BOROUGH OF SPELTHORNE

SHEPPERTON 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 floorspace surfaces and other features of specific historic interest (Department of the Environment Circular B/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 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, 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 Shepperton Conservation Area, which was designated in February 1970.

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 The name Shepperton derives from the Saxon name of Sceapheard-ton, meaning a shepherd's habitation. In 1086 the Domesday Book recorded Shepperton Manor within the Spelthorne Hundred, with 100 people then in residence. The settlement grew up around the church and manor house, both of which were originally located eastwards of their present position. A 12th century church was destroyed by river flooding around 1600 and rebuilt on its present site, while the relocation of the manor house had taken place by 1723.

2.2 Shepperton became established because of the River Thames which provided both transport and a food supply. Most early employment was in agriculture or directly from the river in fishing or boating. In the 15th or 16th Century, changes in the river course and flooding required the diversion of the Kingston to Chertsey riverside road to the line of the present Church and Russell Roads. Today's road network has largely evolved from tracks to Chertsey, Littleton, Charlton and Sunbury - an early 19th Century map shows nearly all dwellings grouped along these routes. Of great recent significance has been the opening in 1987 of Renfrew Way, which has relieved the heart of old Shepperton from much of the previous through traffic.

2.3 Population growth in Shepperton had reached only 858 by the year 1858, but with the opening of the railway in 1864, development spread northwards to Upper Shepperton. The Conservation Area today has only a small resident population but it embraces the heart of historic Shepperton, centred on the Church and manor house.
3. THE CHARACTER OF SHEPPERTON CONSERVATION AREA

The key elements contributing to the present day character of Shepperton Conservation Area are Church Square, a concentration of historic buildings and structures, the River Thames and open spaces. These aspects are now considered in turn.

3.1 Church Square

3.1.1 At the centre of the Conservation Area both geographically and functionally, lies Church Square. Sir Nikolaus Pevsner in his book "The Buildings of England", described the view of the little square at Shepperton towards the south-east, if one places oneself so that the filling station is concealed, as "one of the most perfect village pictures that the area has to offer". Church Square has its origins as a village green. Dominating the square from the east is St Nicholas Church, a grade II* listed building of early 17th and early 18th Century origin. A row of 18th Century listed buildings front the south side of the square.

3.1.2 After the coming of the motor car, the square was gravelled in 1935 and remained so until 1965 when its present tarmacadammed surface was laid. The present day character of Church Square is as much dominated by the presence of parked motor vehicles as it is by the historic buildings which surround it.

3.1.3 In former times there were a number of shops in Church Square, and the square itself was famous as a centre of public entertainment in the form of illegal bare listed prize fights. Today, commercial premises in and adjoining the square consist solely of three hotel/public houses, two eating houses and one modern garage. These premises ensure a lively atmosphere to the square and attract many visitors to the Conservation Area; however, the associated parking also detracts from the very environment which has drawn people to make their visit.

3.2 Historic Buildings and Structures

3.2.1 Shepperton Conservation Area contains a high concentration of buildings of historic interest, with about half of the total buildings in the area being statutorily listed by the Department of the Environment. All of these listed buildings were originally residences except for the Church. They comprise 13 grade II and the following 3 grade II* listed buildings: The Manor House, St Nicholas Church and the Rectory. The latter category are among the top 6% classification of buildings of special architectural or historic interest in England and Wales. Appendix 'C' gives brief details of each listed building. In addition there are many more buildings of local interest and only a few modern ones are included in the Conservation Area. As well as the historic buildings and walls lining its route, the winding nature of the road through the village is in itself an important part of the attractive character.

3.2.2 The present Manor House dates from around 1820 and was restored in 1963 when some late 19th and early 20th Century additions were removed; of particular note is a 'tent room' painted to represent draped damask.
St Nicholas Church with its very attractive sandstone and flint chequedwork rubble walls, dates from the early 17th Century, with the tower being added in 1710. The churchyard contains a listed monument dated 1826 to the daughter of the poet Thomas Love Peacock, within the cemetery across Church Road lie other interesting headstones and tombs, including a particularly fine one to W S Lindsay, a former Lord of the Manor. St Nicholas Rectory contains a 15th Century reception hall and was re-fronted around 1700 and extended to the rear, with dormers added in the 19th Century; the timber framing and front cladding with mathematical tiles are particular features of interest.

