

LOWER HALLIFORD
CONSERVATION AREA APPRAISAL
MAY 2024



LOWER HALLIFORD: CONSERVATION AREA APPRAISAL

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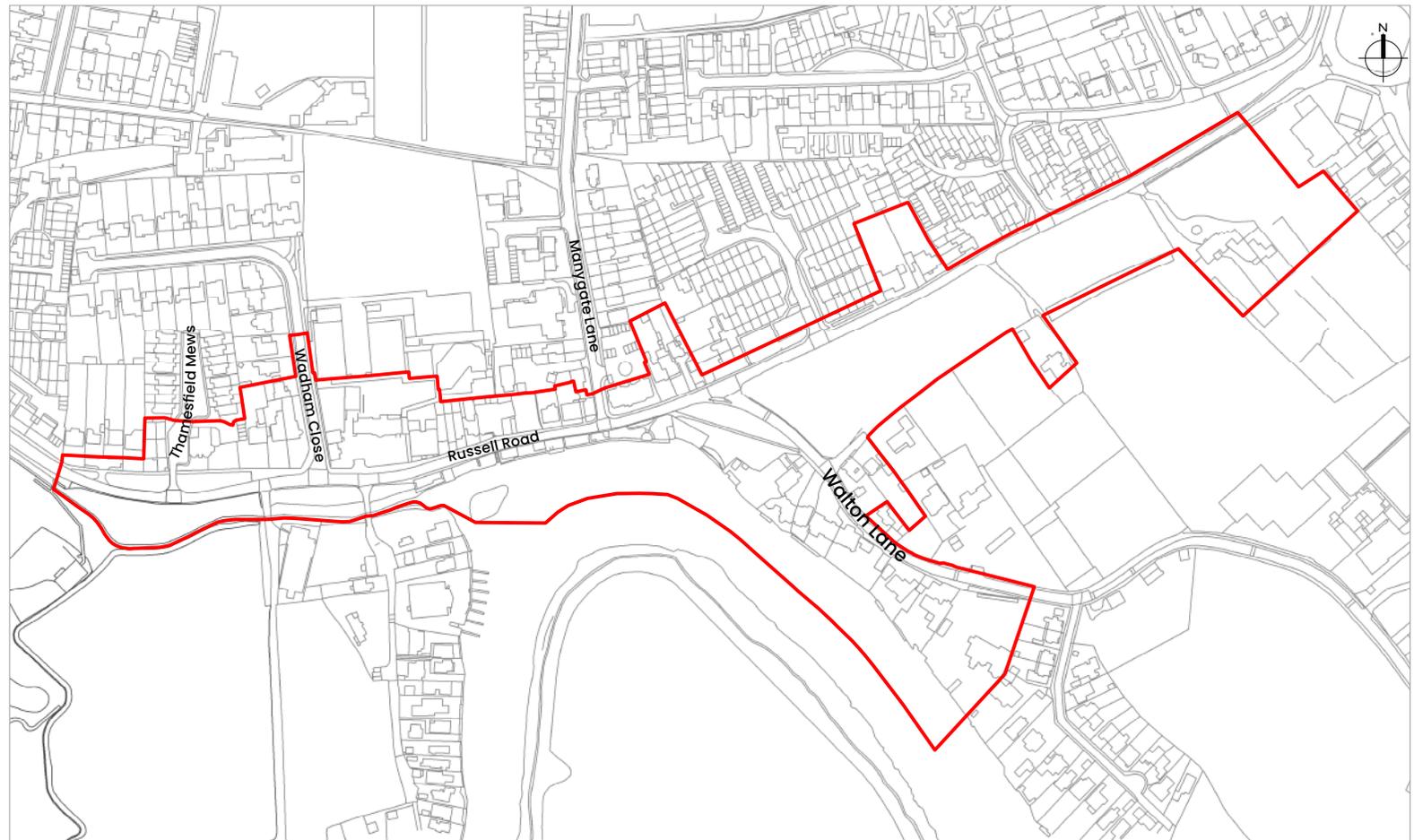


1.1 Introduction

The Lower Halliford Conservation Area as originally designated in December 1973. This Conservation Area Appraisal has been prepared in March 2024 and is intended as Supplementary Planning Guidance. It follows advice given by Historic England as set out in 'Advice Note 1: Conservation Area Appraisal, Designation and Management' published 8 February 2019.

This Conservation Area Appraisal seeks to analyse the special architectural and historic interest of the Lower Halliford Conservation Area. It also identifies opportunities for beneficial change and the need for additional protection. The Appraisal also reviews the boundary and provides justification for a series of recommended alterations.

The review of the Lower Halliford Conservation Area and the production of the Conservation Area Appraisal are part of a wider aim by Spelthorne Borough Council to preserve or enhance the special character and appearance of the Conservation Area. It will also enable sustainable decisions to be taken about its future management.



— 2024 Conservation Area Boundary
This plan is not to scale



1.2 Planning Policy Context

Section 69 1(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a Conservation Area is an 'area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. It goes on to state that the duty of Local Planning Authorities is 'from time to time to review the past exercise of functions under this section (Section 69(2)) and to determine whether any parts or any further parts of their area should be designated as Conservation Areas'.

Section 72 of the 1990 Act further states that, 'with respect to any buildings or land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area' (in the exercise of the Local Planning Authority's planning function). In order to carry out this duty the character of the Conservation Area needs to be clearly defined and understood (i.e. a character appraisal).

This appraisal complies with government guidance on the management of the historic environment through the National Planning Policy Framework (NPPF) as amended in December 2023. The appropriate conservation of heritage assets is one of the 'Core Planning Principles' that underpins the planning system.

Further details of the conservation of heritage assets are set out in the NPPF at Chapter 16, Conserving and enhancing the Historic Environment. Para 195 states that '[Heritage assets] are an irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.

Para 198 states that 'Local Planning Authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area...' The Lower Halliford Conservation Area Appraisal follows the latest guidance provided by Historic England as set out in 'Advice Note 1: Conservation Area Appraisal, Designation and Management (second edition)' published 8 February 2019.

Local planning policy is currently managed under the 2009 Development Plan, which will soon be superseded by the policies set out in the Emerging Local Plan 2022-2037.

1.3 Summary of Key Elements

The key themes and features which define the character of the Lower Halliford Conservation Area are:

- Its origins as a rural medieval settlement with a long history of occupation.
- Its unusual historic configuration, with both nucleated development around the village green and ribbon development along Russell Road.
- Domestic scale and massing, with the majority of historic properties set back behind garden plots and boundary treatments.
- The survival of many historic brick walls, some reaching substantial heights.
- The prevalence of substantial 18th and 19th-century Neo-Classical dwellings, which illustrate the historic evolution of Lower Halliford and the architectural fashions of the Georgian and early Victorian eras.

- The survival of some smaller dwellings of historically humble status around the village green, including the vernacular structure known as Dunally Cottage/ Poet's Cottage, which reference the rural agricultural character of the settlement prior to the building of the substantial riverside villas.
- The survival of the historic village green, the nucleus of the oldest part of the settlement.
- Mature planting within and adjacent to the Conservation Area, including the trees around the village green and the dense woodland between Lower Halliford and Shepperton.
- The relationship between Lower Halliford and the Thames, which historically supported the local economy, influenced the historic road configuration and encouraged the growth of a riverside resort in the 18th and 19th centuries.

