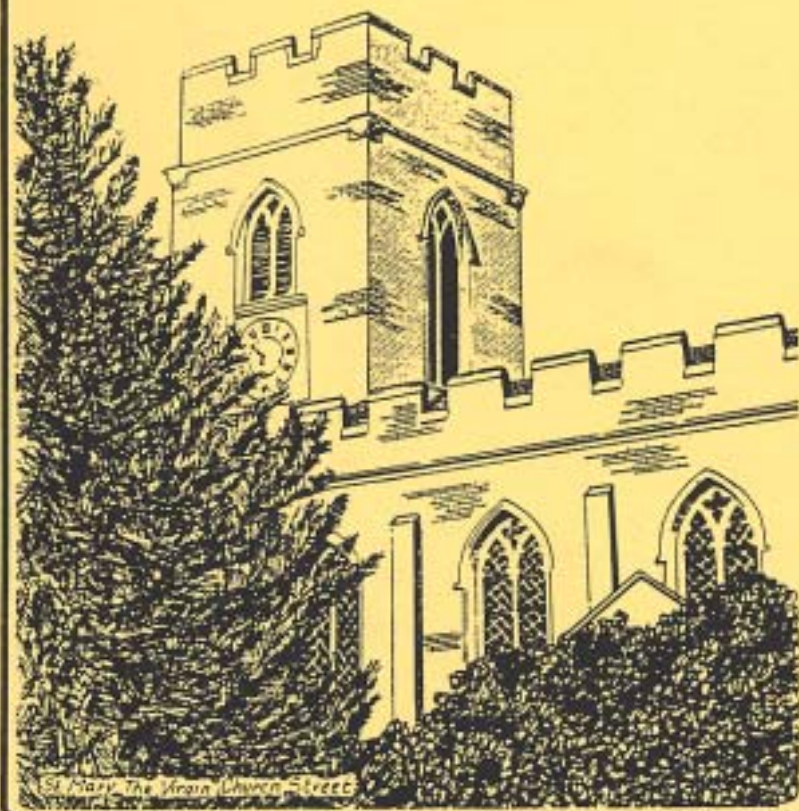


**STAINES
CONSERVATION
AREA
PRESERVATION
AND
ENHANCEMENT**



MARCH 1991



**STAINES CONSERVATION AREA
PRESERVATION AND ENHANCEMENT
PROPOSALS**

March 1991

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PREFACE

A Consultation Draft of these proposals was published in October 1990 and subject to a six week period of public consultation. Following this some revisions to the draft proposals were approved by the Council's Planning and Development Committee in January 1991 and this document was approved for publication by Spelthorne Borough Council in February 1991.

STAINES CONSERVATION AREA PRESERVATION AND ENHANCEMENT

1. INTRODUCTION

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, floorspace surfaces and other features of specific historic interest (Department of the Environment Circular 8/87).

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.

Spelthorne Borough Council 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, private firms and individuals. The proposals aim to encourage and set a framework for such joint action to improve the poor features in the conservation area and maintain the good.

2. STAINES CONSERVATION AREA

Staines Conservation Area was designated in September 1975 and incorporates many attractive features which contribute to the character of the area.

In this oldest part of Staines many fine examples of Georgian and Victorian architecture remain. Listed buildings include St Mary's Church, the Town Hall, the Blue Anchor Public House, much of the north side of Clarence Street, Staines Bridge, Staines West Station, the Malthouse and some other buildings in Church Street (Appendix C gives a full list). Good groups of other old buildings include 18-26 Hale Street, Binbury Row and other buildings in Church Street.

Attractive open spaces are found in St Mary's Churchyard and along the River Thames. Other important features in the Conservation Area are the Rivers Colne and Wraysbury and the old routeways of Market Square, Hale Street, Bridge Street and Clarence Street.

