

**UPPER
HALLIFORD
CONSERVATION
AREA
PRESERVATION
AND
ENHANCEMENT**

PROPOSALS

JULY 1994



BOROUGH OF SPELTHORNE

**UPPER HALLIFORD
CONSERVATION AREA**

PRESERVATION AND ENHANCEMENT

PROPOSALS

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1. INTRODUCTION

- 1.1. In February 1993 Spelthorne designated the central part of Upper Halliford as a Conservation Area. This designation recognised the large number of buildings and structures pre dating 1900 and the historic road pattern centred on the village green. 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, 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 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 dependent 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 Upper Halliford Conservation Area.
- 1.5. In April 1994 the Council published a draft of this Plan for public consultation. Consultation took place between April and 27th June 1994 and included a leaflet distributed to all properties in the conservation area and those immediately adjoining, and a public meeting on 10th June at the Alan Freeman Trust Hall, Upper Halliford. The Council's Planning and Development and Highways and Works Committees considered all the issues raised and recommended certain amendments to the draft. These amendments and the publication of the present document were agreed by the Council at its meeting on 28th July 1994.

2. **HISTORICAL BACKGROUND**

- 2.1. The name Halliford derives from a ford on the River Ash where a holy man lived during Anglo-Saxon times and performed miracles. The name Holy Ford eventually evolved into Halliford. Halliford is mentioned in charters dating from 1100 stating that land at Halliford Manor had been granted to Westminster Abbey in 1065.
- 2.2. The first references to the two separate settlements of Upper and Lower Halliford emerged during the 13th Century. The main settlement of the manor has always been Lower Halliford which could take advantage of its position on the Thames and on the main road between Kingston and Chertsey. There is little to suggest that the House at Upper Halliford known as Halliford Manor ever actually fulfilled that role.
- 2.3. In the 14th Century a windmill stood at Upper Halliford later to be replaced by a windmill at Lower Halliford.
- 2.4. Employment in Upper Halliford has traditionally been farm related and much of the surrounding area remains open and in agricultural use. The population growth in the settlement was very slow until the rapid population growth experienced after the second world war. Despite growth in size Upper Halliford has retained a distinct village character in a rural setting.

3. CHARACTER OF THE CONSERVATION AREA.

Setting

- 3.1. The Conservation Area is bounded to the east and south by housing dating from this century whilst to the north is the open agricultural land of Grange Farm. The Upper Halliford Bypass runs close to the western edge of the Conservation Area creating a visual and physical barrier between the settlement of Upper Halliford and the open land beyond the bypass.
- 3.2. In a wider context agricultural land which surrounds Upper Halliford has been protected from development by the Green Belt. There has been a certain level of development around the village since the second world war but the general restrictions associated with Green Belt have ensured that the settlement has retained a distinct identity and has prevented it from merging with other settlements especially with regard to Shepperton to the south. The Conservation Area represents the historical core of the village the characteristics of which play an important role in providing Upper Halliford with its sense of place.

Street Pattern

- 3.3. Upper Halliford has a historical street pattern around which the village has evolved. The Conservation Area has two points where the majority of historical buildings are grouped, the cross roads between Upper Halliford Road and Charlton Lane, which prior to the building of the bypass linked Upper Halliford with Charlton to the north west, and the junction between Gaston Bridge Road, Upper Halliford Road and Halliford Road which links the village to Lower Sunbury and the River Thames.

Open Space and Trees

- 3.4. The village green opposite the Goat Public House provides the main focal point of the Conservation Area, located at the cross roads between Upper Halliford Road and Charlton Lane.
- 3.5. The Upper Halliford Road is the main route through the village providing views of the Conservation Area along a north south axis, however the green creates an important view to the east. The eastern view is emphasised by the high walls to the north and south of the green with views of the open space adjacent to the road provided with a back drop of mature trees further to the east.
- 3.6. The central location of the green and the important views which it provides means that it plays a key role in setting the character of the Conservation Area and the village as a whole. In addition to the green there are a number of small pockets of open space at road junctions and at other prominent locations which contribute to the Conservation Area and provide scope for the further enhancement of the area.
- 3.7. As well as the mature trees at the eastern end of the village green there are numerous well established trees within the Conservation Area especially at the southern end on the western side of the Upper Halliford Road.