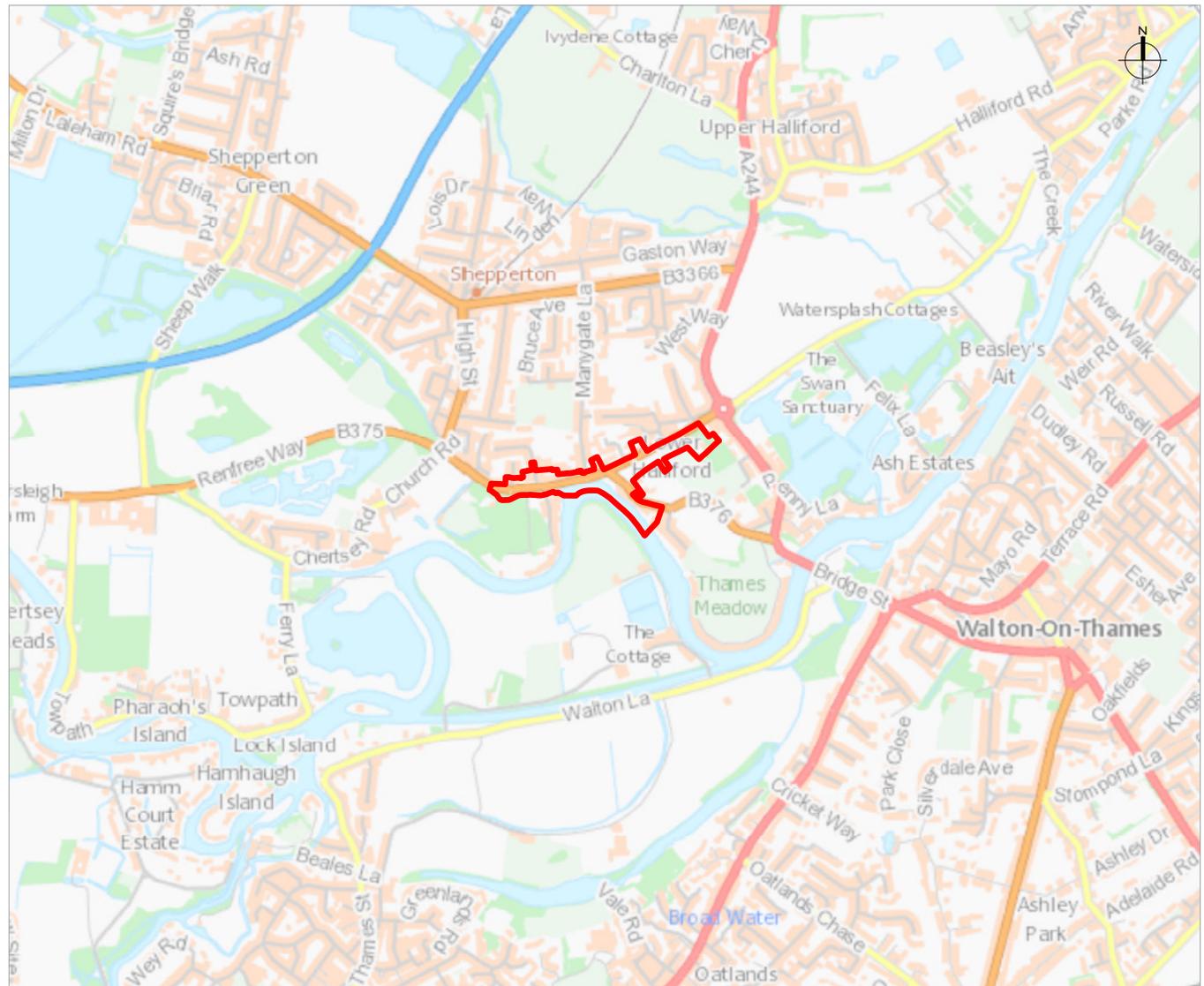


2.1 Location and Setting

The Lower Halliford Conservation Area is located on the northern bank of a bend in the River Thames, roughly half a mile east of Shepperton (historic core) and half a mile south-east of the M3 motorway. The Conservation Area is bounded to the north-west by the 19th and 20th century development around Shepperton railway station. To the south-east, across the river, lie the residential suburbs of Walton-On-Thames.

The Conservation Area comprises a narrow strip of 18th and 19th-century development on the north side of Russell Road, which connects Lower Halliford with the historic core of Shepperton to the west. It also encompasses some areas of development around the village green and along Walton Lane, which hugs the north bank of the River Thames as it wends to the south-east.

Principal access routes are via Marshall's Roundabout to the east, which directs traffic in and out of Lower Halliford in every direction, Shepperton High Street from the north-west and Renfree Way/B375 from the west.



LOCATION PLAN

— 2024 Conservation Area Boundary

This plan is not to scale

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2.2 Origins and Historic Development

2.2.1 Timeline

Early History

The first documented reference to Lower Halliford is from 962 AD. The probable site of a Saxon burial ground was discovered off Walton Lane in the 1960s.⁰¹

Lower Halliford in the Middle Ages.

At the time of the Domesday Survey in 1086, Lower Halliford belonged to the manor of Staines. By the early 12th century Halliford Manor had become its own entity, and in 1290 several manorial buildings were recorded. It is likely that the medieval manor house stood on the site of the 18th-century Old Manor House, east of the village green. For most of the medieval period, Lower Halliford is likely to have been connected to neighbouring Shepperton via a riverside road which was eroded and consequently diverted inland to form the current Russell Road in the 15th or 16th century.

16th and 17th Centuries

Although most of the buildings within the Conservation Area date from the 18th and 19th centuries, some older fabric survives. Elmbank Cottage, off Walton Lane, incorporates parts of a 16th-century forge, for example. Following the laying-out of Russell Road in the 15th or 16th century, structures were built along its northern edge. The Red Lion Public House is one of the oldest complexes on this road, incorporating fabric from the 17th century.

18th Century

Although Lower Halliford's economy was predominantly rural, proximity to the Thames also drove industries such as tanning and ropemaking; with a ropery established to the north-west of the village by 1767. The later 18th century also saw the building of fashionable riverside villas on the north side of Russell Road, including Thamesfield and Riverbend House (both Grade II listed).

Early-19th Century

The construction of substantial dwellings around the historic core of Lower Halliford and along Russell Road continued into the early-19th century. Additions included Elmbank House and Peacock House off Walton Lane and the Manor House to the east of the village green, which was erected in 1820.

Later-19th and 20th Centuries

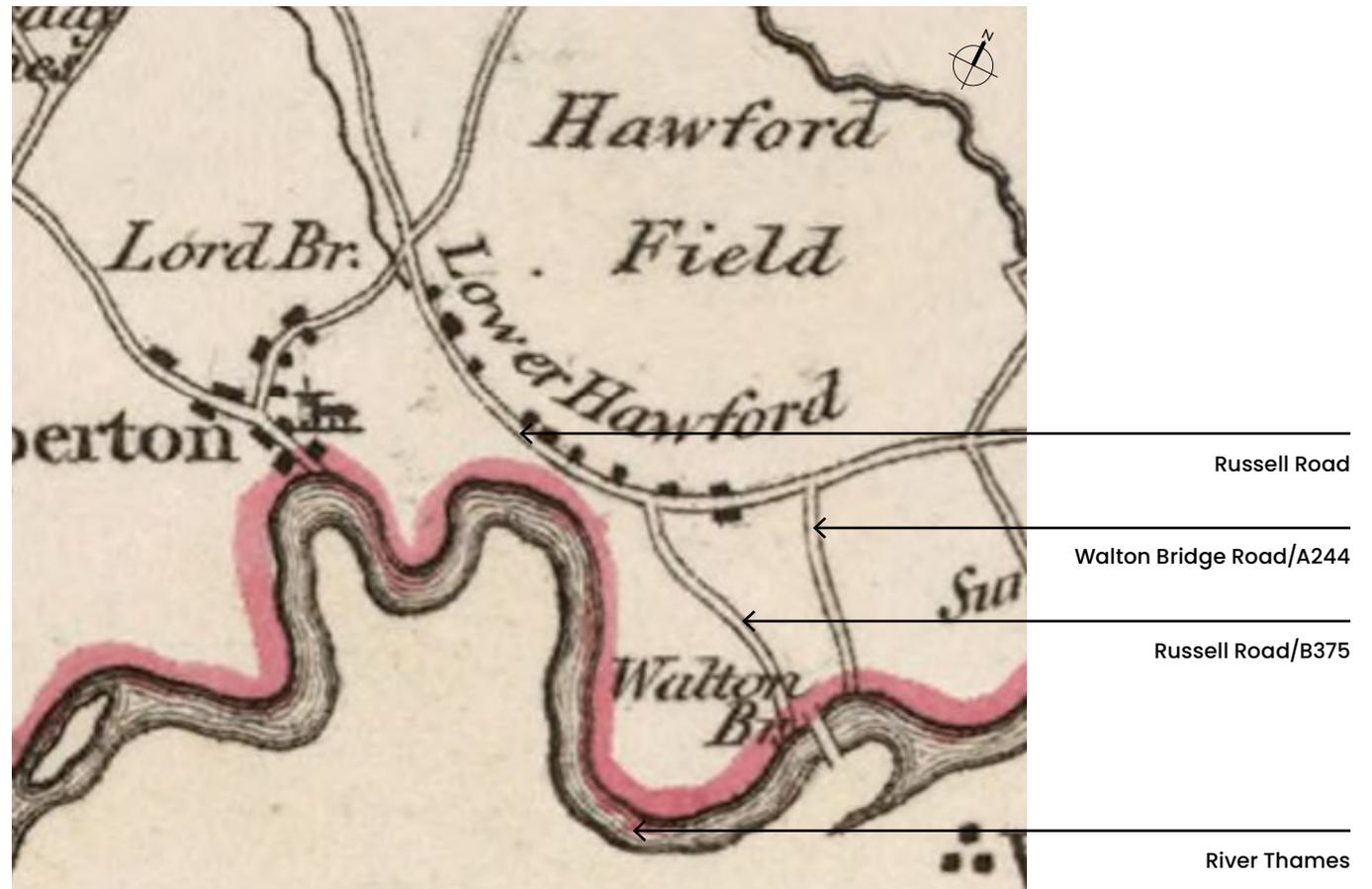
Following a flurry of activity in the early 19th century, today's Conservation Area remained largely unchanged. The 20th century saw some residential infill, the building of several structures east of Walton Lane and a large extension to Halliford School. Otherwise, most development has taken place beyond the boundaries of the Conservation Area.

