

**LOWER HALLIFORD
CONSERVATION
AREA
PRESERVATION
AND
ENHANCEMENT**



Battlecrease Hall, Russell Rd. Lower Halliford.

PROPOSALS

FEBRUARY 1994



BOROUGH OF SPELTHORNE

**LOWER HALLIFORD CONSERVATION AREA
PRESERVATION AND ENHANCEMENT**

PROPOSALS

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LOWER HALLIFORD CONSERVATION AREA
PRESERVATION AND ENHANCEMENT PROPOSALS

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1. INTRODUCTION

- 1.1 In June 1993 the Council published a draft of this Plan for public consultation. Consultation took place between 25th June and 30th September and included a public meeting on 27th September at the Greeno Centre, Shepperton. The Council's Planning & Development and Highways & Works Committees considered all representations received at its meetings on 8th December 1993 and 20th January 1994, when certain amendments to the draft were recommended. These amendments and the publication of the present document were agreed by Council at its meeting on 10th February 1994. The full extent of the Conservation Area is shown on the Plan included at the end of this document.
- 1.2 A conservation area is defined as an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). Contributory factors to conservation area character may include buildings of special architectural or historic interest ('listed buildings'), good groups of other buildings, open spaces, trees, an old street pattern, a village green, appropriate floorscape surfaces and other features of specific historic interest (Department of the Environment Circular 8/87).
- 1.3 Designated conservation areas and listed buildings are protected by a range of extra legislation in addition to the normal planning controls on development found largely in the Town and Country Planning Act 1990 and Town and Country Planning General Development Order 1988. It should be noted that all planning applications affecting a conservation area or listed building will be treated with special regard and must be advertised, with any representations made considered. A summary of legislation specific to conservation areas and listed buildings and relevant existing Council policies are found in Appendices A and B of this document.
- 1.4 The Borough of Spelthorne has a duty as the Local Planning Authority to prepare proposals for the preservation and enhancement of its conservation areas (Section 71, Planning (Listed Buildings and Conservation Areas) Act 1990). Success in implementing the enhancement objectives which follow is recognised by the Council as being dependant on action by itself, local groups, commercial establishments and private individuals. This plan aims to encourage and set a framework for such joint action to preserve and enhance the character of Lower Halliford Conservation Area, which was designated in December 1973.
- 1.5 The plan firstly outlines the history and existing character of the Conservation Area. It then sets out various preservation and enhancement proposals and discusses the means of implementation. An explanation of the scope of legislation affecting Conservation Areas and existing policies affecting Lower Halliford are set out in Appendices A and B. Details of statutorily listed buildings are set out in Appendix C. A schedule and map of the enhancement proposals is presented in Appendix D.

2. HISTORICAL BACKGROUND

- 2.1 Halliford is not mentioned separately in the Domesday Book of 1065 but was then included within Staines. It became separate in the early 12th Century, with Lower Halliford being distinguished by name from Upper Halliford in the late 13th Century. Lower Halliford was the main settlement of Halliford Manor, which formed a strip of land extending northwards from the River Thames. The name Halliford derives from a ford over the River Ash, a tributary of the Thames. Legend has it that in Anglo-Saxon times a hermit lived by the ford and performed miracles, hence the name Holy Ford from which Halliford evolved.
- 2.2 Lower Halliford settlement developed due to its situation by the River Thames. The river was important for transport from the late 13th Century and carried barley, wheat, peas and root crops to markets in London. Later it brought in building materials. There was formerly a bridge at Lower Halliford, recorded between 1274 and 1410, and also a ferry. The Kingston to Chertsey riverside road ran through Lower Halliford and this influenced the built development form. After flooding caused the diversion of the riverside route to the line of the present Russell Road in the 15th or 16th Centuries, development continued along the north side of the road. Houses were also built around Lower Halliford Green which was preserved as a green because of its common land status. Many of the older houses along Russell Road were built as riverside residences for London families who only lived in them for part of the year. Three inns were also built along the riverside road: the Red Lion, originally in the 17th Century; the Ship, which was much altered in the 18th Century; and later the Crown Public House just to the west of the Conservation Area of today (now Crown Antiques).
- 2.3 Employment in Lower Halliford was for centuries largely provided from agriculture and secondly the river, through fishing, transport services and water mills. In the 14th Century there were two water mills and one windmill in the area, today's Walton Lane having been originally named Windmill Lane. From the 1760's to the 1860's a ropery existed in Lower Halliford and in the 1860's and 1870's brick earth was worked. Population growth in Lower Halliford was extremely slow. It was only after the Second World War that any significant rise took place.