3.2.3 On the west side of Church Road lies the late 16th and 17th Century timber framed Winches Cottage, restored in the 20th Century and renamed after the Winch family, owners of a local barge company. To the south lies a row of 18th Century cottages. Turning into Chertsey Road the properties fronting the south side are mostly of 19th Century origin: Mill Eyot and Millbrook House are named after a mill which was present in the 18th and 19th Centuries; the top two storeys of the latter were removed in the 1930’s after a fire.

3.2.4 The properties fronting the south side of Church Square are of 18th Century origin, although the existence of a Kings Head Public House from the 16th Century and a link with King Charles II and Nell Gwynne are claimed. The Anchor Hotel, a replacement for an earlier hostelry, is said to be named to commemorate a link with St Nicholas, the patron saint of sailors. Other structures of historic interest within Shepperton Conservation Area not yet mentioned are the old walls found in Ferry Square, the cemetery, Church Road (extending outside the Conservation Area) and to the south side of Chertsey Road.

3.3 River Thames and Open Spaces

3.3.1 The River Thames has always played a key role in the history and character of Shepperton. From the late 13th Century it carried locally grown barley and later it brought in building materials. Ferry Square had a wharf which was busy with commercial traffic until the railway opened in 1864 and took away much of its trade. The river at Shepperton has also been important for its ferries (from the 14th to the 20th Centuries), fishing and recreational punting.

3.3.2 Nowadays, the recreational use of the River Thames is its most important aspect within Shepperton Conservation Area. Recreational boating is popular from Desborough Sailing Club, based on Desborough Island opposite Ferry Square and just outside the Conservation Area. There is a public slipway at Ferry Square and mooring facilities exist alongside the riverside public open space to the east. This latter area, together with the Cricket Ground and the open space at Manor Park which was opened to the public in the 1960’s, used to form part of the Manor House estate.

3.3.3 Other important recreational activities in the Conservation Area are sitting, walking, painting and fishing. A public footpath which skirts the cemetery has become rather overgrown since its diversion due to the creation of Halliford Mere; the Council is currently negotiating to secure the re-establishment of this route. Shepperton cemetery itself provides a peaceful haven and is also important in nature conservation terms.
4. PRESERVATION AND ENHANCEMENT PROPOSALS

4.1 Introduction

The following section identifies scope for enhancement of the Conservation Area having regard to the character which has been identified above. It deals firstly with Church Square, Ferry Square and overall parking provision which are of particular importance. It then goes on to deal with street furniture and floorscape issues outside of the squares, open spaces and improvements to buildings. Appendix "D" summarises the detailed proposals in schedule and map form.

4.2 Church Square

4.2.1 The problems associated with the environment, access and parking in Church Square are longstanding. Council Minutes from 1937 record a complaint about the difficulty of owners in Church Square in getting access to their premises, due to indiscriminate parking of cars. In 1954 it is recorded that a man was employed to aid cars entering and leaving the Square. The Council recognises this is not an easy issue to resolve but it has made clear its intention in the adopted Spelthorne Borough Local Plan dated May 1991, which contains the following paragraph (10.45) and policy:

The presence of cars and car parks in conservation areas can be particularly intrusive and damaging to the environmental character. Particular examples of this are the car parks in Market Square, Staines and Church Square, Shepperton. The Plan includes specific proposals (P45 and P46) for these two sites, and whilst having regard to the requirements of motorists to park near places of business or entertainment the Council will seek opportunities to locate car parks away from environmentally sensitive areas.

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 SITTING LAYOUT AND LANDSCAPING OF CAR PARKS AND THE EXCLUSION OF CARS FROM PARTICULARLY SENSITIVE AREAS.

The specific proposal P46 for Church Square is for 'COMPREHENSIVE LANDSCAPING AND ENHANCEMENT RETAINING ACCESS AND LIMITED PARKING", to be implemented by the Local Authority by the year 2001.

4.2.2 The Council considers that the main objectives of any detailed proposals for Church Square, which must also take account of Ferry Square, should be to:

(i) restore attractive views into and across the Square;

(ii) enhance the setting and views of important historic 'listed buildings' around Church Square, particularly St Nicholas Church, the Kings Head Public House, Thames Cottage and Ye Olde House;
(iii) address the issue of parking in a comprehensive manner. It is essential to retain emergency, delivery, funeral and wedding access to Church and Ferry Squares, as well as some parking.

