

LOWER SUNBURY
CONSERVATION AREA APPRAISAL
JANUARY 2025



LOWER SUNBURY: CONSERVATION AREA APPRAISAL

CONTENTS

1.0 INTRODUCTION	03	4.0 ALTERATIONS TO THE CONSERVATION AREA BOUNDARY	29	SELECTED SOURCES AND FURTHER GUIDANCE	36
1.1 Introduction	03	4.1 Exclusions	29		
1.2 Planning Policy Context	04	4.2 Inclusions	29		
1.3 Summary of Key Elements	04				
2.0 ASSESSING SPECIAL INTEREST	05	5.0 SUMMARY OF ISSUES	30	APPENDICES	
2.1 Location and Setting	05			A: Heritage Assets	37
2.2 Origins and Historic Development	06				
2.3 Archaeological Potential	12	6.0 MANAGEMENT PLAN	32		
2.4 Built Form and Architecture	12	6.1 Conservation Area Designation – Control Measures	33		
2.5 Trees and Open Spaces	14	6.2 Conservation Aims and Best Practice	33		
2.6 Views	18	6.3 Positive Contributors and Opportunities for Enhancement	33		
		6.4 Repairs and Replacement	34		
		6.5 Maintenance	34		
3.0 CHARACTER AREAS	19	6.6 Trees	35		
3.1 Character Area 1: Historic Core	20	6.7 Public Realm	35		
3.2 Character Area 2: The Riverside	21	6.8 Modern and New Development	35		
3.3 Character Area 3: Thames Street (Central)	23				
3.4 Character Area 4: Sunbury Park	25				
3.5 Character Area 5: French Street	26				
3.6 Character Area 6: Green Street (North)	27				

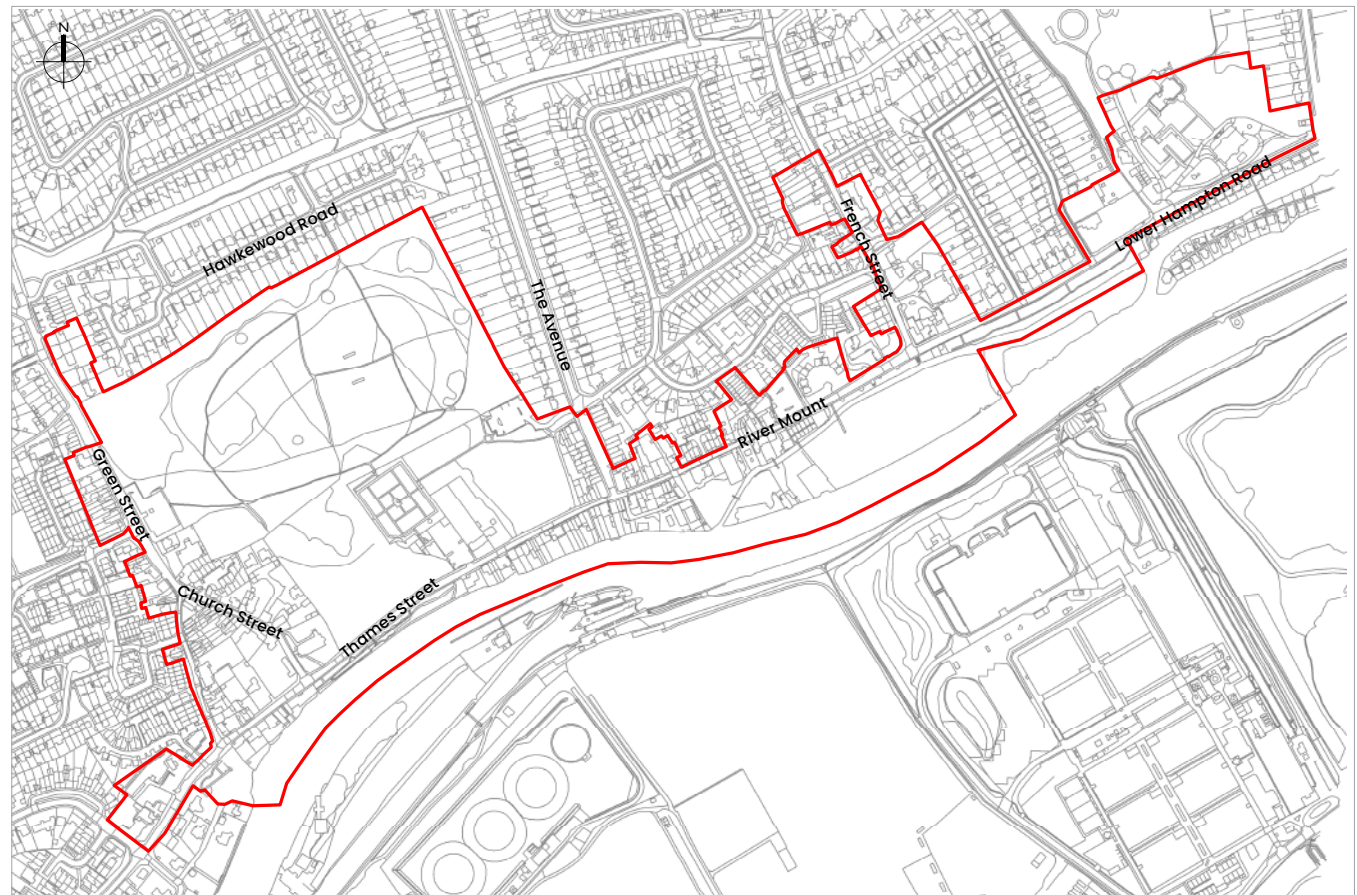


1.1 Introduction

The Lower Sunbury Conservation Area was originally designated in 1969, with revisions made to its boundary in 1992. This Conservation Area Appraisal has been prepared in April 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 Sunbury 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 Sunbury 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.