3. THE CHARACTER OF LOWER HALLIFORD CONSERVATION AREA

Lower Halliford Conservation Area is situated half a mile to the east of Shepperton on an outside bend of a meander of the Thames. The meander of the river, the broad open green and the sweep of historic buildings together form the basis of the area's special character.

3.1 The River Thames and Open Spaces

- 3.1.1 The River Thames itself is the first key element in the character of Lower Halliford Conservation Area. Its historic importance has already been referred to in Section 2. The recreational use of the river has been important since the late 19th Century, when an annual regatta was held and boat hire very popular at Halliford Bend. Recreational boating is important to the character of the area today, with Desborough Sailing

Club and Gibbs Boatyard situated nearby. Fishing is another important recreational activity. Views both to and from the river contribute positively to Lower Halliford Conservation Area's special character.

3.1.2 Lower Halliford Green is the second important open space feature of the Conservation Area. This grassed area of five acres, which at one time had a small pond used for watering cattle, was excluded from the enclosure of fields which took place in 1842 and 1862 as it was common land. This open space extends beyond the Conservation Area boundary to the south into Bishop Duppas Park.

3.2 Historic Buildings

3.2.1 The listed buildings of special architectural or historic interest in Lower Halliford Conservation Area are mostly of late 18th Century origin and can be grouped into two areas: those situated around Lower Halliford Green and those along the north side of Russell Road to the west. All of the listed buildings were originally built as residences.

3.2.2 On the east side of the Green lies 'The Old Manor House', a brick faced 18th Century house which was divided into three dwellings in 1981. There are thought to have been three manor houses on the present site, extending back to the 13th Century. In the 16th and 17th Centuries Halliford Manor was held by Queen Elizabeth I and the wives of Charles I and Charles II. Battlecrease Hall impressively fronts the north side of Lower Halliford Green and was once the home of the writer Rider Haggard. The writer George Meredith lived for a while in the adjoining Vine Cottage.

3.2.3 To the west of the Green lie Peacock House and Elmbank, two early 19th Century houses joined by a corridor and now divided again. The poet and novelist Thomas Love Peacock lived at Elmbank from 1832 to 1866. Slightly to the south, Dunally House and Dunally Lodge together formed a single late 18th Century stuccoed dwelling, later extended and divided. This was named after a local landowner and Dunally House was known as the manor for a period from 1832. To the east of these properties and fronting the southeast corner of Lower Halliford Green, lie three attractive non-listed cottages: Poets, Dunally and Elmbank Cottages. The first of these is named after the poet Shelley who once lived there.

3.2.4 A number of historic buildings front the north side of Russell Road to the west of the Green. At the western end of the Conservation Area lies the late 18th Century Thamesfield House, a brick house of two storeys plus attics over basement, now divided into flats. On the west side of this, the properties which were once the stable block and coach house to Thamesfield House are also listed and have recently been refurbished. To the east lie the early 18th Century Clonskeagh, refronted in stucco in the early 19th Century, and then an attractive non-listed pair in Willow House and Willow Bank. Halliford School and Riverbend House complete the listed buildings along this stretch of Russell Road, both of late 18th Century origin, although a number of other attractive non-listed buildings are also present. The character of the Conservation Area along Russell Road is adversely affected by the impact of traffic.