4.2.3 Proposals for both Squares which take account of these objectives are shown in plan form in Appendix D. They involve the widening of footways, making unauthorised parking difficult by introducing well defined parking areas, and introducing appropriate street furniture items. It is proposed to introduce traditional style lamp columns to improve lighting in the Square. Inappropriate items such as the concrete bollards at the entrance to Church Square and two modern litter bins will be replaced in cast iron. Overall these measures should secure considerable enhancement of this historic area.

4.2.4 A proposed improvement to Church Square in the longer term would be its complete resurfacing. The following government advice taken from Circular 8/87 is particularly appropriate: "The floorscape often makes a vital contribution to the character of a conservation area. Every effort should be made to retain or reintroduce the traditional surfaces, eg. natural stone paving or setts, wherever possible. If the introduction of new surfacing materials is unavoidable, the texture and colour should be sympathetic to the setting".

4.3 Ferry Square and its approach road

4.3.1 The proposals which follow for Ferry Square seek to secure emergency and delivery access, and to rationalise the existing parking through a revised parking layout, which will also afford easier access to the public slipway. It is proposed to retain parking in broadly the existing parking area, with one space near the riverside reserved for disabled drivers. Some existing hard surfacing will be broken out to create a more attractive landscaped area adjoining the river. It would be desirable in the longer term to resurface the remaining poor quality hard surfaced area in Ferry Square and its approach road in an appropriate material.

4.3.2 Various enhancements to Ferry Square are proposed by improvements to street furniture. The two riverside seats could be replaced in a more suitable style, with a third seat added facing downriver. Replacement of the existing litter bin and the public launching site note is also proposed together with the removal of six unsightly concrete bollards. The feasibility of removing an old stench pipe at the rear of Ferry Square will be investigated. It is proposed to extend the provision of appropriate lamp columns (as discussed for Church Square) to include two columns to illuminate Ferry Square.

4.3.3 Other improvements to the attractiveness of this riverside area are proposed by thinning the willow tree to the side of the slipway and removing a small sapling at the riverside. This would create better views both up and down river.

4.3.4 No change is proposed to the parking area for six cars along the north side of the access road to Ferry Square. On the south side it is proposed to extend the footway outside the Kings Head to continue across the frontage of the Warren Lodge and add suitable bollards as
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'.

Shepperton Conservation Area was designated in February 1970 and includes many attractive features which contribute to its character:

- 18 buildings and structures 'listed' as being of special architectural or historic interest, plus many other fine buildings of local interest.
- the attractive Church Square and St. Nicholas Church, which dates from the early 17th century.
- the River Thames, areas of attractive riverside and other open spaces.

The map on the outside of this leaflet shows the extent of the area.

Extra legal protection controls development within conservation areas, including advertisements, demolition, extensions and work to trees. Various Council policies also encourage protection and enhancement and high standards of design in new development.

The Council has prepared a draft enhancement scheme for Shepperton Conservation Area, in line with its statutory duty to prepare proposals for the preservation and enhancement of all its conservation areas.

Specific proposals include:

- environmental improvements and options for new parking layouts in Church Square and Ferry Square.
- improvements to street furniture and floorscape.
- some enhancements and easier access to existing open spaces.
- improvements to open areas.

Draft proposals, approved in June 1993, explain the enhancement ideas under the following headings: Church Square; Ferry Square; parking; street furniture and floorscape; open spaces; and improvements to buildings.

The draft proposals, giving full details of the Council's ideas, are available from the Technical Services Department at Knowle Green (at £2.50 plus 50p p & p) and can also be inspected at Shepperton Library.

There will be a joint presentation of proposals for Shepperton and Lower Halliford Conservation Areas by Officers of the Council at 7.30 p.m. on 15th July, at the Greeno Centre, Glebeland Gardens, Shepperton, and to which all members of the public are invited.

Any written views on the draft proposals should be submitted to the Director of Technical Services at the address below, by the 30th July 1993.

The Council will consider all representations and decide if any changes need to be made to the proposals before adoption as formal Council policy.

Support from local businesses, groups and individuals is seen as crucial for the success of the scheme, so your views are actively sought.

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necessary to protect this from vehicle encroachment. Two traditional lamp columns are proposed for this access road of the same design as proposed for church and Ferry Squares.