⁰¹ SMR Ref. 0558



2.2.2 Illustrated Historical Development

John Cary's map of 1801 shows Lower Halliford as 'Lower Hawford' and indicates that the majority of the development in the settlement was concentrated along the north side of Russell Road, as it is today. Records suggest that Russell Road, which connects Lower Halliford with Shepperton to the west, is a later thoroughfare diverted inland in the 15th or 16th centuries on account of erosion to the previous land route. From the 13th century, Lower Halliford relied on its proximity to the River Thames to carry barley, wheat, peas and root crops to markets in London.



Lower Halliford as depicted in Cary's map of 1801.

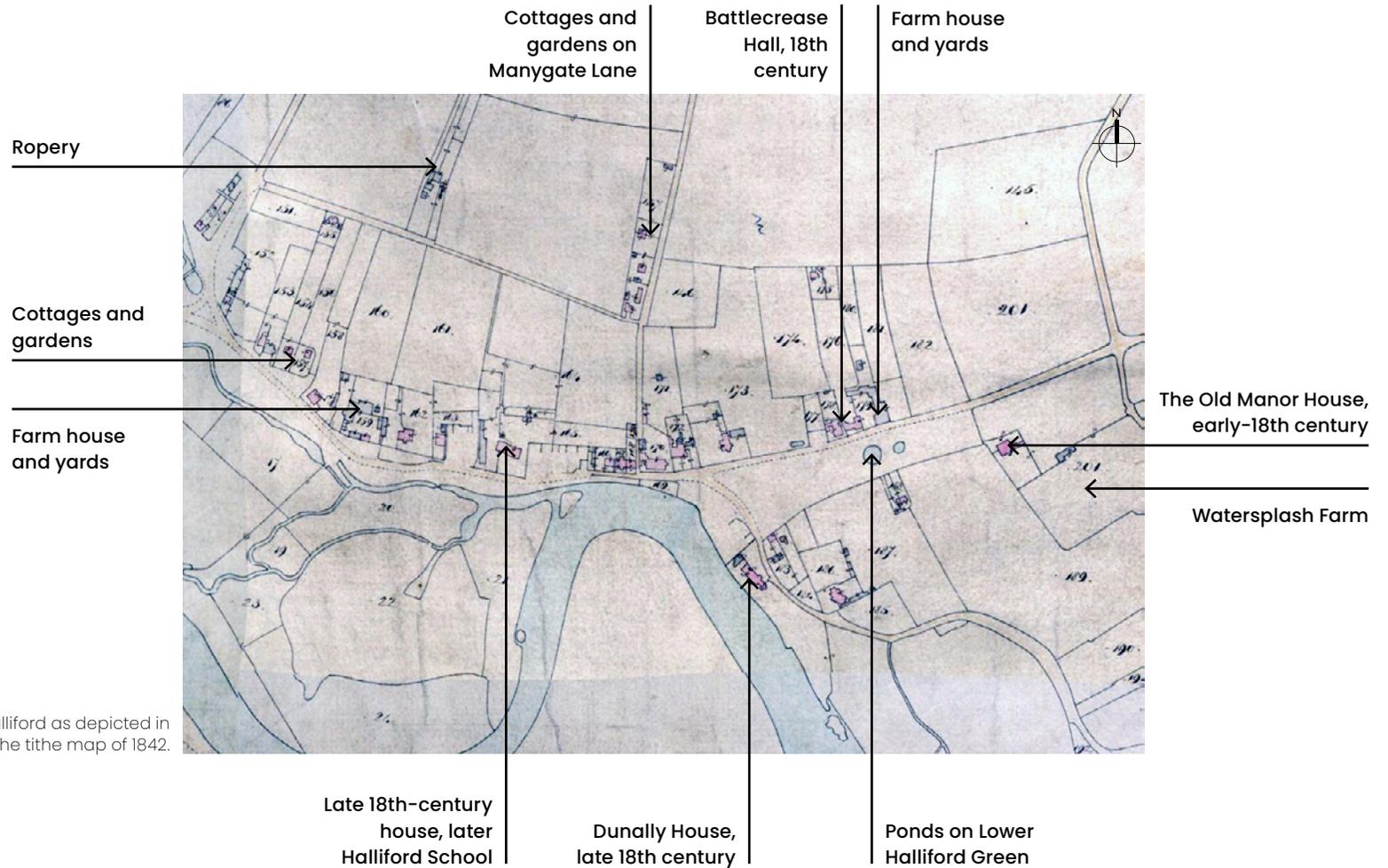
SECTION 2.0: ASSESSING SPECIAL INTEREST



In the tithe map of 1842, Lower Halliford is shown to comprise a mixture of substantial dwellings such as Dunally House, Battlecrease Hall and the Old Manor House, with smaller cottages to the far west and to the north on Manygate Lane. The long, narrow green south of Russell Road, which was common land, had two 'dewponds', which historic photographs show were used for watering livestock.

The prevalence of gardens, meadows, allotments and two farmyards on the tithe map demonstrates the importance of agriculture to the mid-19th century village. To the far north was a ropery, likely influenced by the barge traffic along the Thames. The first known reference to the ropery is from 1767, and it was still functioning in the 1860s.

Lower Halliford as depicted in the tithe map of 1842.

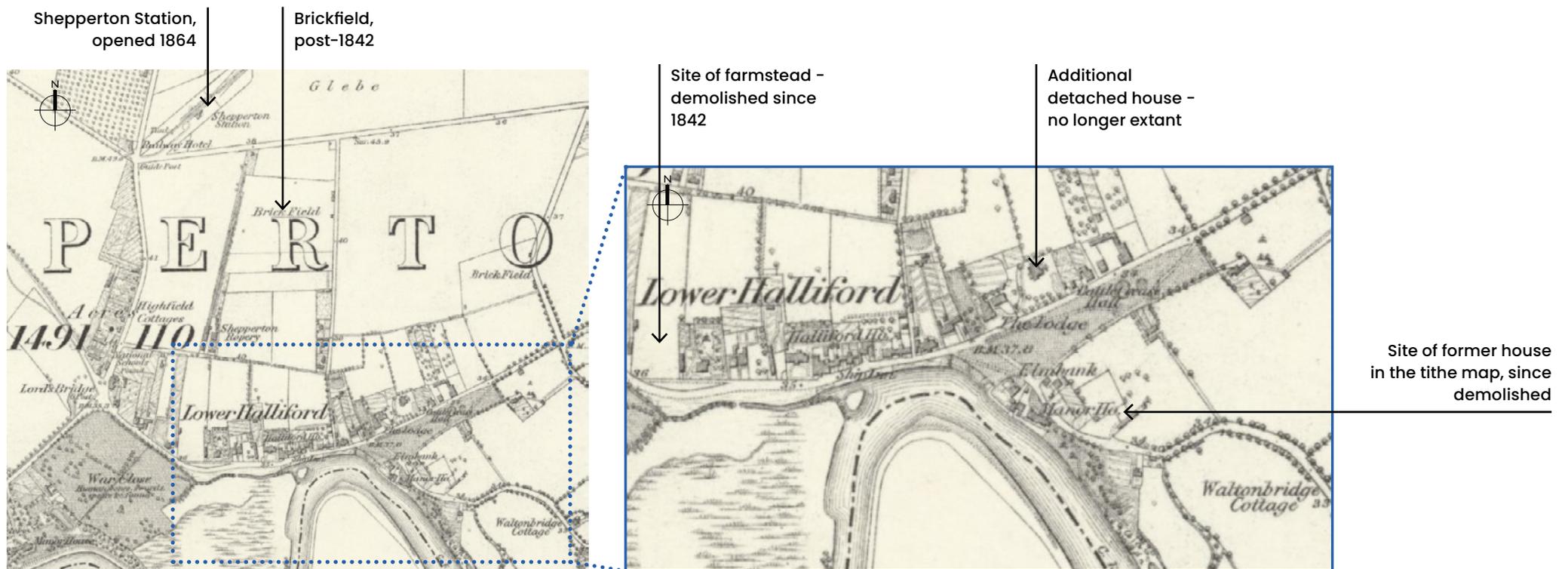


SECTION 2.0: ASSESSING SPECIAL INTEREST



The 1874 Ordnance Survey illustrates some changes within and adjacent to the boundary of the current Conservation Area, including the erection of a substantial detached dwelling on former open land off Russell Road (no longer extant). There had been some demolition since the title map of 1842 – a large property east of what is today known as Dundally House was no longer extant in 1872 and a farmstead to the east, off Russell Road, had also been demolished.

To the north of the village, the opening of the new railway and brickfield kick-started the process of urbanisation and population growth which characterised future development in the setting of the Conservation Area.