4. PRESERVATION AND ENHANCEMENT PROPOSALS

4.1 Russell Road

The first proposal is to address the impact of traffic along Russell Road, an issue felt keenly by local residents. The Council recognises the adverse effect of the volume and speed of traffic, including heavy vehicles, on the environment generally and on road safety, noise and vibration. It is therefore proposed to prepare a scheme for traffic calming along Russell Road which is likely to include construction of mini-roundabouts. The Council will also examine whether the criteria for pedestrian crossing facilities in Russell Road are met, and will request that the County Council monitors the effect of the proposed new Walton Bridge, by extensive before and after surveys along Russell Road and the surrounding road network. Maintenance inspections and remedial action as necessary will be carried out of the footway in Russell Road. The police will be urged to carry out more vigilant traffic speed enforcement.

4.2 Land South of Russell Road

4.2.1 Introduction

Various enhancement proposals for specific sites in both public and private ownership are made in this section, which together would result in a significant enhancement of the Conservation Area. These include various riverside improvements around Halliford Bend. Proposals for each section of the land south of Russell Road are set out below and illustrated in map form in Appendix D. Many of these will require the support of private land owners.

4.2.2 Thamesholme to Halliford School

Metal railings at present border all of the open space south of Russell Road from Halliford School in the east to almost the western boundary of Lower Halliford Conservation Area. It is proposed these be replaced with a more appropriate boundary treatment, extended to the bridges giving access to Gibbs Boatyard and the Ship Hotel car park, which will prevent parking on the grass. Low level wooden posts or wooden post and rail fencing are suggested. Some planting is also proposed at the base of the grass slope beside the stream, to help screen these sites. To the west of the Ship car park, some clearance and footpath improvement is proposed, also a new stream crossing, repairs to the banks of the stream and the removal of a short stretch of old fencing fronting Russell Road (shown as F1 on the map of Appendix D). Some footpath surfacing in an appropriate material may also be necessary between the bridge to the Ship car park and the Ship Hotel itself, by the side of the stream. The chain link fencing bordering Gibbs Boatyard and the Ship Hotel car park (shown as F2 in the map of Appendix D) as seen from Russell Road is unsightly and needs improvement.

4.2.3 Ship Hotel to the junction with Walton Lane

Land to the south of Russell Road along this section is in a combination of private and public ownerships. Some repairs are needed to the wall around the car parking area opposite the Ship Hotel. It may also be desirable to repair the steps leading down to the river from this parking area, in order to improve mooring facilities. To the east lies an old public jetty where the boundary with the pavement could be improved, some old concrete bollards replaced in wood and a ramp and new steps provided. A second ramp and steps could provide a link between this jetty and the area of public riverside open space immediately to the east. Part of this public open space needs to be cleared of scrub vegetation and grassed over. At the base of the slope it is suggested that a surfaced path and two seats be provided. Two sets of steps already give access to the riverside here. At the top of the slope a litter bin needs replacing and the metal rail should be replaced by a wooden post and rail fence. Further east lies the attractive riverside garden of the Red Lion Public House, where a short section of wall needs repair. Some boat mooring facility is available here but there may be some scope to improve overall public mooring facilities at Halliford Bend, which will be investigated. To the east of the Red Lion's Garden are a number of parcels of land in private ownership which provide small private riverside amenity space for sitting out for two blocks of flats and two individual private residences, also a private slipway for Dial House. The boundary of the riverside plot at the junction of Russell Road and Walton Lane needs improvement, particularly the removal of the upper section of fencing and barbed wire (marked F3 on the map of Appendix D).

4.2.4 Junction of Walton Lane and Russell Road

The attractive riverside open space at this junction is somewhat spoiled by several old posts and redundant street furniture, and at times by the presence of cars illegally parked on the grass which is common land. It is proposed to prevent such parking with either a series of wooden posts or high kerbing on either side of Walton Lane and to remove the signs forbidding motor vehicles which would then be unnecessary. A small parking area could perhaps be created on the north east side of Walton Lane to serve fishermen and others who use this riverside open space, if no net loss of common land resulted. It would be necessary to provide a legal exchange of land to secure this. By the river itself some path resurfacing is needed and a redundant seat and lifebelt board should be removed.