Historical Buildings

- 3.8. Within the Conservation Area there are seven buildings dating from before 1800 with an additional ten buildings predating 1900. To the south of Halliford Road is Halliford Manor, the gateway and railings to the front of which are listed. Clock Cottage to the west was formerly the Coach house to Halliford Manor and the distinctive clock is dated 1744. It is possible that the cottage, manor and railings date from this time.
- 3.9. At the centre of the Conservation Area is the Goat Public House which, although considerably extended this century, retains its historic core dating from before 1800. To the north of the Goat Public House to the east of Halliford Road is the large house known as Frith Cottage. The majority of the house predates 1800 but incorporates Victorian extensions. The house takes its name from the painter Frith who lived there for a period of time.

4. PRESERVATION AND ENHANCEMENT PROPOSALS

- 4.1. Having outlined the character of the Conservation Area a number of measures are put forward below which seek to preserve and enhance those features which add to the attractiveness of the area in addition to measures which seek to mitigate those aspects which detract from the character. The accompanying plan gives details of the proposed enhancement works, the numbering corresponding to the numbers in the detailed schedule of works.
- 4.2. Overall the Council's conclusion is that there are no "major" problems in the Conservation Area, however, a range of improvements are identified which it is believed will make a valuable and welcome improvement to this already attractive village.

Impact of Roads and Road Traffic

- 4.3. When the Upper Halliford Bypass was opened during the 1960's the majority of the through traffic travelling between Staines Road West, Walton Bridge and Shepperton was diverted away from the Village centre. Despite the presence of the bypass there is still an element of through traffic.
- 4.4. Whilst the volume of through traffic is generally low the Conservation Area would benefit from the removal of some elements of through traffic which would improve the amenity of the village centre.
- 4.5. A small element of through traffic is generated by vehicles travelling from Staines Road West to Charlton Village. This includes lorries travelling to the waste transfer station in Charlton Lane. As vehicles cannot turn right from the bypass onto Charlton Lane some proceed down through the village until they reach the junction between Gaston Bridge Road and the Bypass. The vehicles then turn right onto the bypass before turning left onto Charlton Lane. The Council will further investigate means of reducing through traffic.
- 4.6. Within the central area of the Conservation Area there is scope to reduce the impact of roads by providing an increase in the area under grass, as referred to in paragraphs 4.8 and 4.9.
- 4.7. The pavement on the east side of Upper Halliford Road would benefit from bollards to prevent vehicles from parking on the pavement whilst the drivers visit the shops.

Upper Halliford Green and Adjoining Areas

- 4.8. The Green represents a important open space at the centre of the village which provides a focal point and an area where pedestrian and vehicular routes through Upper Halliford converge. The Green already provides a pleasant environment but there are a number of measures which could contribute to enhancing the area. The features and issues that require attention are:-
 - 1) An increase in the area of grass outside the Goat Public House and in its immediate vicinity.

- 2) The closure of one of the vehicular access points of the road which crosses the green at its junction with Upper Halliford Road.
 - 3) Measures to deter unauthorised parking on the Green or on the roadway crossing it.
 - 4) Measures to improve pedestrian routes across the Green.
 - 5) Improvements to street furniture including bollards, both on and adjoining the Green.
 - 6) Scope for further tree planting and general enhancement.
- 4.9. The Council proposes to prepare a comprehensive scheme in due course and will consult with the occupants of properties adjoining the Green prior to any work being done.

Planting

- 4.10. The Conservation Area is characterised by mature trees and established planting, however there are a number of opportunities to enhance existing planting within the Conservation Area. There is also scope to create new areas of planting in order to improve the setting of the Conservation Area and the village, as well as having wider benefits.
- 4.11. On the western boundary of the Conservation Area to the front of 1-19 Upper Halliford Road are a number of mature trees which add considerably to visual amenity. It would appear that a number of these trees originally failed to become established, as there are gaps in an otherwise continuous line. It is proposed that these gaps should be in filled with suitable individual trees.
- 4.12. Scope for additional planting in the central part of the Conservation Area, including along the southern edge of Upper Halliford Green, will be further examined and proposals included in the comprehensive scheme referred to in paragraphs 4.8 and 4.9 above.
- 4.13. Within the Conservation Area there are also opportunities to thin some of the exiting planting to provide glimpses of the more historic buildings set behind their high brick walls.
- 4.14. The Conservation Area and its approaches enjoy a large number of trees and well established planting with the notable exception of the southern approach. The opportunity exists to undertake tree planting on land situated to the south east of the junction between Gaston Bridge Road and the Bypass. The planting would partially screen the houses fronting onto Roxford Close softening the edge of the built development and resulting in a more gradual visual introduction to the village and the Conservation Area itself.