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 Sunbury 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 Sunbury Conservation Area are:

- Its origins as a rural medieval settlement with a long history of occupation.
- Its historic configuration, with two separate 'cores' of dense development around the church and at the centre of Thames Street. This reflects the growth of the settlement over time.
- The survival of Sunbury Park and associated features, which represents the location of the former medieval manor house and the subsequent evolution of the site in the 18th and 19th centuries. Surviving features include historic boundary walls, an 18th-century walled garden and a sunken wall or 'ha-ha'.
- The survival of many substantial 18th-century Neo-Classical dwellings, which illustrate the historic evolution of Lower Sunbury during the Georgian period.

- The high concentration of Victorian dwellings, both higher-status and humble, which evidence the continued evolution of the village and illustrate contemporary architectural tastes.
- The prominence of St Mary's Church with its distinctive brick facades.
- The prevalence of mature planting and open green space, particularly Sunbury Park, St Mary's Churchyard, Flower Pot Green, Rivermead Island and the generous verge on the south side of Lower Hampton Road.
- The porous nature of the public realm around Orchard Meadow, which grants easy access to Sunbury Park and facilitates important views of surrounding heritage assets.
- The relationship to the River Thames, which was historically vital to the local economy and influenced the development of many riverside villas during the 18th and 19th centuries. This relationship is legible today in the remaining cut-throughs between Thames Street and the river, Church Wharf, the 19th-century coal and wine tax post off Thames Street and the survival of many historic riverside dwellings.



2.1 Location and Setting

The Lower Sunbury Conservation Area encompasses the historic core of Lower Sunbury village, which is situated on the north bank of the River Thames. The village is bounded to the north by residential development associated with Sunbury Common, which grew up around the railway station in the second half of the 19th century.

The M3 motorway cuts across Sunbury Common, and can be accessed via Green Street which leads to Sunbury Cross Roundabout, just under 1 mile north of the Conservation Area. To the east and south-west of the Conservation Area lie the riverside settlements of Hampton and Lower Halliford respectively. The River Thames forms the southern boundary of the village.

Principal access routes are via Green Street from the north, Lower Hampton Road from the east, and Fordbridge Road from the west.



©Crown Copyright and database right 2020



2.2 Origins and Historic Development

2.2.1 Timeline

Early History

The first documented reference to a settlement at Lower Sunbury is from 962 AD. There is evidence of prehistoric activity in the immediate area, including the below-ground survival of a bowl barrow near the playing fields off Green Street, to the north of the Conservation Area.⁰¹

Lower Sunbury in the Medieval and Early Modern Eras.

The medieval core of the village was located around the triangular segment of land formed by the confluence of Green Street, Thames Street and Church Street, in the west of the Conservation Area. The medieval manor house likely stood in Sunbury Park, and a Tudor manor house was recorded here in 1663. The manor of Sunbury extended only to the approximate line of The Avenue; the land further east was held by Kempton manor.

A church was recorded in 1156 (location unknown) and records suggest that a 14th-century church stood on the present site of St Mary's Church until the mid-18th century. From early times, the River Thames supported the local economy, carrying agricultural produce eastwards to London.

⁰¹ <https://historicengland.org.uk/listing/the-list/list-entry/1018276?section=official-list-entry>

Early 18th Century.

At the end of the 17th century and into the early 18th century, Lower Sunbury started to expand beyond the historic core with the addition of large, high-status houses. The Lord of Kempton Manor built 'a fair house' at Sunbury in 1697. Some early 18th-century dwellings, such as Hawke House on Green Street and Ivy House on French Street, were built inland. Others, such as Orchard House and Sunbury Nursing Lodge on Thames Street, were riverside residences designed to take advantage of the open aspect across the Thames.

It was in the early 18th century that development on the south side of Thames Street began to turn inwards away from the river, blocking views of the Thames from the public highway. Examples include 10, 16, 18 and 20 Thames Street. The establishment of several inns (an inn on the site of the Magpie was mentioned in 1729, The Flowerpot was mentioned in 1730) demonstrate that Lower Sunbury was a busy settlement experiencing a constant flow of travellers.

Mid-Late 18th Century.

During the mid- to late 18th century, Lower Sunbury continued to attract wealthy London merchants who built substantial houses to the east of the historic core. Many were riverside dwellings, including Darby House (mid-18th century) and Riverbank (late 18th century). Others, such as Clyde House and Ellesmere on French Street, were built further inland. In 1752, St Mary's Church was built to replace a medieval church on the same site.