4.2.5 Lower Halliford Green

Some limited enhancement proposals are made for the Green. A number of posts and signs should either be removed or replaced (see the map and schedule of Appendix D for specific locations). The need to prevent parking on the Green, particularly along the Walton Lane frontage, is noted in section 4.1.4 above and proposals made for wooden posts or high kerbing and a small parking bay. 27 concrete bollards at the south east corner should also be removed and replaced with wooden posts. In the

centre of the Green, the access road to Merewood needs some resurfacing. An appropriate style seat would be a useful addition by the bus stop just to the east of this access, along the Russell Road frontage. There is also scope for some tree planting in appropriate locations on the Green.

4.3 Street Furniture and Floorscape

Throughout the Conservation Area there are various opportunities to make enhancements by the removal or replacement of items of street furniture of poor condition or design. Some sites have already been discussed and Appendix D lists further sites where posts, signs, bollards, seats or litter bins could be improved. In the longer term and subject to the availability of resources, it would be desirable to replace the concrete and modern steel lamp columns throughout the Conservation Area in a more appropriate style. The footway surface is particularly poor along the north side of Russell Road between Wadham Close and Walton Lane and should be improved as opportunity arises. When road re-surfacing takes place, the double yellow lines present from the western end of Lower Halliford Conservation Area and extending to just beyond Walton Lane in the east, will be replaced with the narrower yellow lines now permitted in Conservation Areas.

4.4 Improvements to Buildings

The condition of most of the listed and other buildings in Lower Halliford is generally good. For some historic buildings, the restoration of traditional timber windows in a suitable style would improve both appearance and property values. Some specific sites where improvements are suggested are listed in Appendix D.

5. IMPLEMENTATION

5.1 Many of the proposals involve Council owned land and their implementation will be the responsibility of the Borough of Spelthorne. Where public highways are involved implementation will, where appropriate, be in consultation with Surrey County Council as the highway authority and may be dependent on County funding. However, action and support by private businesses and individuals will also be important, particularly in securing improvements to private property. There may be some scope for joint action between the Council and local voluntary groups.

5.2 Finance for the various proposals will need to be derived from a number of sources:

- (a) For highway proposals both County Council and Borough Council Highways Committee resources could be used.
- (b) For improvements to street furniture, Borough Council Highways and Planning environmental improvement budgets could be used.
- (c) For planting and open space works, Borough Council Planning and Leisure and Amenities budgets could be used.
- (d) Grants for repairs to listed buildings will be made available as appropriate from the Borough Council Planning budget, with scope for County Council and Surrey Historic Buildings Trust support.

5.3 In summary, given the constraints on local authority expenditure, the Council will seek to substantially implement the final published proposals within a five year timetable, by the following measures.

1. The firm application of existing Council policies (Appendix B lists the most important of these).
2. Direct Council action including expenditure on the open space and floorscape proposals, and the replacement, removal and provision of new street furniture.
3. Making available listed building grants and spending on environmental works out of the Council's approved expenditure on environmental improvement works.
4. Involving local voluntary groups where appropriate in the "working-up" or implementation of appropriate detailed enhancement ideas.
5. Liaison with statutory undertakers on their maintenance responsibilities.
6. Negotiation with private owners and tenants to secure the enhancement of land and buildings in private ownership.

APPENDIX A

LEGISLATION FOR CONSERVATION AREAS AND LISTED BUILDINGS

All planning applications affecting a conservation area or listed building must be advertised and treated with special regard, with any representations made considered. A summary of legislation on specific topics follows:-

Advertisements

Advertisement consent for an illuminated advertisement on business premises is required in conservation areas. Listed building consent is needed for any advertisement on and affecting the character of a listed building.

(Town and Country Planning Control of Advertisement Regulations 1992 and Section 7, Planning (Listed Buildings and Conservation Areas) Act 1990)

Demolition

Proposals to demolish the whole or part of a listed building require listed building consent. Conservation area consent is needed for demolishing the whole or part of an unlisted building in a conservation area.