4.4 Parking

4.4.1 At present there is no on-street parking available in the Conservation Area except in Church Square and Ferry Square. Church Square now has 19 marked out parking spaces but is frequently used by up to 25 cars which then obstruct access. Markings in Ferry Square have worn thin but this square and its approach road can reasonably be used by 27 cars (including 6 spaces reserved for the Warren Lodge Hotel), although additional parking does occur which causes an obstruction. Parking by users of commercial premises in Shepperton Conservation Area also takes place before Nos: 10-18 Chertsey Road (up to 14 spaces), sometimes in St Nicholas Drive and illegally in Chertsey and Church Roads.

4.4.2 Off-street parking is available within the Conservation Area at the Anchor Hotel (17 spaces) and Warren Lodge Hotel (7 spaces). Just outside the Conservation Area, Manor Park car park is available with approximately 80 spaces, although only part of this car park is lit at night. Whilst there may be 100 cars parked on-street by evening visitors to the different commercial establishments in old Shepperton, there are at present typically fewer than 20 cars parked in the Manor Park car park in the evening after dark.

4.4.3 The enhancement proposals for Church Square in 4.2 above will result in a reduction of 2 marked out spaces and would stop unauthorised parking which causes an obstruction. No change is proposed for the access road to Ferry Square or the reserved parking of the Warren Lodge Hotel. Within Ferry Square, the proposals will result in a reduction of 2 spaces and prevent obstructing being caused. Two additional measures are proposed to improve overall parking provision which serves the Conservation Area.

4.4.4 The first of these proposed measures is to increase the usage of Manor Park car park. The low usage of this car park has been noted above and it is suggested that one reason for this is its inadequate lighting. Improvements to street lighting and thereby to security should make its use more attractive by night. The route along the southern footway of Church Road from the car park to Church Square will also be carefully examined to see if further improvements could be made here which would also increase the use of Manor Park car park. Improvements to the directional signs to this car park and necessary repairs to its surface and entrance are also proposed.

4.4.5 The second proposal is to create four spaces within the Cemetery at the top of Cemetery Lane for the use of nearby traders and residents only.

4.5 Street Furniture and Floorandscape

4.5.1 There are significant means of enhancing the Conservation Area through the removal or replacement of unsightly posts, the appropriate provision of seats and litter bins and the improvement of road and footway surfaces. These issues have already been considered for Church.
and Ferry Squares in sections 4.2 and 4.3 above, and Appendix 'D' sets out other specific sites where scope for improvement has been identified.

4.5.2 A number of wider or more general issues have also been identified. It is desirable in the longer term to replace a number of high, mostly concrete lamp columns where they detract from a historic setting; in addition to the two columns identified in 4.2.7 at the edge of Church Square, two other inappropriate columns stand in front of Edwins Restaurant and Winches Cottage. Better signage to and from the riverside open space is also proposed: the former to inform people of an additional attraction of the area whose existence may not be realised; and the latter to direct people from rivercraft into the Church Square area. Any opportunity to secure narrower yellow lines in Church and Chertsey Roads, and a better pavement surface on the west side of Church Road, will also be taken.

4.6 Open Spaces

4.6.1 It is proposed to continue to maintain the cemetery in a manner appropriate to its function as a peaceful haven and for nature conservation. The cemetery is already managed by the Borough of Spelthorne. The provision of some limited seating could be considered and some repairs are needed to an old wall and a hut inside the cemetery. It was noted in section 3.3.3 above that the Council is negotiating to secure the re-establishment of the public right of way around the edge of the cemetery and leading to Renfrew Way. As well as some clearance work there is scope to remove some old concrete posts along this public footpath.

4.6.2 Turning to riverside open spaces, Ferry Square has been considered in section 4.3 above. To the south east of Manor Park is a well hidden and attractive strip of land, which could be signposted from Manor Park car park. Two of the mooring signs need renewal and the adequacy of mooring facilities serving Shepperton in the summer months should be reviewed. An octagonal building at the eastern end of this area needs some repair; this was formerly a summer house to the Manor House estate.

4.6.3 Access from Manor Park car park to the riverside could be improved by some path surfacing, in hoggin or other appropriate material, from the corner of the car park to the summit of the upper riverside path. Barriers which allow wheelchair access are also needed from the car park onto this route and into Manor Park, where the addition of some further seating is proposed.