- 4.15. On the bypass there are significant opportunities to undertake tree planting in order to improve the overall appearance of the road whilst reducing its visual impact and softening the boundary between built development and the Green Belt to the west of Upper Halliford. Whilst the road is physically divorced from the Conservation Area, established trees planted along the bypass will contribute to views to the west from the Green at the centre of the Conservation Area as well as the overall setting of the village.

Enhancement of Buildings

- 4.16. The majority of buildings within the Conservation Area are in a good state of repair, including many of the older houses. However there are some exceptions. Holmbank on the east side of Upper Halliford Road is within the ownership of the Borough and schemes resulting in its restoration are being considered.

Commercial Uses

- 4.17. Halliford is predominantly residential in character however there are a number of commercial uses which have developed over time serving the local and wider community, most notably the Goat Public House and the shops immediately to the west of the Conservation Area fronting onto Upper Halliford Road. These uses serve local residents and add to the vitality of the Conservation Area.
- 4.18. Through the application of its policies this Authority will seek to retain and enhance these functions and to this end a further retail use will be encouraged to occupy the unit in the small shopping parade which is currently vacant.
- 4.19. The shops themselves are part of a more modern development undertaken in the late 1960's. Whilst the shops have an important role the buildings do not compliment the character of the remainder of the village. Redevelopment would not be a realistic option, however, opportunities for landscaping to soften the impact of the buildings will be kept under review.

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. However, action and support by private businesses and individuals will 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. For highway proposals funding will be sought from the County Council otherwise Borough Council funding would be needed to meet the balance and the cost of all other proposals.
- 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 proposals and the replacement, removal and provision of new street furniture.
 3. Involving local voluntary groups where appropriate.
 4. Liaison with statutory undertakers on their maintenance responsibilities.
 5. Negotiation with private owners and tenants to secure the enhancement where necessary of land 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 conservations 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.

APPENDIX B

EXISTING COUNCIL POLICIES

The main Council policies relevant to the preservation and enhancement of Shepperton 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 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 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 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 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 GB1 The Green Belt shown on the proposals map will be permanent and only development appropriate to such areas will be permitted.

APPENDIX C

DETAILED ENHANCEMENT PROPOSALS

	PLANTING		
LOCATION	PROPOSED ACTION	IMPLEMENTATION	COMMENTS
1. Verge to front of 29-35 Upper Halliford Road	Planting of individual trees infilling gaps between existing mature trees.	Council, possible volunteer assistance.	
2. Land to south east of junction between Bypass and Gaston Bridge Road.	Planting providing gradual introduction to Village.	Council, possible volunteer assistance.	
3. Land to north west of Upper Halliford Road/Bypass Roundabout.	Tree planting to soften open area and improve setting of roundabout	Council.	
4. Eastern verge of Bypass between Annett Close to Garage Court adjacent to Dorly Close.	Belt of trees becoming more dense to south	Council.	
5. Land to west of junction between Bypass and Charlton Lane.	Tree planting to soften boundary between open land and highways land.	Council.	
6. Western Verge of Bypass	Individual trees planted infilling gaps in existing vegetation.	Council.	
7. Verge to rear of properties fronting onto Dorly Close	Individual trees planted between existing to create continuous canopy	Council.	
8. Central reservation of bypass at junction with Gaston Bridge Road.	Tree planting becoming more dense to the south.	Council.	

HIGHWAY WORKS & OTHER ENVIRONMENTAL IMPROVEMENTS			
LOCATION	PROPOSED ACTION	IMPLEMENTATION	COMMENTS
9. Upper Halliford Green and adjoining areas west of Upper Halliford Road	Prepare comprehensive improvement scheme	Council	
10 East side of Upper Halliford Road opposite shops.	Provide bollards to prevent pavement parking.	Council	
ENHANCEMENT OF BUILDINGS			
LOCATION	PROPOSED ACTION	IMPLEMENTATION	COMMENTS
11 Holmbank.	Refurbishment of house	Private/Council	
12 British Overhead Irrigation Ltd and Print UK.	Use of visually more appropriate security measures at main entrance.	Private	