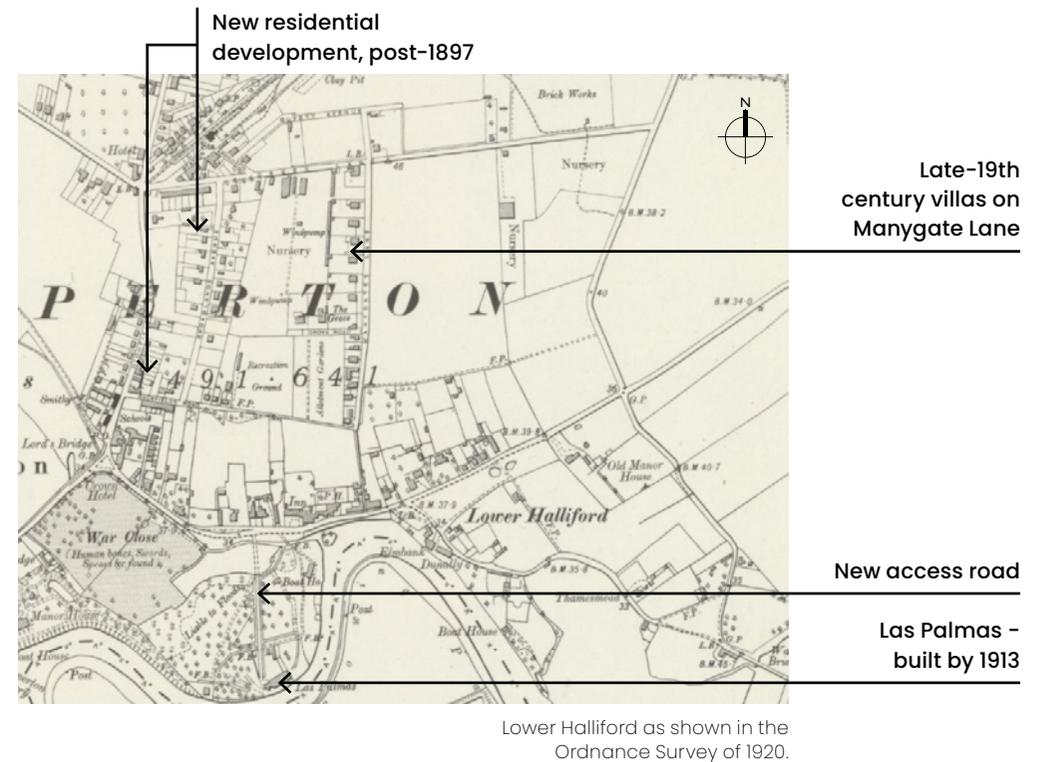
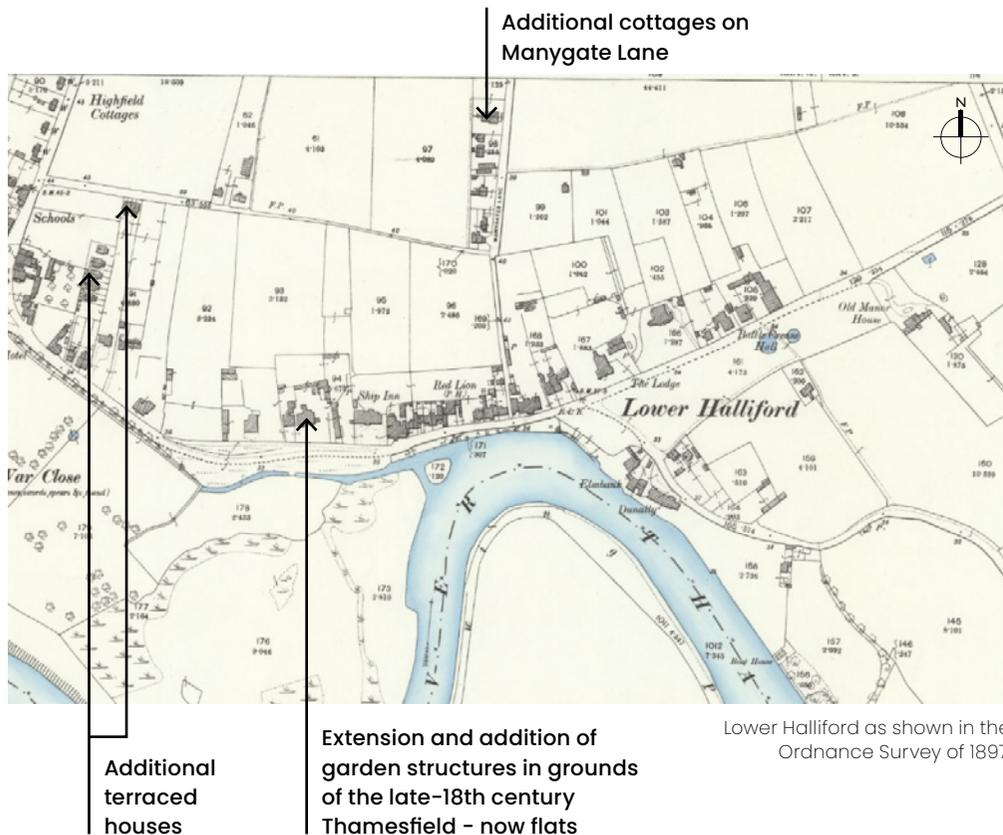
Lower Halliford as shown in the Ordnance Survey of 1874.

SECTION 2.0: ASSESSING SPECIAL INTEREST



Whilst there was very limited change within the boundary of the Conservation Area itself between 1872 and 1897, the trajectory of increasing residential development to the north of Russell Road had continued. The substantial mid-19th century building known today as Thamesfield had been expanded to achieve its current proportions and additional garden structures had been added to the north.

Changes to the setting of the current Conservation Area had occurred by the 1913 Ordnance Survey, which shows a large dwelling known as 'Las Palmas', on former meadow land south of Russell Road beyond the western boundary of the Conservation Area. This development was set in landscaped grounds with a substantial new access road leading from the north. The 1920 Ordnance Survey demonstrates the continuing trajectory of development north of Russell Road, on land formerly occupied by the ropery and brickfields.



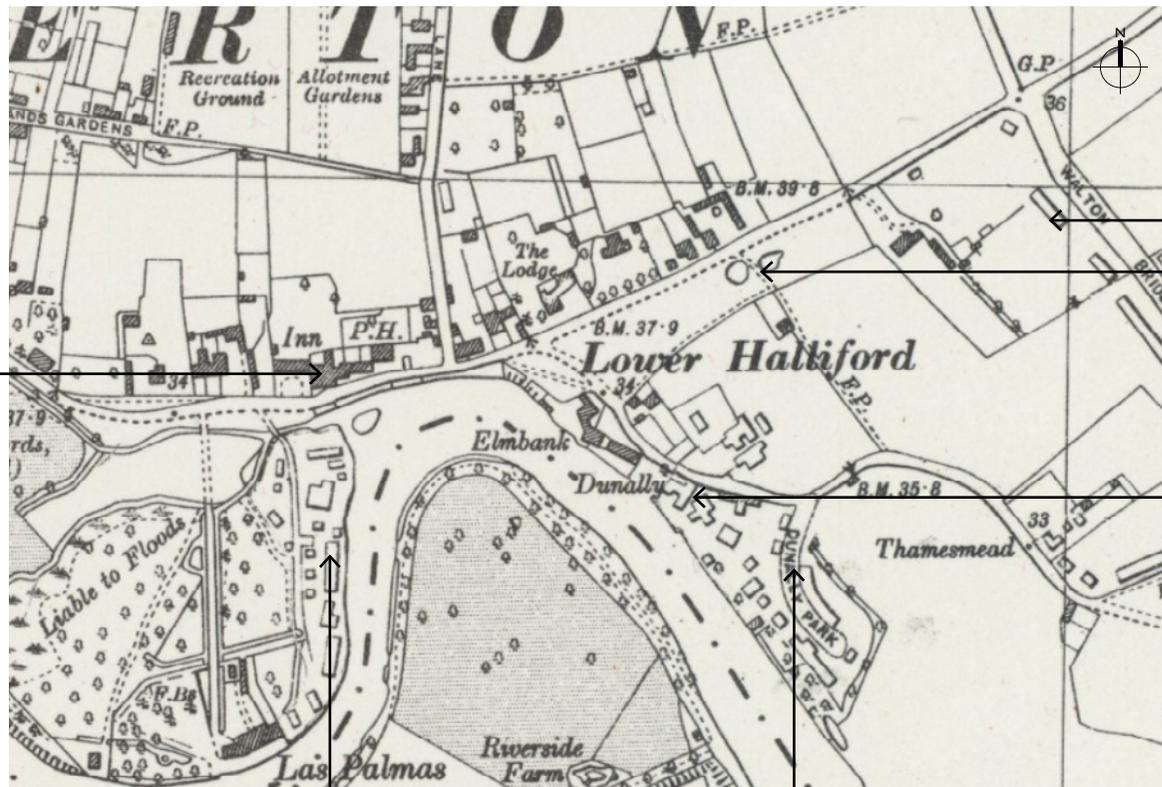
SECTION 2.0: ASSESSING SPECIAL INTEREST



Comparison of the Ordnance Surveys of 1920 and 1944 shows little change within the boundary of the Conservation Area, excepting some new development off Walton Lane (which has been since been substantially reconfigured). The wider setting of Lower Halliford had experienced further residential development since 1920; at Sandhill Meadow to the south, along Walton Bridge Road to the east and along Walton Lane to the south-east.