19th Century.

In 1813, a commentator noted a 'long range of fine domestic structures' facing the river, adding that 'other ornamental dwellings of this splendid village' lay further inland.⁰² The character of the village had clearly evolved dramatically from its origins as a small medieval hamlet around the church and manor house. This trend continued in the 19th century, with more substantial dwellings built (Contact House and Willow Bank overlooking the river) and many earlier properties were adapted or refaced.

Several smaller terraces were built on former open land in the historic core of the village and to the east of Sunbury Park. The status of Lower Sunbury as a fashionable retreat was demonstrated by the opening of new Assembly Rooms on Thames Street in the 1890s (now the Riverside Arts Centre). The coming of the railway in 1864 quickly encouraged the development of a new settlement to the north of the old village; this came to be referred to as Upper Sunbury. The original village then became known as Lower Sunbury, or Sunbury-on-Thames.

20th Century.

The evolution of Lower Sunbury during the 20th century was characterised by residential development which continued to expand the village to the east along the riverfront. Early in the century, a new housing estate was laid out around Darby Crescent, between Darby House and French Street. The distinctive crescent-shaped development at Dax Court was built between 1934 and 1957. Since the 1960s, continued residential development has expanded the village in all directions.

⁰² 'Sunbury: Introduction', in A History of the County of Middlesex: Volume 3, British History Online.



2.2.2 Illustrated History

John Rocque's map of Middlesex from 1754 shows the principal roads around which the historic structures in Lower Sunbury are arranged. The distinctive triangular segment of land formed by the intersection of Green Street, Church Street and Thames Street represents the medieval core of the village, which grew up around the church and manor house.

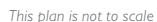
There have been several iterations of the manor house over the centuries; the large crescent-shaped dwelling pictured in Rocque's map having been designed in 1712. This house was of a very high-status, designed in the latest Palladian fashion and illustrated in the second volume of Colen Campbell's *Vitruvius Britannicus*. Rocque shows the house surrounded by formal landscaped grounds with avenues and gardens.

St Mary's Church had been rebuilt by this time, a replacement for the medieval church having been commissioned around 1750.

The map illustrates how the village had gradually expanded eastwards along Thames Street, with dwellings built along the riverside from the later 17th century. It also shows that Green Street historically terminated at the junction with Manor Road, and did not lead northwards up to Sunbury Common as it does today.



The 'Old Rope Walk' to the south-east of Sunbury Park, evidence of Sunbury's historic industry, had apparently ceased functioning since it was constructed circa 1800. The alignment of the Rope Walk is preserved to the north of the Conservation Area boundary as a footpath through recent residential development.



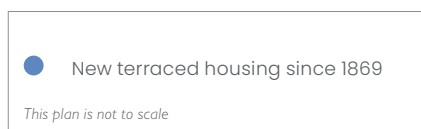
SECTION 2.0: ASSESSING SPECIAL INTEREST



Whilst the 18th and early 19th centuries were characterised by the construction of grand houses across the village, the later 19th century saw many smaller dwellings built. Between 1869 and 1894, new terraces were constructed within the triangular segment of land in the historic core, further north on Green Street, south of the Rope Walk on the present-day Avenue Parade and along The Butts.