4.7 Improvements to Buildings

The historic buildings of Shepperton Conservation Area are mostly well maintained. Some inappropriate materials have been used such as UPVC windows and corrugated roofing; the replacement of these in sympathetic materials would secure improvements to the appearance of the buildings concerned and the Conservation Area generally. Some detailed
suggestions are made in the schedule attached to these proposals as Appendix 'D'. Of the modern premises in the Conservation Area, improvement to the petrol sales area and western forecourt of Church Square Autos and the area to the rear is desirable should opportunity arise. Better fencing in the corner in front of May & Knight would also secure an improvement to views when approaching Church Square from the west.
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 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 budgets could be used.

b) For improvements to street furniture, Borough Council Highways and Planning environmental improvement budgets could be used.

c) For tree 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 appropriate landscape surfaces, the replacement, removal and provision of new street furniture and landscape 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 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 where improvements are appropriate.
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.


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
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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 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 EV5 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 EV6 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 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 SHEPPERTON CONVERSATION AREA

Chertsey Road

The Little Cottage 18th century timber framed house with large ridge stack, 8 and 12 pane sashes and open gable porch on three trunk supports.

Mill Eyot Mid 19th century painted brick house, two and three storeys over basement.

Church Road

Bluebeckers Eating House 18th century, whitewashed brick building.

Anchor Cottage Late 18th century red brick cottage, with three 12 pane ground floor sashes and panelled door in gabled porch.

The Cottage Late 18th century brick cottage with sashes and panelled doors.

1 and 2 Lime Tree Cottages Late 18th century cottages with 19th century alterations, sashes, part glazed doors and 20th century tiled roof.

Winches Cottages (formerly Ivy Cottage) Late 16th and 17th century, timber framed cottage restored in 20th century.

Manor House Built around 1820 in painted stucco with hipped slate roof.

(Grade II*) Stable Block W. of Manor Early 19th century; dun coloured brick, now a house.

Church Square

The Old Ferry House 19th century 2 storey house, built onto early 18th century single storey dwelling.

Warren Lodge Hotel Early 18th century former house with 19th and 20th century extensions.

Kings Head P.H Early 18th century former house with 19th century extension.

Thames Cottage Mid 18th century brick house with colourwashed render.

Ye Olde House Early-mid 18th century brown brick house.
The Rectory (Grade II*) Dates for 1498, refaced around 1700 and extended to rear, further 20th century extension to right. Timber framed, front clad in mathematical tiles.

St Nicholas Church Present church dates from around 1600, tower added 1710, restored in 19th century, 1930's vestry. Sandstone and flint chequerwork rubble.

Peacock Monument Headstone dated 1826 to Margaret Love Peacock, daughter of the poet Thomas Love Peacock.
# Detailed Enhancement Ideas