Ordnance Survey maps revised in the late 1950s and 1960s show a similar trend, with development continuing primarily to the north and east of Lower Halliford whilst the historic core of the settlement around Walton Lane and the north side of Russell Road remained largely unchanged. The two ponds on the green were infilled in the later-20th century. The Ship Inn, which had stood just east of Halliford School, was demolished circa 2015 and replaced with flats.

The Ship Inn, demolished c.2015



Additional terraces on Walton Bridge Road

Historic ponds on the green, later infilled

New development at Walton Lane Farm

Lower Halliford as shown in the Ordnance Survey of 1944.

New structures at Sandhill Meadow

New cul-de-sac and residential development at Dunally Park



2.3 Archaeological Potential

The archaeological landscape of Surrey is documented and protected under the remit of Surrey County Council, who recognise two levels of heritage asset designation in addition to statutory protection (scheduled monuments):

County Sites of Archaeological Importance (CSAI) – sites where there is a proven archaeological presence and where that archaeology is known to be of a standard and quality to require a definite presumption in favour of preservation in-situ.

Areas of High Archaeological Potential (AHAP) – defined zones which have been examined by the County Archaeologist and determined to likely contain good evidence for the existence of archaeological remains. The determination is largely based upon information in the County Historic Environment Record (HER), as well as information on previous finds, past investigations, historic maps, aerial photograph, and thematic surveys.

There are no AHAPs, CSAIs or scheduled monuments in the Lower Halliford Conservation Area.

2.4 Built Form and Architecture

Lower Halliford Conservation Area has an unusual configuration, with some nucleated development around Lower Halliford green and substantial ribbon development which stretches along the north side of Russell Road westwards towards Shepperton. This may be related to the erosion of a former riverside route which likely connected Lower Halliford and Shepperton during the Middle Ages. Records suggest that Russell Road is a later highway diverted inland during the 15th or 16th century. This would have encouraged later development to take place to the north-east of the historic core of Lower Halliford and resulted in the sense of separation between the two areas today.

Russell Road has an open, linear grain, with most of the historic structures on the north side of the road dating from the 18th century. These substantial dwellings are two or three storeys high and are set well back from the public highway behind deep garden plots and brick walls. The west side of Walton Lane has a very similar character, with large 18th and 19th-century residences also separated spatially and structurally from the highway. In contrast, the smaller historic dwellings oriented towards the green (Dunally Cottage, Poets Cottage, Elmbank Cottage and Vine Cottage) have subtle boundary treatments resulting in a more intimate relationship with the historic nucleus of the settlement and this important open space.



From left to right: Clonskeagh, Willow House and Willow Bank: early 18th, early 19th and late 19th-century Neo-Classical residences on the north side of Russell Road, set back behind a high brick wall.



Thamesfield House, a substantial 18th-century residence in the west of the Conservation Area on Russell Road. Dense planting and a high brick wall partially obscure the property from the public walkway. The narrow stretch of green open space north of the road creates an additional sense of separation between the house and the road.



Elmbank Cottage, an 18th-century house incorporating parts of a 16th-century forge in the oldest part of the Conservation Area, which fronts onto Lower Halliford green. The low boundary walls create a sense of connection between the house and the green, which was the nucleus of the medieval settlement.

SECTION 2.0: ASSESSING SPECIAL INTEREST



The character of the Conservation Area is dominated by the presence of grand 18th-century residences, many of which overlook the Thames. These are typical Georgian style with highly symmetrical facades and regularly arranged sash windows. They exhibit a broad range of Neo-Classical features including projecting cornices, porticos, pediments, columns, pilasters, keystones, and parapet roofs. Together they demonstrate the expansion of Lower Halliford during the 18th century and illustrate contemporary architectural fashion.

Vernacular structures, meaning those built from local materials with little or no regard for architectural fashions, are in the minority within the Conservation Area. Where they survive, these buildings give a sense of how the village changed over time, from a small rural settlement supported by agriculture to an 18th-century riverside resort for the wealthy elite.

In scale and appearance, the Conservation Area is overwhelmingly domestic, with most evidence of historic agricultural activity having been lost over the 19th and 20th centuries. The Red Lion is a surviving example of historic commercial activity.

The roofscape is varied, constituting mostly pitched and parapet roofs with notable outliers being the large Dutch gable to 1-4 Dial House (early 19th-century), the half-pitched and half-mansard roof to Dunally Cottage (c.1720) and the dramatically varied pitches to the modern building known as Riverview on Russell Road.



Halliford School, originally built as a house in the late 18th-century. The building is typically Georgian in its use of restrained Neo-Classical decoration, with symmetrically arranged sash windows under flat arches, a plain eaves cornice, a simple pediment, and a parapet.



Decorative clay tiles to the roof of the Grade II listed Thamesfield Cottage on Russell Road.



This building constitutes two cottages, the oldest phase to the left having been first built as a barn in 1720. Its irregular roofline, timber weatherboarding and windows of mixed styles and proportions identify it as a vernacular structure. The partial survival of the barn, incorporated into a later dwelling house, evidences the agricultural economy which sustained Lower Halliford for most of its history.

SECTION 2.0: ASSESSING SPECIAL INTEREST



Red, yellow and brown brick is used consistently throughout the Conservation Area, most notably in the substantial boundary walls on Russell Road and Walton Lane. Several of the grand 18th-century houses have exposed brick facades, although most are finished with stucco, and some are painted. Traditional vernacular finishes to the Red Lion (hung tiles) and Dunally Cottage/Poet's Cottage (timber weatherboarding) add visual interest. Roof coverings are a mixture of clay tiles and slate.

The predominant boundary treatment in the Conservation Area is exposed brick. In some instances, brick walls are finished with pale paint or render, and some are topped with traditional cast-iron railings. Some of the historically higher-status properties, particularly on Walton Lane, utilise gate posts and finials to announce their principal entrance.



Exposed yellow brick to the principal elevation of Battlecrease Hall, to the east of the Conservation Area.

Where modern wooden fencing is used (to the Red Lion and the Mulberry Trees Estate opposite the green), this detracts from the character of the Conservation Area. Similarly, the use of utilitarian modern fencing/bollards at Riverview on Russell Road, along the south side of Russell Road and around the green is inconsistent with the historic character of the Conservation Area and is visually detrimental to the public realm.

In accordance with the Georgian character of Lower Halliford, most of the historic buildings have (or had) sash windows. Many historic sashes survive, although in a few instances they have been replaced with uPVC units. These replacements are conspicuous by their disproportionately thick frames and false glazing bars.



The white stucco finish to Dunally House on Walton Lane is characteristic of the Conservation Area, as is the substantial brick wall which bounds the property to the east.

Some historic top and side-hung casements survive to buildings of vernacular character around the green and to some ranges within the Red Lion complex. Doors to historic buildings visible from the public highway generally have a traditional appearance.

Although there are some surviving examples of historic cast-iron gutters and downpipes, these have been widely replaced or supplemented with uPVC rainwater goods. In several instances, modern downpipes are inappropriately placed, cutting across highly visible elevations and detracting from their aesthetic interest.



Hung clay tiles to a street-fronting elevation at the Red Lion, Russell Road.



2.5 Trees and Open Spaces

Central to Lower Halliford’s special interest is its generous village green. The green is a broad, linear strip extending much of the length of the Conservation Area on the south side of Russell Road. The green is a simple open space, grassed and, today although not historically, bound by various bollards and knee-high fencing. The south side retains a historic brick boundary wall and a line of trees, forming a slight sense of enclosure to what is otherwise a very open area. The green is bisected by the gravelled driveway to Merlewood House and Walton Lane, serving to visually break up the sizable open space.

The character of the village green is picked up again at the western end of the Conservation Area with a narrow strip of green space also on the south side of Russell Road. It is likely that historically this area would have been contiguous with the green but the area between is now private gardens for the properties on the north side of the road. This open space is similarly grassed with a low, permeable boundary. On the north side of Russell Road, at the western end, is a further retained strip of common land, bisected with driveways and planted with small trees. All these common open spaces serve to demonstrate the historic rural character of the village and today provide a generous sense of openness.

Whilst the village green is not treed, there are many mature trees elsewhere in the Conservation Area. Along Russell Road there are several groupings of trees which are subject to Tree Preservation Orders as well as other smaller trees and shrubs which serve to soften the relatively hard appearance of Russell Road. The trees which bound the south-east end of the village green are also important as are those screening Merlewood House and the Old Manor House. The grounds of the latter are densely treed and provide a pleasant backdrop to views east across the green. Likewise, trees beyond the boundary of the Conservation Area are an important part of its setting, specifically those on the south bank of the River Thames and the dense woodland separating Lower Halliford from Shepperton village.



Lower Halliford village green with Russell Road to the right and Peacock House on Walton Lane in the distance.



Strip of open land at the western end of the Conservation Area and the mature woodland forming the immediate setting of the Conservation Area to the right.