Historical Background

Staines grew up because of its important location for river and road communications. Probably from Roman times until about 1410 it had the only bridge over the Thames above London, the town lying on the Roman road from London to Bath. The River Thames was not only used for transport but also for power for mills and linoleum manufacture; later pleasure craft gradually became the most important user. The present Staines Bridge, opened by William IV and Queen Adelaide in 1832, was built by the Rennie Brothers; Clarence Street and Bridge Street were formed as approach roads to the new bridge. Earlier bridges crossed from the rear of the Town Hall, the London road passing directly through Market Square.

Enhancement of Staines Conservation Area 1975-1990

Among early improvements to the conservation area during this period were the restoration of the Town Hall and adjoining Fire Station which were carried out by the Council in the 1970s. In 1978 proposals for enhancement were published (ref Staines Conservation Area - Proposals for Enhancement) and a number of improvements followed:

- completion of the Thames riverside walk
- tree planting e.g. alongside the River Thames
- the removal of some prominent advertisements, e.g. 23 and 35/39 Clarence Street
- repainting of 41 Clarence Street and Staines Bridge following a Staines Town Society scheme
- filling in a gap in the frontage between 33 and 35 Clarence Street with an appropriate new development
- restoration of 57 Church Street and the Malthouse
- refurbishment of the former Staines West Station

Present Situation

A number of issues remain outstanding from the previous Staines Conservation Area enhancement proposals. Opportunities exist for street furniture rationalisation and improvement, also further tree planting action. There is a need for a comprehensive review of advertisements in the conservation area and further encouragement of good upkeep of buildings, in some cases following a coordinated

facelift scheme. The completion of the Market Square redevelopment scheme involving paving and street furniture improvement means this is an opportune time to consider comprehensively enhancement opportunities within Staines Conservation Area.

3. PRESERVATION AND ENHANCEMENT PROPOSALS

3.1 PROPOSALS BY AREA

The following sub-sections outline the character and scope for enhancement in each part of the Conservation Area. Appendix D sets out in schedule form detailed proposals for each of these areas.

3.1.1 Clarence Street

The Georgian buildings of the 1830's along the north side of Clarence Street have excellent potential for providing an extensive street of fine elevations. Nos. 15, 17 and 25-41 are listed buildings, all except 39 and 41 being of three storey yellow brick construction of about 1832. Present usage of ground floors is as shops, restaurants, estate agents and offices, with the shops all at the High Street end; upper floors are largely used as offices. The south side of Clarence Street has three restaurants, the cinema and the modern shop and office development adjoining Market Square.

Shopfronts on the north side need attention as they are in generally poor condition and relate unsympathetically to their Georgian buildings, with traditional materials and features rarely being used. Upper storeys could be improved by co-ordinated painting, improving windows which are poorly blocked or have too much lettering, and removing unsightly details. One particular eyesore needing attention is the vacant boarded premises of Nos. 35/39. Street furniture needs rationalising west of the River Colne and improving, where possible using suitable period style furniture e.g. black cast iron bollards and litter bins.

3.1.2 Staines Bridge Area

This area contains busy traffic routes into Staines from the listed Staines Bridge and from Wraysbury Road/Bridge Street, the latter fronted mainly by modern developments of offices and the Courage car park. As these approaches turn into Clarence Street, the stark, unattractive elevations of the cinema and Country Carvery restaurant dominate the view, in contrast to the fine Georgian buildings opposite. Extensive tree planting is desirable in this area.

A 'clutter' of roadsigns near the Clarence and Bridge Street junction could be reduced by rationalisation, which would improve views of the Georgian terrace from the pavement opposite and the bridge. The bridge itself would be greatly improved by painting and seeking ways of improving the existing inner pedestrian railings having regard to environmental and public safety considerations. Surrounding buildings and structures would also benefit from a facelift.

3.1.3 Riverside

The riverside within Staines Conservation Area is generally in very good condition. Exceptions are doorways to arches under Staines Bridge, which need repainting, and graffiti on the wall of the Riverside Country Carvery Restaurant, which could be improved by repainting and close shrub planting. Tree planting and some seats along the riverside behind the cinema would also enhance this area.