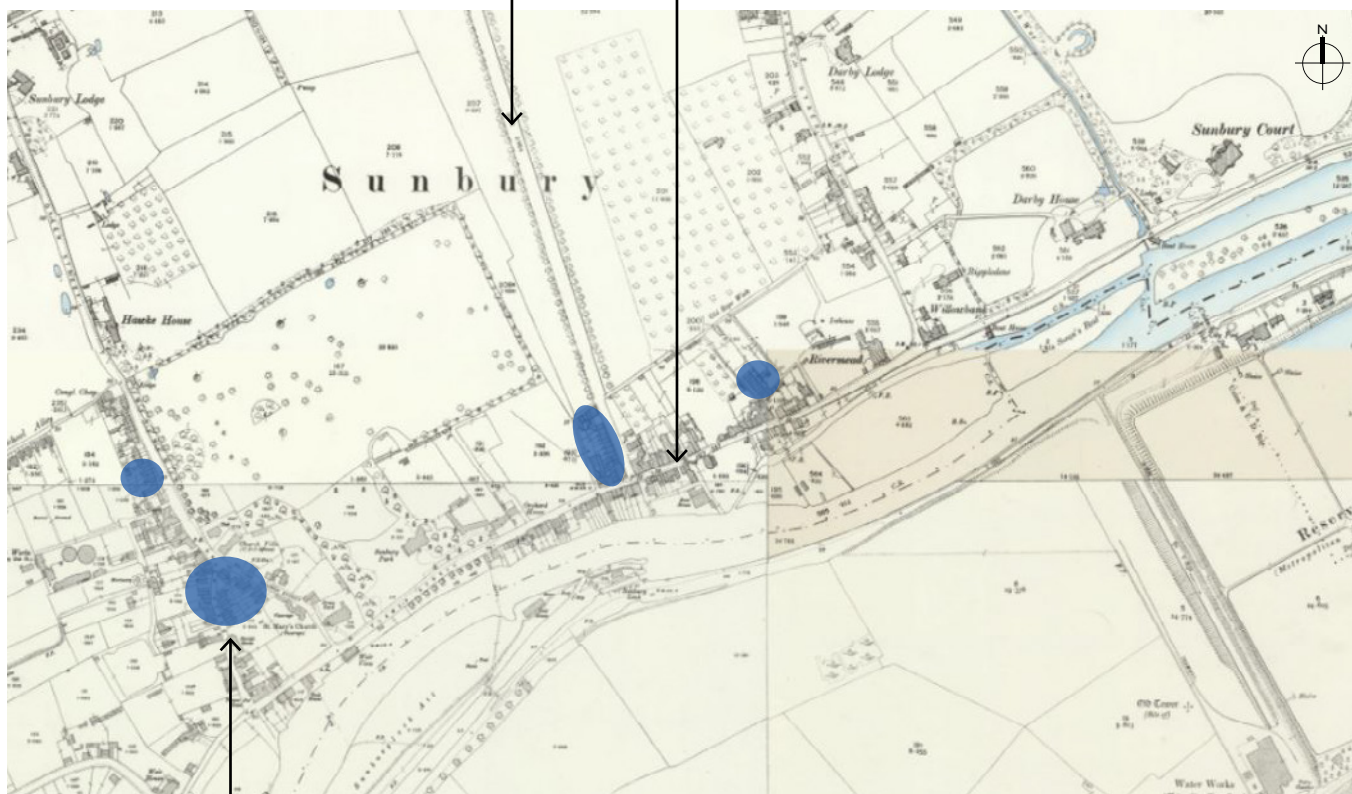
The laying out of The Avenue, just east of the former boundary between Sunbury and Kempton manors, prefigured the expansion of the village to the north in the early 20th century.

Development continued within the secondary core which had grown up on Thames Street to the east of the medieval nucleus, with the addition of the Grade II listed bank in 1888 and the opening of Assembly Rooms within a mid-19th century structure (operating today as the Riverside Arts Centre). St Mary's Parish Rooms were built to the west of the church in 1892.



The Avenue - laid out since 1869

Bank (1888) and Assembly Rooms (converted from a former commercial structure in 1893).



Lower Sunbury as shown in the 1894 Ordnance Survey.