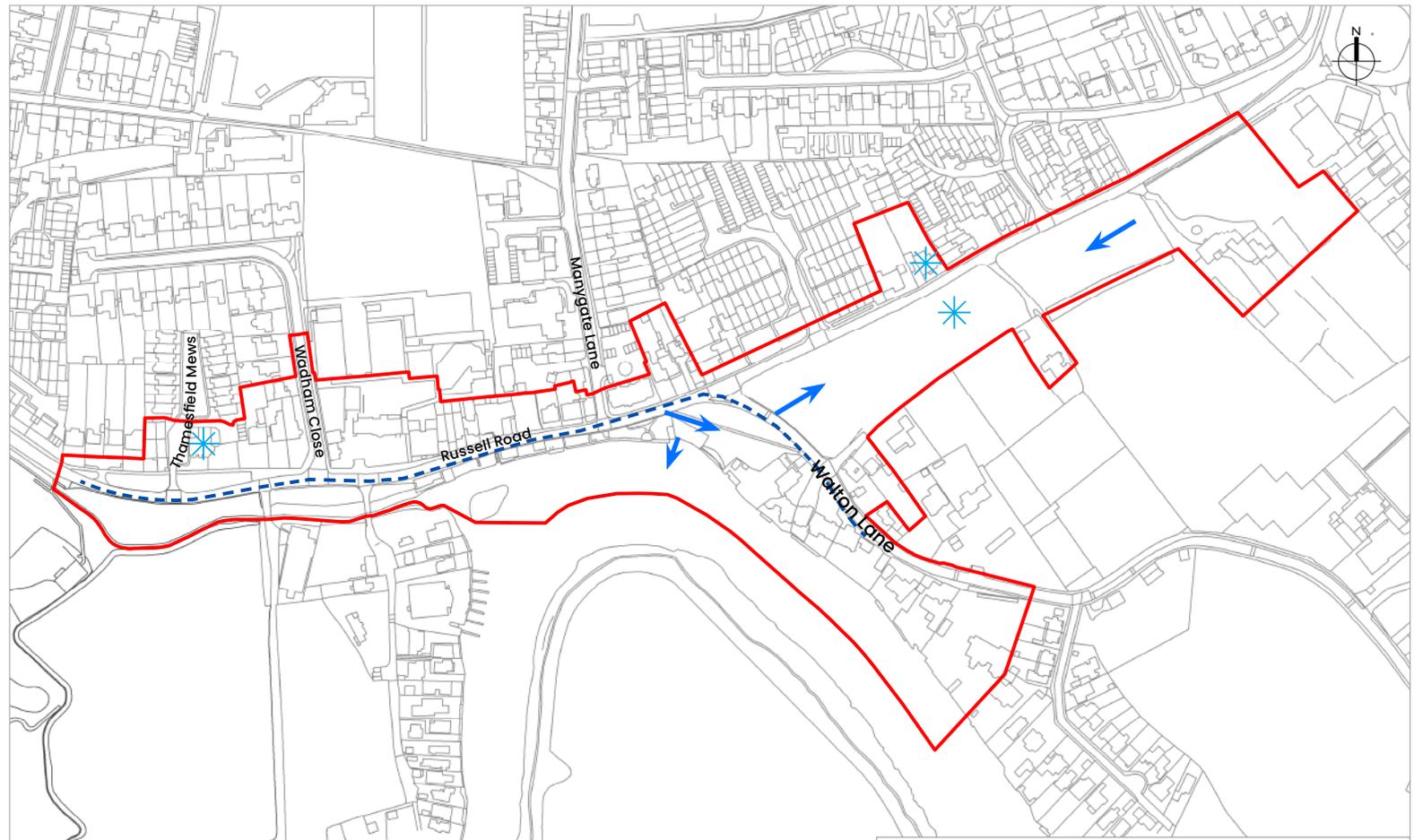
View south to the River Thames with its treed southern bank and the riverside gardens of the houses on Walton Lane.



2.6 Views

The village green is the most prominent landmark in the Conservation Area. Whilst not a building, this large open space has considerable visibility and is an important reminder of the former rural character of the village. Views across the village green are incidental rather than designed and are frequently kinetic. They allow an understanding of the relationship between the green and surrounding dwellings and with the River Thames. Other landmarks are Battlecrease Hall and Thamesfield House, which by their scale, position close to Russell Road and detached nature have greater prominence within the street scene. Both are demonstrative of the historic character of Russell Road, much of which is occupied by large villas in their own grounds.

In general, streetscape views of significance are along the western stretch of Russell Road and the northern part of Walton Lane which contain the majority of the historic buildings in the Conservation Area. Streetscape views further east and south are of less significance as the development here largely comprises modern development not in the Conservation Area.



VIEWS PLAN

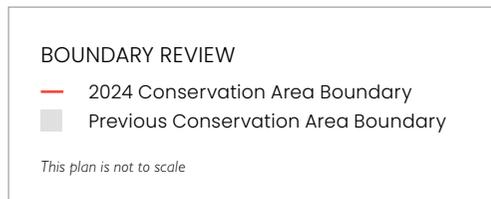
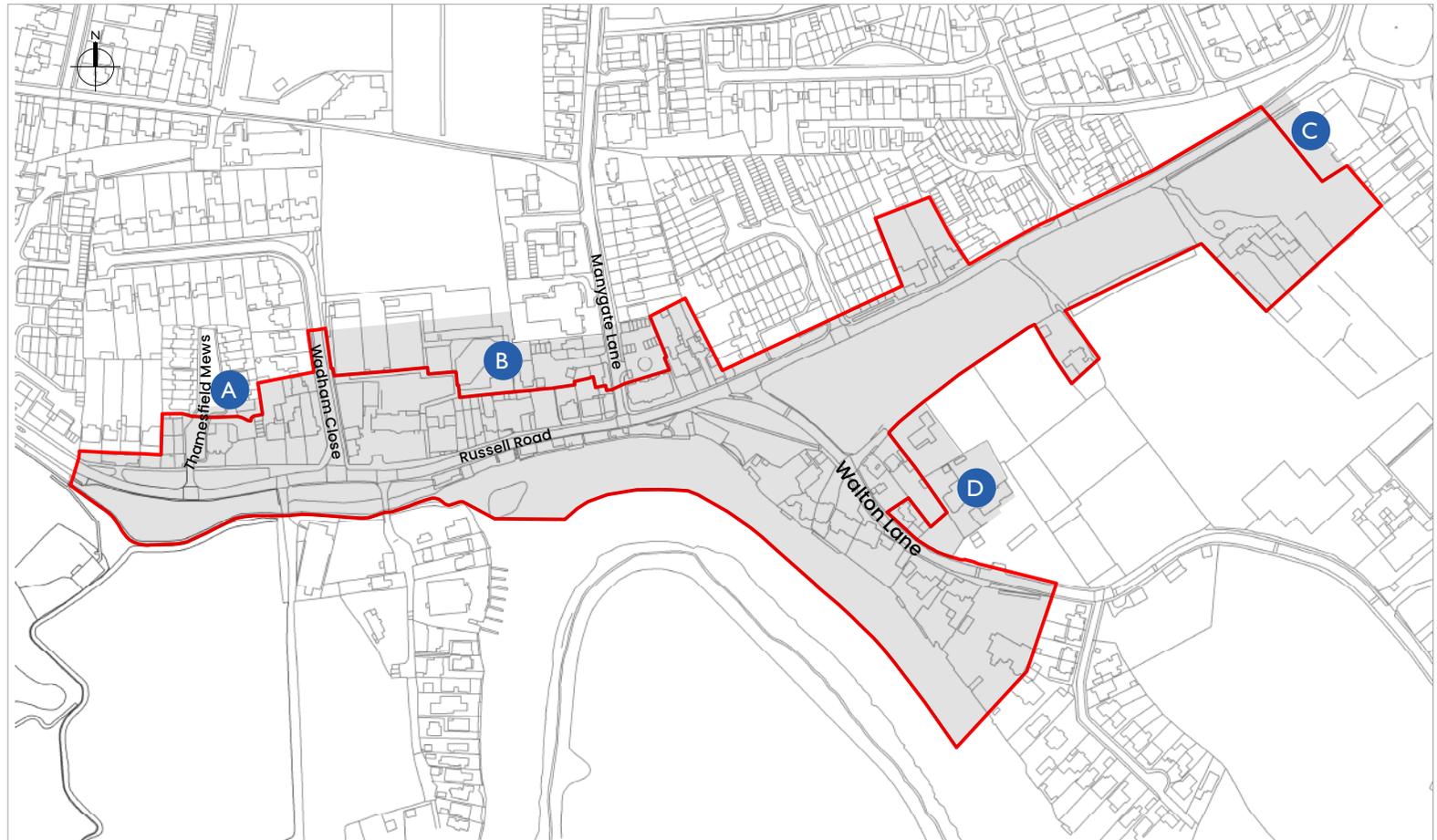
- 2024 Conservation Area Boundary
- ✱ Landmark
- - Streetscape Views
- ➔ Key Views

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3.1 Exclusions

- A** Exclusion of 2 Thamesfield Court. The remainder of this modern residential development is outside the Conservation Area, removal of No.2 rationalises the boundary in this location.
- B** Exclusion of modern development to rear of historic buildings and plots on the north side of Russell Road. These buildings and developments are modern backland infill and make no contribution to the historic character and appearance of the Conservation Area and are therefore excluded. This approach is consistent with that taken to the rest of the Conservation Area boundary.
- C** Rationalisation of the boundary to east. The new alignment follows the plot boundary of the Old Manor House, excluding the car garage forecourt formerly included.
- D** Modern dwellings south of the village green. These dwellings make no contribution to the character and appearance of the Conservation Area and are therefore excluded.