3.1.4 Church Street (east of Bridge Street)

This is an attractive and predominantly a shopping street, with three office blocks west of the River Colne. Included are the Clarence Public House, Nos.29 and 31 and the listed late 17th century terrace of 21 to 27. Through traffic, delivery lorries and illegal parking are a problem and in addition to the specific proposals identified, traffic calming measures generally to deter through traffic will be kept under review.

Many shopfronts and advertisements are of unsuitable materials or design and enhancement will be sought by the Council. Upper storeys could be improved by painting and removing unsightly features. Repair to the capping and brickwork of the Colne bridge will be carried out and the possibility of tree planting to enhance the views and enclosure along this key conservation area street will be examined

3.1.5 Church Street (west of Bridge Street) & St Mary's Church Block

Church Street between Bridge Street and Church Island is an attractive road of mixed age and largely residential character, but including offices at the eastern end and at No.96-104. There are some fine listed 18th and 19th century buildings, including the grade II* St Mary's Church with its red brick tower. Good views of this exist from the surrounding roads. The view towards St Mary's, the churchyard and its old wall from Church Street in the east would be improved by the removal of some cypress trees in the public garden beside the churchyard; this garden itself could also be improved. Substantial renovation is needed to the listed buildings of Nos.75/79 and 114. Some parking problems exist around the Bells Public House which could be removed by introducing parking restrictions. Period street lamps should be retained throughout this area.

3.1.6 Hale Street and Wraysbury River

One of the earliest roadways to the north of the old town centre, Hale Street contains some very attractive Victorian buildings (Nos. 18-26). Links with Staines' history as an important linoleum manufacturing centre are present in the former manager's house (No. 24-26) and the sluices on the Colne and Wraysbury rivers. The restored late 18th century malthouse to the west and northern terrace of Nos. 9-15 give an attractive sense of enclosure, which would be enhanced by tree planting between No.26 and the Colne bridge to screen the Trading Estate. Some improvement work is needed around Hale Street Hall and pumping station, also to the open space by the Wraysbury River. Period street lamps should be retained within Hale Street.

3.1.7 Market Square

The setting of the attractive buildings facing Market Square has recently been improved by work linked to the redevelopment of 2-10 Clarence Street; this involved pedestrianising Market Square and introducing appropriate street furniture. The Blue Anchor, Town Hall and Museum (former fire station) and the retained facade of 2 Market Square are all listed buildings, while two telephone kiosks (K6 1935 design) also have listed protection. Further enhancement to the Square is possible by improvement to the facades of buildings on the east side and by tree planting, which would help to screen the modern residential development at Colnebridge Close.

3.2 PROPOSALS BY ISSUES.

3.2.1 Shopfronts and Advertisements.

There is a need to improve poor elevations and advertisement signs on many buildings in Church and Clarence Streets, which will be sought where possible by voluntary negotiation. Should it prove necessary, discontinuance action will be taken to secure the removal of unsightly unauthorised signs. Many upper elevations could be greatly improved by co-ordinated painting of the woodwork on a group of buildings. Some windows are poorly blocked or have too much lettering, while other buildings have unsightly old brackets, air conditioning boxes or buddleia growing in cracks. Shop facades would be greatly improved by relating well to adjoining premises and respecting the scale and character of buildings, retaining original features wherever possible. A leaflet on shopfront design has recently been prepared to give guidance on this important issue.

3.2.2 Tree Planting and Open Spaces

Trees can greatly improve the appearance of both open areas and the settings of buildings, making a major contribution to conservation area enhancement. The Council will seek additional planting by encouraging landowners, negotiation with developers and direct action. Attractive features such as the Memorial Gardens, St Mary's

Churchyard and the confluence of the Colne and Wraysbury rivers will be maintained as necessary to preserve these important open spaces.

3.2.3 Street Furniture and Floorspace

Essential road signs, other street furniture and inappropriate floorscape treatment can mar the character of an individual building or area, so opportunities to improve these elements will be taken through maintenance or replacement programmes, liaison with statutory undertakers and developers and new traffic schemes as they arise. Suitable period furniture will be retained or introduced, e.g. the lamp posts in Church and Hale Streets. Certain unnecessary road signs etc. may be removed in a rationalisation programme. Floorscape improvement will be sought where paving has been poorly patched and any new floorscape treatment scheme will be carefully examined to see it is in keeping with the conservation area.