St Mary's Parish Rooms,
built 1892

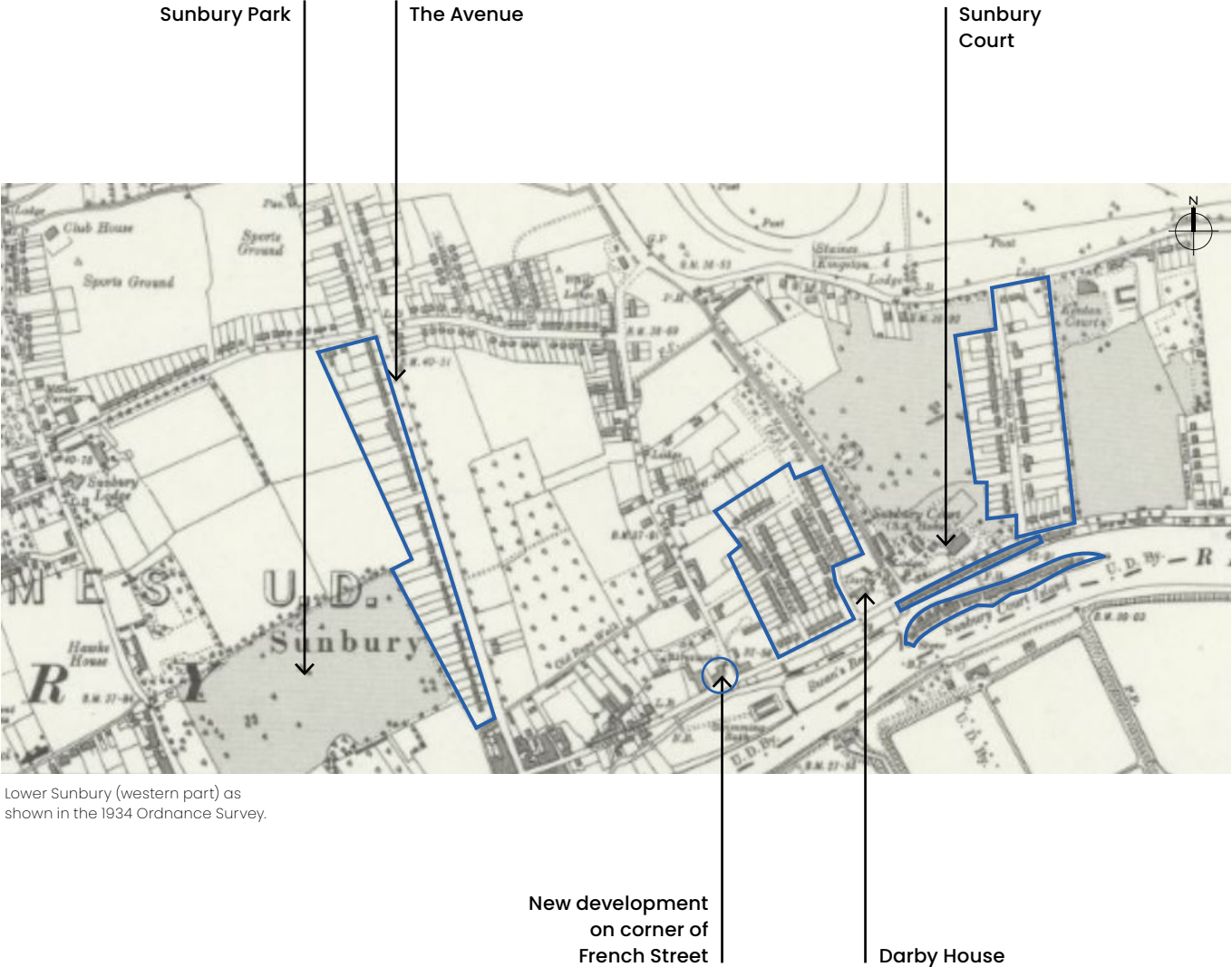
SECTION 2.0: ASSESSING SPECIAL INTEREST



Comparison of the Ordnance Surveys from 1894 and 1934 show little change within the centre of the village. Development since 1894 had been concentrated in the setting of the Conservation Area, with former open land eroded by ribbon development along The Avenue, just east of Sunbury Park, and a new estate between French Street and Darby House. Sunbury Court Island, due south of Sunbury Court, had also been developed, and a new residential road had been laid out on the eastern boundary of Sunbury Court.

New development since 1894

This plan is not to scale



SECTION 2.0: ASSESSING SPECIAL INTEREST



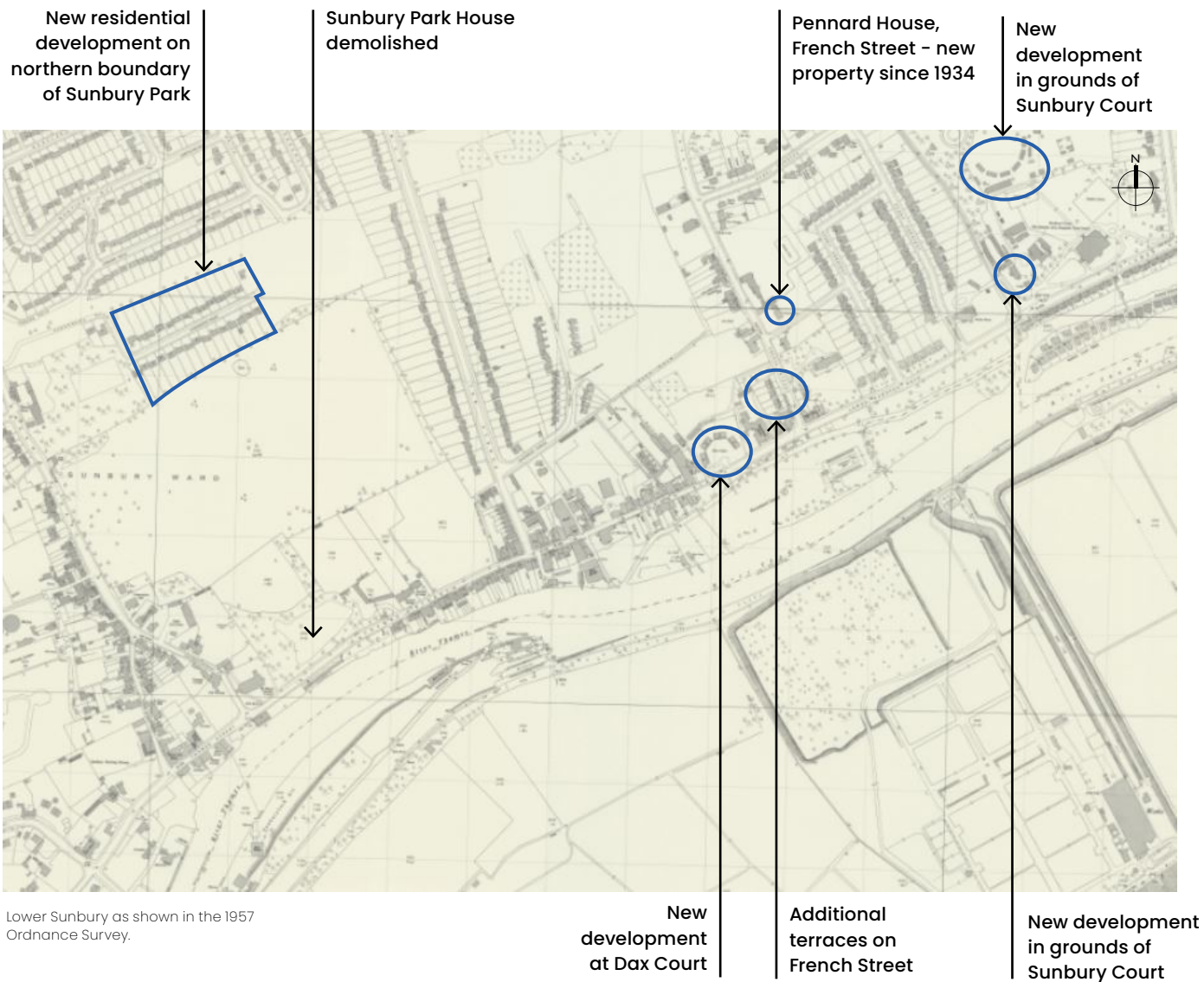
Development within the Conservation Area between 1934 and 1957 included the construction of the distinctive crescent-shaped development known as Dax Court on Thames Street and the building of additional residences on French Street (including Pennard House and numbers 203–211 French Street). Sunbury Park House had been demolished after a long period of neglect.