- **Traffic and pavements:** Russell Road is very busy with vehicular traffic, the presence of which detracts from the character and appearance of the Conservation Area. Noise is a particular problem but the traffic also presents challenges for pedestrians crossing Russell Road. There are opportunities to reduce the speed of traffic and introduce crossing points to increase the enjoyment of the Conservation Area. The pavements in some areas, particularly the south side of Russell Road west of the village green are very narrow making them unpleasant, if not unsafe, for pedestrians. There are opportunities to improve the quality of the public realm enhancing the experience of the Conservation Area
- **Village green edges:** The village green and strip of green at the western end of the Conservation Area are edged with various bollards, railings and fencing. Whilst some form of edging may be required it would be beneficial for the appearance to be consistent and the design to be in keeping with the historic character of the Conservation Area. Of the current types, the timber knee rails are the most sensitive.
- **Condition of brick walls:** The brick boundary walls along the north side of Russell Road are suffering from decay due to the use of inappropriate cement mortars and frequent wetting from fast-moving vehicular traffic. Repair using appropriate lime-based mortars, reducing water pooling on Russell Road and reducing traffic speeds will assist in improving the visual appearance of the Conservation Area and preventing future issues reoccurring.
- **Inappropriate boundary treatments:** There are instances where historic brick boundary treatments have been replaced with timber or other inappropriate materials. Likewise, some modern boundary treatments are in materials other than brick. Brick boundaries are a key feature of the Conservation Area with other types detracting from its special interest. There are opportunities to enhance the Conservation Area through the introduction of appropriate brick boundary treatments where these do not currently exist.
- **Overgrown vegetation:** Vine Cottage on Russell Road has extensive vegetation growth which is beginning to impact not only the visual contribution the building makes to the Conservation Area but also the integrity of its historic fabric. Excessive growth can impact the structural integrity of a building, particularly affecting elements like roof coverings and drainage goods. It is important to maintain planting close to buildings to avoid such issues.
- **Replacement of traditional windows with uPVC units:** The majority of buildings retain their traditional timber windows, however there are some localised instances of inappropriate replacement with plastic units. These are to Vine Cottage and Merlewood House. Modern units are typically positioned flush with a building's external elevation and consequently reduce the characteristic depth of historic facades created by older windows set back within the reveal. uPVC units typically also have thick frames and false glazing bars which are intended to copy traditional styles but are in reality misproportioned. With traditionally constructed buildings, there is also potential for uPVC windows to worsen issues concerning damp and moisture build up internally.
- **Street lights, telecommunication poles and wires:** Prominent poles with radiating wires and tall modern street lights are positioned at intervals throughout the Conservation Area. Visually, these compete with the historic character of the streetscapes. There are opportunities for relocation below ground (in the case of the telecoms) and replacement with more historically appropriate versions (in the case of the street lights) to enhance the Conservation Area.

SECTION 4.0: SUMMARY OF ISSUES



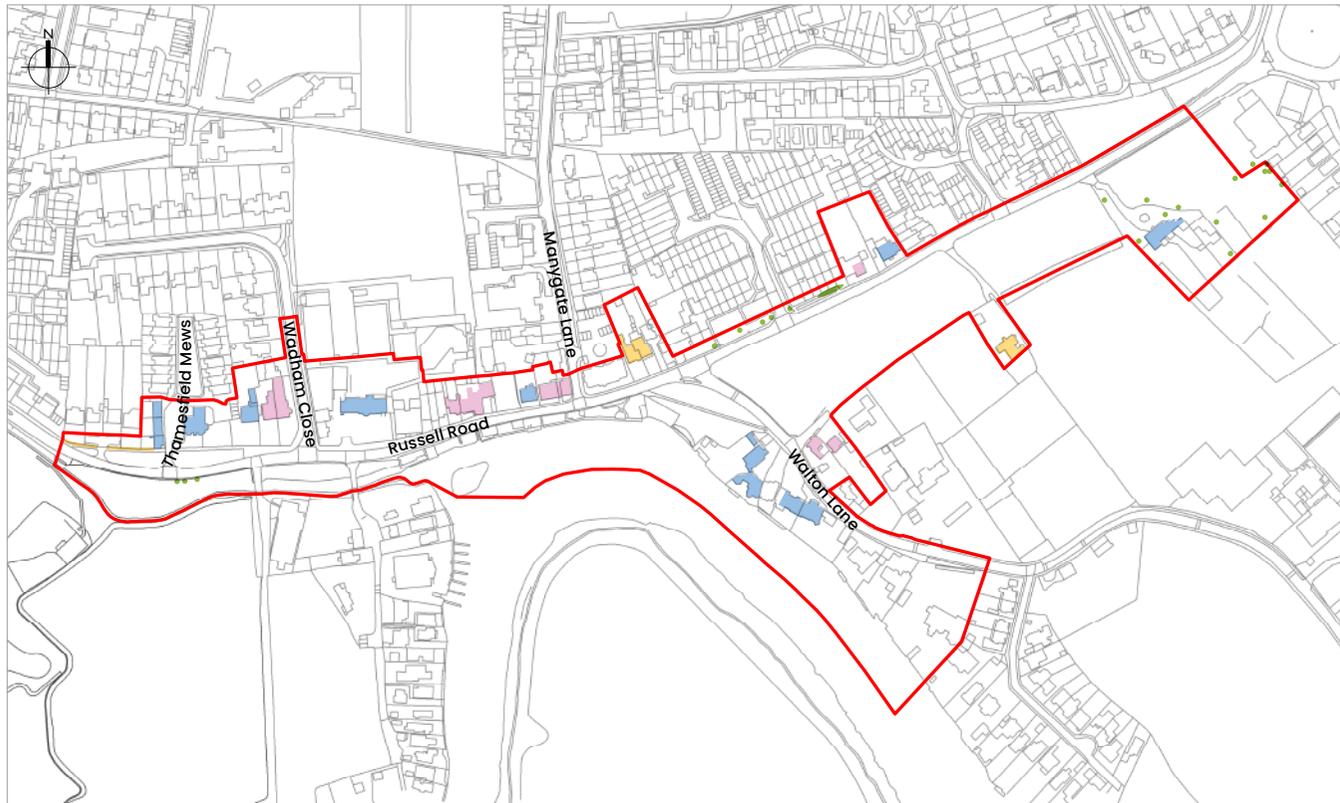
Modern bollards edging the village green detract from the historic character of the Conservation Area.



Examples of the prominent modern telegraph poles and street lights, these are in front of Peacock House and Halliford House on Walton Lane.



Many of the important brick boundary walls along the north side of Russell Road are in a deteriorating condition and in need of appropriate repair.



HERITAGE ASSETS AND MANAGEMENT OPPORTUNITIES

- 2024 Conservation Area Boundary
- Listed Building
- Locally Listed Building

- Positive Contributor
- Tree Preservation Order
- Opportunity for Enhancement

This plan is not to scale

5.1 Conservation Area Designation - Control Measures

In order to protect and enhance the Conservation Area, any changes that take place must conserve its character and special interest. Statutory control measures are intended to prevent development that may have an individually or cumulatively negative effect. Control measures within include:

- Planning permission will usually be required to totally or substantially demolish buildings or structure (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent to which permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted. For example, replacement windows, different elevational finishes or the installation of satellite dishes.
- Trees with a diameter of 75mm or greater, measured as 1.5m above the soil level are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a tree preservation order (TPO) is necessary.
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.



5.2 Conservation Aims and Best Practice

There is no generally accepted detailed definition of ‘best practice’ in conservation: it is a term used to describe the management of change (including repair) so that the integrity and character of a historic site is not eroded or compromised. It is not the intention of conservation best practice to prevent change from happening: alterations can still be carried out but should be subject to additional scrutiny to ensure that the special interest of the Conservation Area is protected.

It is the purpose of this Appraisal to provide guidance that will help achieve these aims. Overall, any change in the Lower Halliford Conservation Area should seek to:

- Preserve its historical features;
- Enhance, where possible, its special interest;
- Positively contribute to its established character; and
- Be high quality.

5.3 Positive Contributors and Opportunities for Enhancement

A positive contributor is a building, structure or feature which beneficially adds to the overall character of its local area. This is true of most buildings within a conservation area. The extent to which a building will positively contribute will largely depend on the integrity of its historic form and is not restricted to its principal elevation. For example, roofscapes and side/rear elevations all make a positive contribution. Modern buildings can also make a positive contribution where they have been sensitively designed to suit their setting. A list of positive contributors in the Lower Halliford Conservation Area is included in Appendix A; these are also identified on the heritage assets plan on the previous page.