3.2.4 Road Traffic and Parking

The main traffic problem in the conservation area is the use of Church Street east of Bridge Street as a short cut for traffic (including some lorries contrary to the existing ban) from Wraysbury Road to High Street. Subject to highway capacity on the Bridge Street/Clarence Street junction traffic calming measures will be considered to deter the use of Church Street between Bridge and High Streets as a through route. For any new parking restriction, the narrow yellow lines allowed in conservation areas will be used where appropriate (2 instead of 3 inch).

3.3 SUMMARY OF CONSERVATION AREA POLICY PROPOSALS (C.A.P.'S)

STAINES C.A.P.1

High standards of design and maintenance, which respect historic buildings and the relationship to adjoining properties, will be expected for shopfronts and upper elevations in Clarence and Church Streets. The profusion of estate agents lease/sale signs in the conservation area will be resisted.

STAINES C.A.P.2

Opportunities will be sought to promote tree planting to enhance the setting or enclosure of key sites within the conservation area and screen unsightly features.

STAINES C.A.P.3

Suitable period street furniture will be retained and further introduced at Market Square, Clarence Street, Staines Bridge, Church Street, Vicarage Road and Hale Street.

STAINES C.A.P.4

Whenever possible in the conservation area, joint use of posts will be sought to minimise the impact of road signs on the setting of historic buildings. Redundant street furniture will be removed and special attention given to the siting of new items, especially in the vicinity of Listed Buildings.

STAINES C.A.P.5

Any floorscape treatment must be in keeping with the conservation area. Narrower two inch yellow lines will normally be used for parking restrictions and York block paving where Yorkstone flags need replacing.

STAINES C.A.P.6

Measures will be considered to deter the use of Church Street between Bridge and High Streets by through traffic.

3.4 IMPLEMENTATION

Implementation of the proposals will in most cases involve the Borough Council, however action and support by owners and tenants will be important. Given the constraints on local authority expenditure, the Council will be particularly keen to work jointly with voluntary groups and seek private sponsorship. In some cases there will be scope for support from Surrey County Council and the Historic Buildings Trust. It will be the objective to substantially implement the proposals within five years of their adoption and publication by Spelthorne Borough Council.

In summary, given the above financial considerations, the Council will seek to implement the proposals as a whole by the following measures:

1. The firm application of both existing Council policies listed in Appendix B and the new policies in paragraph 3.3 above.
2. Direct Council action on planting, street furniture and floorscape works.
3. Making available listed building grants and spending on environmental works out of the Council's approved expenditure on environmental improvement works.
4. Involving the Chamber of Commerce and Staines Town Society in the 'working-up' of appropriate detailed enhancement ideas.
5. Involving the use of voluntary labour in carrying out appropriate detailed enhancement ideas.
6. Liaison with statutory undertakers on their maintenance responsibilities.
7. Negotiation with landowners and lessees; co-operation will be sought but should this fail the Council will consider the use of available legal powers in appropriate cases.

.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

Planning permission 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 1989 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.

(Sections 7, 38 and 74, Planning (Listed Buildings and Conservation Areas) Act 1990)

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 1987.

APPENDIX B

EXISTING COUNCIL POLICIES

The main Council policies relevant to the preservation and enhancement of Staines 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 a conservation area in order to redevelop a site, even where the existing structure is not of sufficient merit to justify retention, will not normally be granted unless accompanied by an acceptable detailed planning application for the proposed replacement which is available for determination at the same time.
- 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.

