<td>No. 23 Runnymede Road</td>
<td>Positive Building</td>
</tr>
<tr>
<td>No. 25 Runnymede Road</td>
<td>Positive Building</td>
</tr>
<tr>
<td>No. 30 Runnymede Road</td>
<td>Positive Building</td>
</tr>
<tr>
<td>No. 32 Runnymede Road</td>
<td>Positive Building</td>
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<tr>
<td>No. 34 Runnymede Road</td>
<td>Positive Building</td>
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<tr>
<td>No. 38 Runnymede Road</td>
<td>Positive Building</td>
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<tr>
<td>No. 40 Runnymede Road</td>
<td>Positive Building</td>
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<tr>
<td>No. 42 Runnemede Road</td>
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<tr>
<td>Nos. 31-32 Park Road</td>
<td>Positive Building</td>
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<tr>
<td>No. 34 Park Road</td>
<td>Positive Building</td>
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<tr>
<td>Nos. 35-36 Park Road</td>
<td>Positive Building</td>
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<tr>
<td>Nos. 13-14 Hummer Road</td>
<td>Positive Building</td>
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<tr>
<td>Nos. 15-16 Hummer Road</td>
<td>Positive Building</td>
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<tr>
<td>No. 17-19 Hummer Road</td>
<td>Positive Building</td>
</tr>
<tr>
<td>Nos. 9-11 Crown Street</td>
<td>Positive Building</td>
</tr>
<tr>
<td>Nos. 21-23 Crown Street</td>
<td>Positive Building</td>
</tr>
<tr>
<td>Nos. 25-27 Crown Street</td>
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</tr>
</tbody>
</table>

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<th>Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. 29 Crown Street</td>
<td>Positive Building</td>
<td>Nos. 36-37 Denham Road</td>
<td>Positive Building</td>
</tr>
<tr>
<td>No. 29 Crown Street</td>
<td>Positive Building</td>
<td>No. 10 Strode Street</td>
<td>Positive Building</td>
</tr>
<tr>
<td>No. 31 Crown Street</td>
<td>Positive Building</td>
<td>No. 11-12 Strode Street</td>
<td>Positive Building</td>
</tr>
<tr>
<td>No. 33 Crown Street</td>
<td>Positive Building</td>
<td>Nos. 13-14 Strode Street</td>
<td>Positive Building</td>
</tr>
<tr>
<td>No. 35 Crown Street</td>
<td>Positive Building</td>
<td>No. 18 Strode Street</td>
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</tr>
<tr>
<td>Nos. 43-45 Crown Street</td>
<td>Positive Building</td>
<td>Nos. 19-21 Strode Street</td>
<td>Positive Building</td>
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<tr>
<td>No. 47 Crown Street</td>
<td>Positive Building</td>
<td>Nos. 25-26 Strode Street</td>
<td>Positive Building</td>
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<tr>
<td>Nos. 49-51 Crown Street</td>
<td>Positive Building</td>
<td>Nos. 27-28 Strode Street</td>
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<td>No. 23 Denham Road</td>
<td>Positive Building</td>
<td>Nos. 29-30 Strode Street</td>
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<tr>
<td>Nos. 24-25 Denham Road</td>
<td>Positive Building</td>
<td>Nos. 117-119 High Street</td>
<td>Positive Building</td>
</tr>
</tbody>
</table>

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