<table>
<thead>
<tr>
<th>Location</th>
<th>Proposed Action</th>
<th>Cost (£)</th>
<th>Implementation</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cemetery</td>
<td>Repair wall and hut, provide two seats and 4 parking spaces for restricted use</td>
<td>1,000</td>
<td>Council</td>
<td></td>
</tr>
<tr>
<td>Within cemetery</td>
<td></td>
<td></td>
<td>Council</td>
<td></td>
</tr>
<tr>
<td>Northern perimeter</td>
<td>Seek to establish public footpath. Remove old concrete posts.</td>
<td>200</td>
<td>Council</td>
<td>volunteer assistance</td>
</tr>
<tr>
<td>Chertsey Road</td>
<td>Provide appropriate style seat and bin at bus stop.</td>
<td>900</td>
<td>Council</td>
<td></td>
</tr>
<tr>
<td>In front of filling</td>
<td></td>
<td></td>
<td>Council</td>
<td></td>
</tr>
<tr>
<td>Station</td>
<td></td>
<td></td>
<td>Council</td>
<td></td>
</tr>
<tr>
<td>May &amp; Knight Entrance</td>
<td>Remove barbed wire and provide new appropriate screening to generator.</td>
<td></td>
<td>Private</td>
<td></td>
</tr>
<tr>
<td>Church House</td>
<td>Replace roof of rear extension in appropriate material.</td>
<td></td>
<td>Private</td>
<td></td>
</tr>
<tr>
<td>Creek House</td>
<td>Repaint 2nd floor central windows to front elevation.</td>
<td></td>
<td>Private</td>
<td></td>
</tr>
<tr>
<td>Mill Eyot</td>
<td>Replace corrugated roof to west entrance and improve glass house to east side.</td>
<td></td>
<td>Private</td>
<td></td>
</tr>
<tr>
<td>LOCATION</td>
<td>PROPOSED ACTION</td>
<td>COST £</td>
<td>IMPLEMENTATION</td>
<td>COMMENTS</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>------------------------------------------------------</td>
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<td>--------------------------</td>
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</tr>
<tr>
<td>Rose Cottage</td>
<td>Replace UPVC windows in timber.</td>
<td></td>
<td>Private</td>
<td></td>
</tr>
<tr>
<td>Corner with Church Square</td>
<td>Replace concrete lamp column in appropriate style.</td>
<td></td>
<td>Council/County Council</td>
<td></td>
</tr>
<tr>
<td>Church Road</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General</td>
<td>Improve street lighting.</td>
<td>100</td>
<td>Council/County Council</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Improve signing of Manor Park Car Park.</td>
<td></td>
<td>Council</td>
<td></td>
</tr>
<tr>
<td>West side from Church Square to Winches</td>
<td>Renew footway surface</td>
<td></td>
<td>Council</td>
<td></td>
</tr>
<tr>
<td>Cottage</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>In front of Bluebeckers and Edwins Restaurants and Winches Cottage</td>
<td>Replace 2 concrete and 1 modern steel lamp columns in appropriate style.</td>
<td></td>
<td>Council/County Council</td>
<td></td>
</tr>
<tr>
<td>In front of Winches Cottage</td>
<td>Replace rusty post in footway with cast iron bollard.</td>
<td>200</td>
<td>Council</td>
<td></td>
</tr>
<tr>
<td>Anchor Cottage</td>
<td>Replace 1st floor UPVC windows on front elevation in timber.</td>
<td></td>
<td>Private</td>
<td></td>
</tr>
</tbody>
</table>
## Detailed Enhancement Ideas

<table>
<thead>
<tr>
<th>Location</th>
<th>Proposed Action</th>
<th>Cost £</th>
<th>Implementation</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Church Square</td>
<td>See separate plan</td>
<td>18,400</td>
<td>Council</td>
<td>Section 4.2 refers</td>
</tr>
<tr>
<td></td>
<td>(excludes re-surfacing)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Access to Ferry</td>
<td>2 new light units plus footway extension</td>
<td>2,200</td>
<td>Council</td>
<td>Section 4.3 refers</td>
</tr>
<tr>
<td>Square</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ferry Square</td>
<td>See separate plan</td>
<td>8,300</td>
<td>Council</td>
<td>Section 4.3 refers</td>
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<tr>
<td></td>
<td>(excludes re-surfacing)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manor Park Car Park</td>
<td>Improve lighting</td>
<td></td>
<td>Council</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Signpost riverside public open space. Add wheelchair accessible gates to park and</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>riverside.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Surface 300 metres of path from car park to riverside in hoggin.</td>
<td>5,000</td>
<td>Council</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Provide further seating.</td>
<td>600</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Replace mooring sign and review mooring facilities. Add sign to Church Square.</td>
<td></td>
<td>Council</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Repair disused summer house.</td>
<td>300</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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CHURCH SQUARE PROPOSALS

APPENDIX D

CHURCH ROAD

CHURCH SQUARE

Proposed Footway

Proposed Bollards

Proposed Lockable Bollard

Proposed Planter

Proposed Footway

Existing lamp column to be removed

New traditional Lancaster lantern with 5m Cardiff lamp column

S Provide seat

SCALE 1:200 APPROX.
Proposed New Footway

Reserved Parking for Warren Lodge Hotel

New traditional Lancaster lantern with 5m Cardiff lamp column

Hard area to be broken out and replaced with suitable planting

SCALE 1:200 APPROX.
CHURCH SQUARE PROPOSALS

- Proposed Footway
- Proposed Bollards
- Proposed Lockable Bollard
- Proposed Planter
- Proposed New Footway (subject to legal agreement)

SCALE 1:200 APPROX.

Existing lamp column to be removed

New traditional Lancaster lantern with 5m Cardiff lamp column

S Provide seat