Shopping Centres and Advertisements

- Policy EV21 The Borough Council will seek to maintain and, where appropriate, improve shopping centres to create a safe and attractive environment through the careful choice and siting of street furniture and the design of landscaping and surfacing details. Improvements will be undertaken in co-operation with local businesses, firms and other appropriate bodies. Redundant and unsightly street furniture will be removed as opportunities arise.
- Policy EV22 The Borough Council will expect proposals to alter shop fronts to respect the buildings of which they are part in the proportions of fascia boards, windows and stallrisers, and in the use of materials. Special attention to design will be required on or near to listed buildings and within conservation areas.
- 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 EV19

Where it is considered necessary for stricter control on future development in the interests of maintaining the environmental quality of a scheme, planning permission for new residential development will have conditions imposed to restrict permitted development rights.

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 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 EV7

The Borough Council will not normally permit development which would detract from the landscape character of the River Ash and River Colne system and will take opportunities to make environmental improvements as appropriate.

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.

APPENDIX C

STATUTORILY LISTED BUILDINGS WITHIN THE CONSERVATION AREA

| | |
|---------------------------------|--|
| Staines Bridge | Designed by J.&G. Rennie and opened by King William IV and Queen Adelaide in 1832. |
| <u>Clarence Street</u> | |
| Nos. 15-17 | Built 1832, three storey yellow brick end section of terrace. |
| Colne Bridge | Built 1832, possibly by Rennie Brothers, since widened. |
| Nos. 25-33 | Three storey yellow brick terrace built 1832, 29 and 31 have cast iron balconies. |
| No. 35/39 | 1832 painted brick, included for group value. |
| No. 41 | Built 1835 as Literary & Scientific Institute, rendered. |
| <u>Market Square</u> | |
| No. 2 | Original 1830 facade only remains of three storey corner building. |
| Fire Engine Shed | Built 1880 west of Town Hall in yellow brick, now museum. |
| Town Hall | Built 1871-1880 in mixed French/Italian style with central clock tower. |
| Telephone Kiosks | Two K6 type telephone kiosks outside Town Hall, 1935 design. |
| Blue Anchor Inn (Grade II*) | 1721 with later ground floor public house front, has five painted windows bricked up to avoid Window Tax repealed in 1851. |
| <u>Church Street</u> | |
| Nos. 21-27 | Late 17th century block. |
| Nos. 57-59 | 59 built 1737 for Ashby Family, 59 in later 18th century. |
| Nos. 75-79 | Small mid 19th century terrace with coach doorway. |
| No. 101 | 1830's detached villa Stainton House, was an early Quaker community. |
| No. 103 | Built in mid 18th century. |
| Nos. 111-113 | Built 1803, with additions in 1837 and 1892. |
| No. 115 | Late 18th or early 19th century, now St Mary's Vicarage. |
| St Mary's Church (Grade II*) | Present buff brick church with most of fine red brick tower built 1828. |
| Tomb | George Hawkins tomb (1761) in St Mary's Churchyard. |
| No. 96/104 | 1820 railings and gate piers only are listed. |
| No. 114 | Mid to late 18th century. |
| <u>Wraysbury Road</u> | |
| Malthouse | Built around 1800, now converted to offices. |
| Staines West Station | Built 1820 and 1850 as private Moor House, converted to Great Western Region Station 1885. Station closed 1965, now offices. |

DETAILED ENHANCEMENTS IDEAS

| AREA/ADDRESS | PROPOSED ACTION | ESTIMATED COST | IMPLEMENTATION | COMMENTS |
|------------------------|--|----------------|---|---|
| <u>CLARENCE STREET</u> | 1.1 SHOPFRONTS AND ADVERTISEMENTS | | | |
| 1-9 | Replace out of line and poorly designed fascias | - | Private action with Council and Chamber of Commerce involvement | Council to seek improvements by development control grants, negotiation, enforcement and through a guidance leaflet on shopfront design |
| 11, 19, 21 | Replace unsuitable fascia material | - | | |
| 15 | Replace out of character ground floor frontage | - | | |
| 17, 19 | Remove clutter of advert boxes, hanging and pavement signs | - | | |
| 12 | Remove poor box sign | - | | |
| 35/39 | Improve poster boarded ground floor | - | | |
| | 1.2 UPPER STOREYS | | | |
| 1-13 | Co-ordinated repainting of windows | - | Private action with Council, Chamber of Commerce and Staines Town Society involvement | |
| 1 | Remove buddleia in eaves | - | | |
| 11, 13, 21 | Remove obtrusive air conditioning/extractor boxes in windows | - | | |
| 17, 21-29 | Clear blocked and/or lettered windows | - | | |
| 29 | Repaint side elevation removing advert | - | | |
| 35-41 | Repaint walls in co-ordinated scheme | - | | |
| | 1.3 TREES | | | |
| Side of 25 | Ensure willow does not damage Colne Bridge | - | Council to urge private action as necessary | |
| Around Cinema | See 2.2 and 3.2 below | - | | |