(Sections 7 and 74, Planning (Listed Buildings and Conservation Areas) Act 1990)

Extensions to non-listed buildings

The maximum permitted development for an extension to a non-listed dwelling in a conservation area, for which no planning application need be made, is a 50 cubic metres or 10% increase from the original size. This is smaller than that allowed for non-terraced dwellinghouses elsewhere (70 cubic metres or 15%).

(General Development Order 1988)

Finance

Both Surrey County and Spelthorne Borough Councils give discretionary grants towards the repair or maintenance of buildings of architectural or historic interest. The Historic Buildings and Monuments Commission (English Heritage) may give a Section 77 grant towards works making a significant contribution to conservation area enhancement. To qualify for a Section 77 grant the total cost of eligible works to buildings and other environmental improvement works must be at least £10,000 with a minimum of £3,000 per eligible item of work; routine maintenance work is not normally eligible. 25% 'buildings at risk' grants may be available from English Heritage for listed buildings in conservation areas in need of urgent repair and subject to a Section 48 or 54 notice.

(Sections 57 and 77 Planning (Listed Buildings and Conservation Areas) Act 1990)

Protection of the Character of Buildings

The Department of the Environment is responsible for producing a statutory list of buildings and structures of special architectural or historic interest (grade I, II* or II) and such listing brings extra protection. Any alterations or extensions affecting the character of a listed building (which could include painting) require listed building consent in addition to any necessary planning permission. Listed building and conservation area control apply to any object fixed to a building or any object within the curtilage since June 1948, e.g. walls or other means of enclosure. It is an offence to demolish or alter a Listed Building without prior consent; prosecution and an enforcement notice requiring restoration to the former state may follow. Demolition of an unlisted building in a conservation area without prior conservation area consent is also an offence and prosecution and an enforcement notice requiring remedial action may follow.

Specific planning permission must be obtained for most satellite dish installations in Conservation Areas.

(Sections 7, 38 and 74, Planning (Listed Buildings and Conservation Areas) Act 1990, General Development Order as amended November, 1992)

Necessary Repairs

A Section 54 notice specifying required works may be served where an unoccupied listed building is not being properly preserved in a weatherproof and secure condition, backed up by powers to recover costs. The Secretary of State may direct that these provisions apply to an unoccupied unlisted building in a conservation area. For any Listed Building not being properly preserved, the Secretary of State may authorise a Section 48 repairs notice, backed up by compulsory purchase powers.

(Sections 54, 55, 76, 48 and 47, Planning (Listed Buildings and Conservation Areas) Act 1990)

Tree Protection

In addition to protection to specific trees through Tree Preservation Orders, work on other trees in conservation areas is subject to six weeks notice of intention to the local planning authority, to give opportunity for a T.P.O to be made where appropriate. Any work carried out without permission is liable to a maximum fine of £1000, or £2000 (or twice the amenity value of the tree if more) if the tree is destroyed. Permission is not required to work on trees less than 7.5 cms in diameter (measured 1.5 metres above the ground), or 10 cms if this is to help the growth of other trees. (Section 211, Town and Country Planning Act 1990 and Trees in Conservation Areas (Exempted Cases) Regulations 1975.)

Further Reference

Fuller details of legislation for conservation areas and listed buildings are mainly to be found in three HMSO publications:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Circular 8/87: Historic Buildings and Conservation Areas - Policy and Procedures.
- Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) Regulations 1990.

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APPENDIX B

EXISTING COUNCIL POLICIES

The main Council policies relevant to the preservation and enhancement of Lower Halliford Conservation Area are listed below (Local Plan policies except where stated):

Conservation Areas (General)

Policy EV23 The Borough Council will seek to protect and enhance the character of conservation areas by applying the relevant policies of this plan and by:-

1. Retaining buildings, trees and other features which are important to the character of the area;
2. Requiring high standards of redevelopment so that new buildings make a contribution to the improvement of the character of the area;
3. Publishing supplementary planning guidance on policies to be applied to existing and proposed development within conservation areas;
4. In exceptional circumstances making directions under Article 4 of the General Development Order to restrict development rights permitted by the Order, subject to the approval of the Secretary of State.