Criteria for identifying positive contributors include:

- Group value;
- Associations with notable architects or other historical figures;
- Position and presence within the streetscape;
- Use of characteristic materials, architectural motifs or detailing;
- Physical or historical relationship with neighbouring buildings; and
- Historical use.

Beyond general conservation best practices, there are limited opportunities for additional enhancement within the Conservation Area. There is scope for enhancing the public realm of the Conservation Area including pavements and the edging to the village green. There are also individual improvements to dwellings including restoring timber sash windows, reinstating appropriate brick boundary treatments and undertaking repairs to decaying brick boundaries.

5.4 Repairs and Replacement

5.4.1 ‘Like-For-Like’

A term that is frequently used in conservation is ‘like-for-like’ replacement or repair. This is frequently – and mistakenly – taken to mean that a modern alternative that generally echoes the style of the element removed is acceptable. However, this is not accurate or acceptable. Like-for-like should always be interpreted as an alternative that matches the historic element removed in terms of its material, dimensions, method of construction, finish, means of installation and any other feature specific to the original element, such that the modern replacement is hardly discernible from the original (accepting that its condition will be greatly improved where the original has failed beyond repair).

For example, modern uPVC windows in imitation of Georgian or Victorian-style sash windows but with false glazing bars and a top-hung casement opening mechanism do not constitute a like-for-like replacement for traditional timber-framed Victorian sliding sash windows, although they may appear stylistically similar.

5.4.2 Repairs and Replacement

Repairs and replacement are inevitable with any building or site, regardless of age; however, within a conservation area, it is especially important that this is carried out sensitively to protect the historic fabric of its buildings and respect the character of the wider area. Key points to remember when looking to carry out repair work or install replacement features are:

A method of repair that was suitable for one building may not be suitable for another. Repair and replacement should always be considered on a case-by-case basis.

- Repairs using appropriate materials and techniques are always preferable over wholesale replacement.
- Where a historic feature has degraded beyond repair, replacement should be carried out on a like-for-like basis.
- Where seeking to improve failing modern features, a traditionally-designed alternative using appropriate materials is preferable. For example, the replacement of uPVC gutters and downpipes with lead, cast iron or coated aluminium alternatives that better reflect the traditional character of the Conservation Area.
- Cement-based mortars and/or ribbon pointing are harmful to historic brickwork and masonry. Repairs to any pointing should be carried out in a lime mortar after any cementitious mortar has been raked out. This will ensure the longevity of the historic built fabric.



- Due consideration should be given to the sustainability of the repair or replacement, i.e. what is its lifespan? What maintenance will be required to prolong this?
- Reversibility is an important consideration as better alternative may become available in the future.
- Historic external detailing should be retained or, where damaged beyond repair, replaced on a like-for-like basis. This includes (but is not limited to): the texture and colour of render; size and colour of bricks used, and the bond in which they are laid; stone dressings; and chimneystacks.
- The reinstatement of historic features that have been lost is favourable. For example, re-exposing brickwork that had been rendered or painted over.

The repair and replacement of windows can have a notable effect on the character and special interest of the conservation area, both positively and negatively. The aim should always be to retain historic windows wherever they survive, carrying out refurbishment work where needed to make sure they remain usable. Timber frames are preferable over uPVC for a number of reasons, mainly their comparative slimness and breathable quality which has a positive knock-on effect on the overall condition of the historic building.

5.5 Maintenance

Maintenance differs from repair in that it is a pre-planned, regular activity intended to reduce instances where remedial or unforeseen work is needed. The higher the levels of maintenance, the less need to carry out repairs. Regular maintenance activity should include annual gutter clearing, seasonal vegetation control and repainting external joinery with an oil-based paint. This is not an exhaustive list and each historic building will have its own specific needs. Larger historic buildings and those which are listed may benefit from occasional condition surveys (usually around every five years) to highlight their individual maintenance and repair needs.

The maintenance requirement of a building will depend on its age, materials and susceptibility to wear. Historic England, the Society for the Protection of Ancient Buildings (SPAB) and other heritage bodies publish specialist guidance on the suitable maintenance and repair methods for different historic buildings.

5.6 Trees

Trees are afforded extra protection within the Conservation Area and there are several tree preservation orders already in place. Any tree surgery work should be carried out only once the relevant permission has been sought. The management of the planted elements within the conservation area is beneficial to its overall appearance and potentially also to the condition of the buildings where root damage may pose a threat.

5.7 Public Realm

Public realm features, including bins, bollards, seating and planters, etc. often become outdated in their appearance. This can be due to heavy wear, antisocial behaviour or as a result of poor design and short-lived trends. Successful public realm schemes are contextual, using high-quality materials that echo the character of the wider area. Any additions or amendments to the public realm will also need to take account of highways and other relevant regulations.

5.8 Modern and New Development

It is not the intention of conservation area designation to prevent new development or entirely exclude existing modern development where this is woven into a surrounding historic space. Instead, it puts in place a process whereby any proposals are more thoroughly studied to ensure that the special interest of the conservation area is protected and opportunities to improve its character are identified.

New development can range from entire new buildings to the introduction of new features, however small, on existing buildings. New development within the setting of the conservation area should also be carefully managed as it has the potential to detract from its character and special interest. The potential for substantial new development inside the conservation area boundary is generally limited to the replacement or alteration of those buildings, generally from the mid-late 20th century, which do not positively contribute to its character. Any proposals will need to be considered on a case-by-case basis and take account of:

- The significance of any existing building affected;
- The impact on the setting of neighbouring listed buildings and/or positive contributors;
- How local features and materials can be incorporated into the new design;
- Whether or not any historical plot boundaries survive or could be recoverable;
- The impact of the overall scale, massing and design on the wider streetscape;
- The loss of any important rear/side elevations or views of these;
- Characteristic boundary treatments and planting;
- The potential for below-ground or built archaeology; and
- Any other heritage or conservation constraints identified.



The addition of new features on existing buildings can be detrimental to the individual buildings as well as the overall character of their wider setting if unmanaged. Specifically:

- Television aerials and satellite dishes should not be fixed to principal or highly visible elevations, or chimneystacks.
- Features such as external lighting and security cameras should be as discreet as possible.
- Solar panels should be restricted to rear or secondary elevations, especially where a building forms one of a group.
- Internal alterations can have an external impact; for example, staircases cutting across windows or the removal of chimneybreasts necessitating the removal of the associated chimneystack.



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Society for the Protection of Ancient Buildings, <https://www.spab.org.uk/advice>

APPENDIX A: HERITAGE ASSETS



Address	Heritage Status	Additional Assessment
Thamesfield Close and wall attached, Thamesfield Cottage and Thamesfield Court, Russell Road	Grade II listed	List Entry Number: 1029673
Thamesfield House Flats, Russell Road	Grade II listed	List Entry Number: 1180281
Gate piers and entrance wall to Thamesfield House, Russell Road	Grade II listed	List Entry Number: 1029674
Clonskeagh, Russell Road	Grade II listed	List Entry Number: 1180306
Halliford School, Russell Road	Grade II listed	List Entry Number: 1029675
Riverbend House, Russell Road	Grade II listed	List Entry Number: 1377687
Elmbank House and Peacock House, Walton Lane	Grade II listed	List Entry Number: 1294813
Dunally House and Dunally Lodge, Walton Lane	Grade II listed	List Entry Number: 1029645
Walls and gate piers to Dunally Lodge, Walton Lane	Grade II listed	List Entry Number: 1377686
Battlecrease Hall, Russell Road	Grade II listed	List Entry Number: 1294979
Entrance wall and railings at Battlecrease Hall, Russell Road	Grade II listed	List Entry Number: 1029676
The Old Manor House, 1, 2 and 3, Russell Road	Grade II listed	List Entry Number: 1188038

Address	Heritage Status	Additional Assessment
Willow House, Russell Road	Locally Listed Building	LL/102, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Willow Bank, Russell Road	Locally Listed Building	LL/103, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Thames Cottage, Russell Road	Locally Listed Building	LL/104, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
The Red Lion Public House, Russell Road	Locally Listed Building	LL/105, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
1-4 Dial House, Russell Road	Locally Listed Building	LL/106, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Vine Cottage, Russell Road	Locally Listed Building	LL/107, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Dunally Cottage and Poet's Cottage, Walton Lane	Locally Listed Building	LL/156, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)



Address	Heritage Status	Additional Assessment
Elmbank Cottage, Walton Lane	Locally Listed Building	LL/157, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
The Cottage and The Browns, Russell Road	Positive contributor	Pair of cottages, likely early to mid-19th century, which although altered, are of historic interest and contribute to the historic appearance of the conservation area
Merlewood House, Russell Road	Positive contributor	Although altered this substantial dwelling and plot have historic interest for being one of few built plots on the south side of the village green and form a visual focal point and backdrop from this important green space

Additionally, the historic brick boundary walls along Russell Road are considered to make a positive contribution to the conservation area.

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