Note: All estimates are approximate at the time of publication.

| AREA/ADDRESS | PROPOSED ACTION | ESTIMATED COST | IMPLEMENTATION | COMMENTS |
|--|--|------------------|---------------------------------|--|
| | 1.4 STREET FURNITURE | - | | |
| Opposite 25-41 | Remove 2 unnecessary roadsign posts | £150 | Council | |
| Opposite 27 | Remove 1 unnecessary bus stop post | - | Bus Company/Council | |
| 31 | Straighten leaning bus stop post | - | Bus Company | |
| <u>STAINES BRIDGE AREA/</u> <u>BRIDGE STREET</u> | 2.1 RESTAURANT ELEVATIONS | | | |
| Riverside County Carvery | Paint upper section dark green | - | Private | |
| Ting Ting | Repaint woodwork of hall and remove old telegraph wires bracket plus 1 of 2 box signs | - | Private | |
| to W of Cinema | 2.2 PLANTING Screen cinema by planting by bin area, along line of bollards at W side, one large tree opposite exit road and 1 or 2 at side of Carvery entrance if services permit | - | Private or Council | |
| N of Courage Building | Plant Yews or London Planes in grounds to enhance area generally | - | Private | To screen Courage building from Maltings entrance |
| Office car park entrance, east side of Bridge Street | Plant tree at entrance to rear of Church Street offices | - | Private | |
| Staines Bridge | 2.3 STREET FURNITURE Repaint outer bridge railings | £ 5000 approx | Council with STS involvement | County Council responsi- bility, possible sponsor- ship or English Heritage grant |

| AREA/ADDRESS | PROPOSED ACTION | ESTIMATED COST | IMPLEMENTATION | COMMENTS |
|--|---|---------------------|--|----------|
| Opposite Clarence St | Replace inner railings with cast iron bollards every 2-3m (or high kerb) Remove 1 unnecessary roadsign post Rationalise 3 direction signs, cut top off Council notice board poles | £ 8,000 £100 | Council with STS involvement Council Council | |
| E side of Bridge St opposite Clarence St & on bridge | 2.4 FLOORSCAPE Paving repair in Bridge Street and on Staines Bridge, York block paving recommended | £25/sqm | Council with sponsorship from statutory undertakers or privately | |
| <u>RIVERSIDE</u> Bridge arches | 3.1 PAINTING OF STRUCTURES Repaint doors to arches under Staines Bridge (NW side) | - | Sea Scouts | |
| Riverside Country Carvery | Repaint ground floor wall as needed | - | Private | |
| Memorial Gardens | Repaint bandstand and shelter | £100 | Council | |
| Behind Cinema | 3.2 PLANTING Plant 3 extra heavy standard trees along Riverside Walk | £200 x 3 | Council | |
| Side of Carvery | Plant shrub against W side wall on riverside to protect from graffiti | - | Private/Council | |
| Behind Cinema | 3.3 STREET FURNITURE Repair bent section of rail, remove leaning rubbish bin, install 3 wooden/cast iron seats, two litter bins and two tree grills | £2100 | Council | |