Policy EV24 Applications for Conservation Area Consent to demolish a structure in order to redevelop the site should normally be accompanied by an acceptable detailed planning application for the proposed redevelopment.

Policy EV25 The Borough Council will, in seeking to enhance the setting or character of conservation areas, attempt to limit the impact of cars on the environment by the careful siting, layout and landscaping of car parks and the exclusion of cars from particularly sensitive areas.

Policy E7
(Structure Plan) The local planning authorities will continue to protect designated Conservation Areas through the control of development, and to enhance them by such positive measures as may be appropriate. The local planning authorities will designate further Conservation Areas where the overall character or architectural or historic interest is of sufficiently high quality.

Policy E8
(Structure Plan) The local planning authorities will seek to ensure that the visual impact of transmission lines, aerials, dishes and other development associated with telecommunications or the distribution of energy is minimised. In particular they will seek to secure the placing underground of lines transmitting energy or telecommunications in Conservation Areas and in other areas where this is considered necessary in the interest of visual amenity.

Historic Buildings

Policy EV26 When considering proposals for development the Borough Council will seek to retain, where appropriate, buildings of local interest or importance and, where possible, will use its powers to protect their character and setting.

Policy EV27 Consent for the demolition of a listed building will only be granted where it has been conclusively demonstrated to the satisfaction of the Borough Council that there is no alternative.

Policy EV28 The Borough Council will encourage the preservation of ancient monuments and listed buildings and will normally only permit alterations or extension that will not detract from the character or setting of the building. Special attention will be given to the design and use of materials. Development proposals for sites adjoining an ancient monument or listed building must have regard to the need to protect its character or setting.

Policy EV29 The Borough Council will ensure that listed buildings are used for the purpose for which they were designed and built and will not normally permit a change of use. However, where the Borough Council is satisfied that a change of use is required to achieve the restoration or preservation of a building, uses which will not detract from the character or appearance of the building, or the amenities and character of the area, may be permitted. If rehabilitation of a listed building is undertaken the Borough Council will expect such internal details deemed to be of particular historic or architectural significance to be retained, together with as much of the external structure as is practical.

Policy EV30 The Borough Council will, by negotiation, advice and use of available statutory powers and grants seek to encourage the owners of listed buildings to keep them in a reasonable state of repair.

Policy E3
(Structure Plan) The local planning authorities will protect and enhance the visual character of urban areas and other settlements and will seek to ensure that new development makes a positive contribution to that character. They will require new development to have regard to the scale, character and materials of existing development in the locality and to be worthy of or enhance its setting.

Policy E6
(Structure Plan) The local planning authorities will, wherever possible, by control or positive intervention conserve buildings, gardens and other areas of architectural or historic interest in the county. They will consider in exceptional cases the relaxation of planning standards or other planning policies and seek the sympathetic application of building regulations where these would otherwise prejudice the preservation of buildings of architectural or historic value.

Advertisements

Policy EV35 The Borough Council will seek to prevent the proliferation of advertisements and will exercise strict control over the design and siting of advertisements and advertisement hoardings to ensure that the character of individual buildings, groups of buildings and open areas is not damaged and that highway safety is not impaired. There will be a general presumption against any advertisement within or adjacent to a residential area or open space. Where the Borough Council is satisfied that the location of a sign in such areas is essential it must not normally be illuminated and special attention must be paid to its size, design and colour.

Policy EV36 In addition to the control of new advertisements the Borough Council will, by the use of statutory powers, seek to remove existing signs which are identified as being seriously detrimental to the amenities of an area and/or highway safety.

Policy EV37 All advertisements affixed to a listed building will be expected to be of a modest nature and complementary to the character of the building. There will be a general presumption against illuminated advertisements.

New Development

Policy EV18 The Borough Council will expect new buildings, alterations and extensions, to contribute to an improvement of the townscape; to be related in scale to adjoining buildings and spaces; and to be of a high standard in terms of design and materials.