New development on the northern boundary of Sunbury Park had further reduced the open space separating the historic core of Sunbury from the 19th and 20th-century development around the railway station to the north. Sunbury Court, at the far west of the Conservation Area, was in use by the Salvation Army and the grounds had been extensively developed.

Since the 1960s there has been much new development within and immediately adjacent to centre of Lower Sunbury. This includes substantial residential infill between Thames Street and the Rope Walk, on the north side of Thames Street and on the west side of Green Street.

— New development since 1934

This plan is not to scale



Lower Sunbury as shown in the 1957 Ordnance Survey.



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 HER, as well as information on previous finds, past investigations, historic maps, aerial photograph, and thematic surveys.

The south-western portion of the Lower Sunbury Conservation Area almost entirely encompasses the AHAP recognising its post-medieval buildings and medieval activity. This area is recognised for its very high significance. There are no scheduled monuments in the Conservation Area.

2.4 Built Form and Architecture

Most of the historic structures in the Conservation Area date from the 18th and 19th centuries. St Mary's Church (built on the site of its medieval predecessor) and Sunbury Park (where the former manor house once stood) identify the nucleus of the medieval village. The linear shape of the Conservation Area boundary reflects the expansion of Lower Sunbury eastwards along Thames Street during the 18th and 19th centuries, away from the original core around the intersection of Thames Street, Church Street and Green Street.

This 18th-century expansion is evidenced through the survival of many substantial Georgian villas, which are a characteristic feature of the Conservation Area. These grand residences predominate along the riverside and French Street but can be found throughout the village. The strong Georgian character established by these houses is echoed in the many simple polite dwellings throughout the Conservation Area, which utilise a restrained Neo-Classical style.

19th-century development is also well-represented in both historically high-status dwellings and smaller houses and cottages. Together these structures illustrate Victorian tastes for Gothic-style architecture and features associated with vernacular buildings, including large street-facing gables and richly coloured materials.



Monksbridge, a Grade II listed Neo-Classical house on Thames Street.



The steeply pitched roof and large street-facing gable end to No. 6 Green Street is typical of later 19th-century domestic architecture.

SECTION 2.0: ASSESSING SPECIAL INTEREST



Historic commercial structures and public houses are concentrated around the centre of Thames Street and on Green Street, to the north of the historic core. Civic buildings are limited, and the late 19th-century bank on Thames Street and St Mary's Parish Rooms at the bottom of Green Street are important survivals which diversify the streetscape.



St Mary's Parish Rooms, built on Green Street in 1892, make an important contribution to the street scene. In its use of false timber framing, rich red brick and oversized chimneys, the building illustrates the late 19th-century fashion taste for architectural features associated with the vernacular tradition.

St Mary's Church, to the west of the Conservation Area, is highly visible throughout Lower Sunbury due to its prominent bell tower. In its materiality, the church responds to the abundance of exposed brick found in buildings and boundary treatments across the village. Its bold Romanesque proportions, however, draw a striking visual contrast with the Neo-Classical, Gothic, and vernacular-inspired architecture which generally characterises the Conservation Area.



The Romanesque-inspired interior of St Mary's Church.

The roofscape in the Conservation Area is varied, with a mixture of single and double pitched, hipped, and parapet roofs throughout. Roof coverings are a combination of clay tiles and slate.

Many of the older buildings in the Conservation Area retain historic timber sash windows, although a considerable amount of inappropriate uPVC replacement is evident. Such replacements are conspicuous by their disproportionately thick frames and false glazing bars. Doors to historic buildings visible from the public highway generally have a traditional appearance.

Gutters and downpipes are generally discreet and appropriately positioned across the Conservation Area. In some cases, historic cast-iron rainwater goods have been retained, however there is evidence of widespread modern replacement and supplementation using uPVC.

Further detail on the built form and architecture of the Conservation Area can be found in Section 3.0: Character Areas.



2.5 Trees and Open Spaces

The prominence and diversity of the green open space within Lower Sunbury is a key feature of the Conservation Area. These open spaces contribute historical, aesthetic and communal interest; illustrating the evolution of the Conservation Area over time, reflecting the historic rural character of the village, softening streetscapes and enhancing the public realm.