| AREA/ADDRESS | PROPOSED ACTION | ESTIMATED COST | IMPLEMENTATION | COMMENTS |
|--|---|----------------|---|---|
| <u>CHURCH STREET</u> (East of Bridge St.) | 4.1 SHOPFRONTS AND ADVERTISEMENTS | | Private action with Council and Chamber of Commerce involvement | Council to seek improvements by development control, grants, negotiation, enforcement and through a guidance leaflet on shopfront design. |
| 1-9, 12, 29 | Replace poor fascias of inappropriate materials, out of character with buildings and some not aligned | - | | |
| 1, 5 | Replace inappropriate modern full-length windows | - | | |
| 11/13, 19, 47, 49 | Remove blinds out of character with buildings | - | | |
| 16 & 31 Acorn | Reduce over-illumination and no. of signs, remove illegally located signs | - | | |
| 47-55 | Improve series of fascias | - | | |
| 55 | Replace 3 identical fascia signs, remove buddleia and window blind adverts | - | | |
| 2/4, 6, 27 | Replace over deep fascia signs | - | | |
| Various | Remove illegal esp. protruding signs | - | | |
| | 4.2 UPPER STOREYS | | Private action with Council, Chamber of Commerce and Staines Town Society involvement | |
| 1-7 | Replace inappropriate modern windows | - | | |
| 1-9 | Co-ordinated repainting of walls | - | | |
| 1, 3, 10, 29 | Repaint windows | - | | |
| 10 | Remove box signs, air condition box and old bracket, paint wall | - | | |
| 19, 30, 45 | Remove upper storey prominent advertisements | - | | |
| 27 | Replace corrugated iron boarding with suitable replacement window | - | | |
| 31 | Remove lettering in upper windows | - | | |

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|----------------------|---|----------------|---|------------------------------------|
| | 4.3 TREE PLANTING | | | |
| 30/38 modern offices | Screen with 2 trees in pavement before no. 30 & 1 before Church House | - | Council, possible sponsorship | If services permit |
| Side of 31 | Planting to screen buildings/yard behind no. 31 | - | Private | |
| High St to R Colne | Incorporate tree planting in any traffic/paving scheme | £200 each | Council | |
| Opposite Church St | Investigate scope for further planting in central reservation | - | Council, possible sponsorship | Outside Conservation Area |
| | 4.4 STREET FURNITURE | | | |
| 23/25 | Straighten leaning no-waiting sign | | | |
| 43 | Move one-way sign before Phoenix PH onto existing road sign at junction | £100 | Council | |
| 2, 12, 16, 43 | Replace modern street lamps with period style | £1,300 each | Council with sponsorship | Dependent on road reclassification |
| High St to R Colne | Period style seats and rubbish bins in any traffic/paving scheme | £1,000 | Council, possible sponsorship | |
| | 4.5 RIVER COLNE | | | |
| NE side of bridge | Replace damaged bridge capping, repair wall, repaint small control box adjacent | £400 | Council, possible sponsorship or voluntary help | |
| Side of Aldous Hse | Paint rusty river piling, soften impact of metal fence by replacing with wood or planting creeper | - | Private, possible voluntary help | |
| | 4.6 TRAFFIC | | | |
| Near High Street | Narrow Church Street exit into High Street using raised block paving | £7,200 | Council | Trial scheme approved |

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|--|---|-----------------------|--|---|
| High St to R Colne at intervals | Possibly introduce block paving OR Introduce sleeping policeman ramps | £17,500 for 700sqm | | |
| <u>CHURCH STREET</u> (West of Bridge St) 75/79 | 5.1 HISTORIC BUILDINGS Implementation of listed building consent for renovation into flats | - | Private, Council encouragement | Possible SBC/SCC/HBT grants for elevational treatment |
| 72/74 | Repair for residential use incl. exterior woodwork | - | Private or Historic Buildings Trust | |
| 114 | Implementation of listed building consent for renovation | - | Private, Council encouragement | |
| 46 Cock PH | Remove obtrusive advertisement signs | - | Private, Council encouragement | |
| Side of 96 | 5.2 TREE PLANTING AND OPEN SPACES Plant trees in existing planters | - | Private | |
| St Mary's Churchyard Garden adj. | Plant replacement trees | £500 | Council | |
| St Mary's Churchyard | Remove cypress trees to enhance view of churchyard wall, deciduous trees and St Mary's Church Tower | £650 | Council | |