Policy EV39 The Borough Council in considering proposals for development, will seek to ensure that the visual impact of essential public utilities is minimised, especially in conservation areas, areas of special landscape character and the Colne Valley Park. Where development includes the provision of services involving the permanent siting of plant and machinery above ground, high standards of landscape planting will be required where necessary.

Trees, Rivers and Open Spaces

Policy EV1 The Borough Council will seek to protect and take opportunities to enhance the landscape of the Borough; in particular by requiring the design of good quality landscape schemes in proposals for redevelopment, the retention of existing landscape features where appropriate, and the management and landscaping of its own land.

Policy EV2 Within the Areas of Special Landscape Character defined on the proposals map there will be a general presumption against development likely to adversely affect the landscape character. The Borough Council will seek to protect the scale and quality of open spaces together with any townscape features which contribute to the landscape character of such areas.

Policy EV4 The Borough Council will seek to protect and enhance the views of the River Thames. Development proposals affecting the River Thames area of special character defined on the proposals map will receive careful consideration to ensure that the character and environment of the river is protected and that any uses proposed are appropriate to a riverside location. Environmental improvements will be sought where appropriate.

Policy E5 The Borough Council will when considering proposals for development, seek to protect the visual enclosure of the River Thames and will ensure that tree planting schemes are implemented to maintain the balance of tree cover and open spaces adjoining the River.

Policy E6 The Borough Council will not normally permit development which results in the loss of traditional riverside commercial activities, and therefore will require the maintenance of such uses at existing levels of operation in schemes where they are compatible with and enhance the character and recreational use of the river. There will be a general presumption against new riverside development except where the redevelopment of existing sites will contribute to and improve the riverside setting.

Policy EV9 The Borough Council will have regard to and actively promote nature conservation where appropriate:

1. In the management of its own land and other publicly owned land for which it is responsible;

2. In considering proposals for development;
3. By encouraging the creation and management of new wildlife habitats;
4. By encouraging the use of nature conservation sites for educational purposes.

- Policy EV10 The Borough Council will protect and conserve all land designated as common and as metropolitan common and, in consultation with the owners, moormasters and other appropriate bodies, will seek to encourage schemes to maintain the landscape character and recreational potential of those areas. The Borough Council will not normally permit development which would result in the loss of any designated common or metropolitan common.
- Policy EV14 The Borough Council will continue its own programme of new and replacement tree planting and will encourage other public bodies and private owners to carry out tree planting on appropriate sites.
- Policy EV16 The Borough Council will promote tree preservation orders whenever appropriate to safeguard and ensure the retention of significant trees, especially those known to be under threat. Permission will not normally be granted to fell protected trees but any trees protected by an order or located within a conservation area which are felled for any reason will normally be required to be replaced.
- Policy EV31 The Borough Council will seek to protect and enhance areas of open space within the urban area which contribute to the character or environment of the locality. Permission will not normally be granted for development which would result in the loss of such areas.
- Policy EV33 The Borough Council will consult and have regard to the advice of the Thames Water Authority on proposed development in areas liable to flood as defined on the proposals map. In the event of permission being granted to construct buildings in an area liable to flood, adequate protection from the risks associated with flooding will normally be required.
- Policy GB1 The Green Belt shown on the proposals map will be permanent and only development appropriate to such areas will be permitted.