Sunbury Park

Sunbury Park, which includes an 18th-century walled garden and the area of land fronting Thames Street known as Orchard Meadow, forms a large proportion of the Conservation Area. It stretches approximately 380 metres northwards from the riverside at Thames Street and measures approximately 450 metres across, from Green Street in the west to The Avenue in the east.

The park represents the grounds of the mid-19th century Sunbury Park House, which was demolished in the mid-20th century. It served various residences before the construction of Sunbury Park House, including a manor house which was first recorded on the site in 1663 and a grand Palladian villa of 1712. It is likely that the medieval manor house was also situated within the present-day park.

Tall brick walls form the northern, western and half of the southern boundary of the park, and a thick belt of trees surrounds most of the perimeter. Mature boundary planting softens the adjacent streetscapes and within affords the space a sense of seclusion from the urban surrounds. In certain areas, particularly around the car park on Green Street and the street-fronting boundaries of Orchard Meadow, reduced planting and more permeable boundary treatments facilitate public access and views into/out of the park.

Most of the space has an informal parkland character, with scattered tree planting and narrow footpaths encircling and crossing the grass.

The survival of the walled garden and adjacent sunken wall or 'ha-ha' are contemporary with the earlier house of 1712 and are important survivors from the 18th-century landscape. The walled garden offers a curated character, featuring shaped beds, formal built structures (the Lendy Memorial and a classical portico from a former riverside dwelling in the village) and carefully arranged public seating.



The historic garden feature known as a 'ha-ha' in the main parkland.



Looking across the parkland.



Looking north-east across the formal walled garden.

SECTION 2.0: ASSESSING SPECIAL INTEREST



The area of land in the south-east corner of Sunbury Park, known as Orchard Meadow, is highly visible from the centre of Thames Street due to the low metal railings which bound the meadow to the south and east. Several openings in this fencing facilitate public access into the meadow from Thames Street and a public footpath runs along the back of The Avenue. Trees are concentrated around the perimeter of the meadow, which facilitates uninterrupted views across the space.

Small carparks have been introduced at the edges of the park off Green Street, Thames Street and The Avenue, which facilitate access to the space and assist in mitigating the detrimental impacts of on-street parking elsewhere in the Conservation Area.



Looking south-west across Orchard Meadow towards Thames Street.

Riverside Open Space

Development along the north bank of the Thames is interspersed with much green open space. At the western end of the Conservation Area, adjacent to Dart House, is an area of green space known as Flower Pot Green, which incorporates the remains of a historic boundary wall.

Flower Pot Green softens the streetscape around the dense historic core, providing a clear view of the river and the mature trees lining the bank. Most of the boundary with Thames Street is delineated by the historic brick wall, with some timber knee-railings to the far east.



Looking south-west across Flower Pot Green, towards the remains of a historic boundary wall.

Slightly further east, former riverside infrastructure is preserved within Old Slipway Park. The wharf in this area historically formed part of a boatyard for the adjacent Ferry House, whose south elevation features a ghost sign advertising 'C. Wilson & Sons Boatbuilders'. Today the area is configured as a hard-landscaped rest area overlooking the river.



Looking eastwards across Old Slipway Park towards Ferry House.

SECTION 2.0: ASSESSING SPECIAL INTEREST



To the east of the Conservation Area is Rivermead Island, an open, green amenity space separated from Thames Street and Lower Hampton Street by a small channel and footbridge. Mature trees and swaths of grass draw a striking contrast with the comparatively dense residential development a few metres north. Benches orientated towards the Thames denote and encourage public access.

Near the roundabout at the bottom of French Street, the narrow channel wends further south towards the Thames, creating a deep grass verge on the south side of Thames Street. Occasional openings in the municipal railings which bound the verge to the north permit access to this generous strip of green space. The verge runs uninterrupted to the eastern edge of the Conservation Area, terminating opposite the 18th-century Darby House. The verge makes an important contribution to the public realm and preserves the sense of openness which encouraged the development of riverside residences at Lower Sunbury from the 18th century onwards.



Looking south-east across Rivermead Island, towards the Thames.



The deep grass verge between the channel and Lower Hampton Road, at the eastern end of the Conservation Area.

SECTION 2.0: ASSESSING SPECIAL INTEREST



St Mary's Churchyard

The churchyard denotes the medieval nucleus of the village, which grew up around the church and manor house. It is a small and intimate space. The ground sits above street level, meaning historic gravestones and the many mature trees within the churchyard are highly visible above the brick boundary walls from Church Street and Thames Street. Walkways are finished with a mixture of modern tarmac, paving stones, and gravel.

The churchyard punctuates the otherwise dense development around the historic core. The clustering of historic tombstones and yew trees illustrates that the site has been used as a churchyard for far longer than the current church has been in existence.



St Mary's Churchyard. Note the historic yew tree and clustered tombstones

Private Grounds

Generous front gardens and boundary planting to private residences throughout the Conservation Area break up dense streetscapes and lend a verdant character to the village. In the warmer months, boundary planting screens some historically higher-status residences from the public highway.



Mature planting screens the 18th-century Orchard House from the public highway.