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|---|--|-------------------------------|--|--------------------|
| Garden adj. Churchyard Bridge Street to Binbury Row | 5.3 STREET FURNITURE Provide 2 new seats and cast iron replacement rubbish bin Replace 10 lamp posts, keeping swan neck period style OR Repaint and prolong life of existing | £600 £820 each Low cost | Council Council, possible sponsorship Council, possible community service by offenders labour | Where possible |
| W & E of Churchyard | As above for 8 other lamp posts | As above | Council, possible community service by offenders labour | |
| 96/114/Binbury Row | Place telegraph wires underground and remove posts | £7600/6200/ 15300 | Private sponsorship | |
| Bridge St to Vicarage Road | 5.4 FLOORSCAPE/PARKING Renew tarmacadamed sections of pavement with York block paving Renew uneven or cracked Yorkstone flags with York block paving | £4,400 £25/sqm | Council, possible sponsorship Council, possible sponsorship | Approved scheme |
| Outside Bell PH (124) | Introduce two inch narrow double yellow lines | £880 | Council, possible sponsorship | |
| <u>HALE STREET AND</u> <u>WRAYSBURY RIVER</u> Pumping Station By Pumping Station | 6.1 HALE STREET HALL AND PUMPING STATION Painting of woodwork Remove old yellow van | Low Cost - | Council Private | |
| 26 to R Colne | 6.2 TREE PLANTING AND OPEN SPACES Plant tree to screen Trading Estate | £200 | Council | If services permit |

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|----------------------|---|-----------------------|---|----------|
| adj. former station | Plant tree before footbridge to screen Trading Estate | £200 | Council, possible sponsorship | |
| in/adj R Wraysbury | Clear out rubbish and shopping trolleys between Wraysbury sluice and Hale Street and repair fencing | - | National Rivers Authority possible voluntary help | |
| Sluices | Two sluices on the Rivers Colne and Wraysbury, included in the conservation area for their historic interest, are very hidden. That on the Colne would require the demolition of a storage building over it in order to make it an attractive feature. That on the Wraysbury would require opening up its environment by changing fencing arrangements and clearing vegetation. | - | Private with Council involvement Private with Council involvement, possible voluntary help | |
| Near former station | 6.3 STREET FURNITURE Remove surplus yellow bin (black bin remains 20 yds away) | Low Cost | Council | |
| Hale St/Wraysbury Rd | Remove 1 of 2 signs to Trading Estate | Low Cost | Council | |
| Hale Street | Replace 4 lamp posts in Victorian period style OR Repaint and prolong life of existing | £820 each Low Cost | Council, possible sponsorship Council, possible young offenders labour | |
| <u>MARKET SQUARE</u> | 7.1 BUILDING ELEVATIONS AND ADVERTISEMENTS | | | |
| 15-5 | Remove pavement advert signs | - | Private with Council encouragement | |

| AREA/ADDRESS | PROPOSED ACTION | ESTIMATED COST | IMPLEMENTATION | COMMENTS |
|----------------|---|----------------|---|---|
| 7 | Repaint black front elevation in lighter colour | - | Private with Council and Staines Town Society involvement | |
| 5 | Remove lettering in upper windows and flagstaff | - | Private with Council encouragement | |
| 3 | Replace ground floor windows (poorly blocked in non-matching brick) | - | Private | |
| Square | 7.2 TREE PLANTING Plant trees to screen modern housing of Colnebridge Close | £200 each | Council | If services and space permits |
| Square | 7.3 STREET FURNITURE Replace all modern lamp posts and rubbish bins in black cast iron traditional style | Low Cost | Private with Council involvement | Agreement with developer |
| Square | Add some wooden/cast iron seats | £350 each | Council, possible sponsorship | |
| Blue Anchor | Minimise impact of road signs/posts on this Grade II* Listed Building | - | Council | |
| Adj. Town Hall | 7.4 FLOORSCAPE Paving repair around Town Hall using Yorkstone flags | £ 25/sqm | Private/Council | E side agreed with developer, W side to be agreed with statutory undertaker |