APPENDIX C

LISTED BUILDINGS IN LOWER HALLIFORD CONSERVATION AREA

Russell Road

Thamesfield House	Late 18th century brown brick house, two storeys plus attics over basement.
Gate piers and walls of above	7 feet high late 18th century brown brick wall, piers and wrought iron gates.
Thamesfield Cottage, Thamesfield Close, and 1 & 2 Thamesfield Mews	Late 18th century brown brick, former stable block/coach house to above.
Clonskeagh	Early 18th century brick house, refronted in early 19th century in stucco, two storeys plus attics.
Halliford School	Late 18th century former house, stuccoed ground floor with brown brick above.
Riverbend House	Late 18th century brick house faced in roughcast, refenestrated in 19th and 20th centuries, two storeys plus attic and basement.
Battlecrease Hall	18th century three storey red/brown brick house, refronted in yellow brick in 19th century. Once the home of writer Rider Haggard.
Wall and Railings of above	19th century brick plinth, stone coped walls with wrought iron spear railings.
The Old Manor House	18th century brick faced house, two storeys plus attics over basement.
<u>Walton Lane</u>	
Halliford House (formerly Elmbank) and Peacock House	Early 19th century stuccoed house, extended and divided. Home of Thomas Love Peacock, poet and novelist from 1832 - 1866.
Dunally House and Dunally Lodge	Late 18th century stucco over brick house, extended and divided.
Walls & gate piers to Dunally Lodge	18th century brown brick walls, stucco piers and wrought iron gates.

DETAILED ENHANCEMENT IDEAS

LOCATION	PROPOSED ACTION	COST £	IMPLEMENTATION	COMMENTS
<u>Russell Road (general)</u> War Memorial Roundabout to Walton Bridge Road	Prepare traffic calming scheme		Council	
<u>Russell Road (north side)</u> Opposite Old Manor House	Replace roadsign		Council	
Mulberry Trees The Cottage Riverbend House	Repair front boundary wall Replace UPVC windows in timber Renew sash windows in suitable style.	- - -	Private Private Private	Possible Listed Building Grant
Walton Lane to Wadham Close Before River View Hotel Near Thamesfield Court	Renew footway surface Remove redundant post Remove four pavement bollards	- 30 200	Council Council Council	
<u>Russell Road (south side, west of Walton Lane)</u> Opposite Thamesholme Thames Paddock to Red Lion	Remove 15 metres of old fencing Remove metal railing and replace with wooden posts or post and rail boundary as appropriate.	- 3000	Council Council	
West of Thamesfield House through woodland Thamesfield House to Ship Hotel alongside stream	Clearance and footpath improvement. Some footpath surfacing in appropriate material.) Council/Countryside) Commission) Possible volunteer) assistance	

DETAILED ENHANCEMENT IDEAS

APPENDIX D

LOCATION	PROPOSED ACTION	COST £	IMPLEMENTATION	COMMENTS
Thamesfield House to Halliford School alongside stream	Planting to screen sites to south		Council, possible volunteer assistance.	
Gibbs Boatyard and Ship Hotel Car Park	Improve unsightly boundaries visible from Russell Road	-	Private	
Opposite Ship Hotel	Repair wall and steps to river	-	Private	
Opposite Chestnut Cottage	Replace concrete bollards in wood, provide ramp and steps to footway and riverside.	1000	Council	
Riverside from Chestnut Cottage to Red Lion P.H.	Grass slope to river, replace litter bin, provide two seats and a riverside path.	1000	Council	
Red Lion P.H.garden	Repair wall	-	Private	
<u>Riverside open space west side of junction Russell Road/Walton Lane</u>	Replace no-parking posts with a series of short wooden posts or high kerbing; remove three concrete posts and barrier to Peacock House and redundant seat and lifebelt board. Re-surface path at river's edge. Remove barbed wire upper section of fencing at corner plot.	1000 -))) Council)) Council Private	To stop illegal parking on grass.

DETAILED ENHANCEMENT IDEAS

LOCATION	PROPOSED ACTION	COST £	IMPLEMENTATION	COMMENTS
<u>Lower Halliford Green</u> Western boundary	Replace no-parking posts with a series of short wooden posts or high kerbing, retaining a small parking area. Renew post at Russell Road corner.	1000	Council	To stop illegal parking on grass.
South western corner	Replace concrete bollards with wooden posts	500	Council	
Access road to Merewood	Renew surface in suitable material. Provide suitable seat by bus stop to east side. Renew post and sign to east side. Renew post and sign to Bishop Duppas Park	- 500	Private } } Council } }	
North eastern corner	Remove redundant posts	-	Council	