2.6 Views

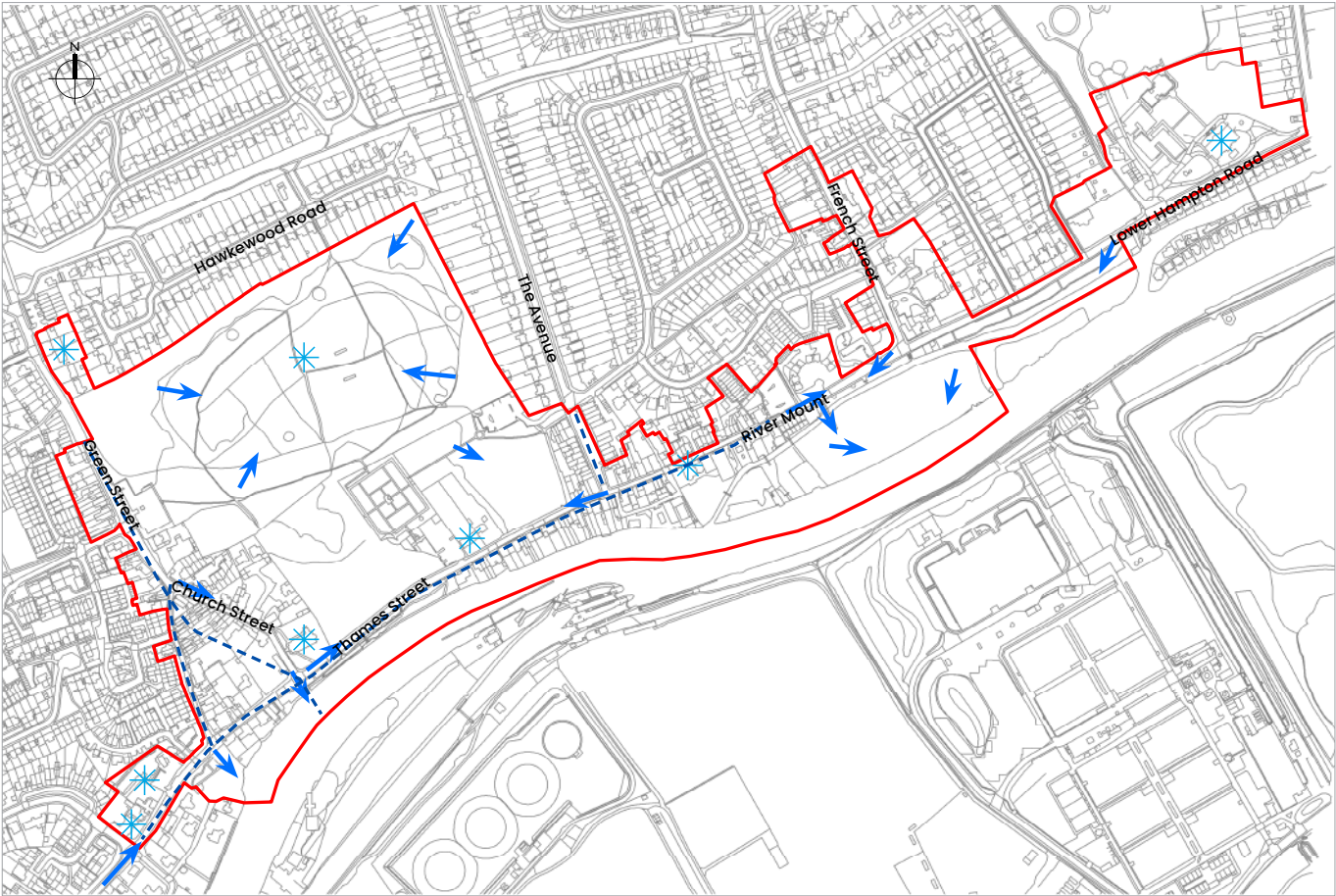
Sunbury Park is a landmark feature within the Conservation Area, serving as a reminder of the historic rural character of Lower Sunbury and the location of the former manor house, around which the settlement first developed. St Mary’s Church is highly visible throughout the Conservation Area and forms a focal point in views from the junction of Church Street and Green Street, from Thames Street, and from within Sunbury Park.

Weir House, Sunbury Nursing Lodge, Orchard House, Monksbridge, Sunbury Court and Hawke House are also local landmarks. Their scale, proximity to principal thoroughfares, relationship to surrounding buildings and architectural treatment affords them prominence within the street scene. As conspicuous examples of high-status 18th and 19th-century development, they are fundamental to the character of the Conservation Area.

There are several long-range views along Thames Street in both directions, which facilitate appreciation of the Conservation Area’s architectural heritage and its relationship with the River Thames. Through-roads in the denser areas of Thames Street provide glimpsed views of the river, whilst those from Rivermead Island incorporate a large expanse of green open space.

Views across Sunbury Park add much aesthetic interest to the Conservation Area and create a striking visual contrast with the dense surrounding development.

Streetscapes throughout the Conservation Area capture many statutorily and locally listed buildings and other important historic structures, such as historic brick walls. These views illustrate the evolution of the village over time and make an important contribution to the aesthetic, historic and architectural interest of Lower Sunbury.



IEWS PLAN

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

This plan is not to scale

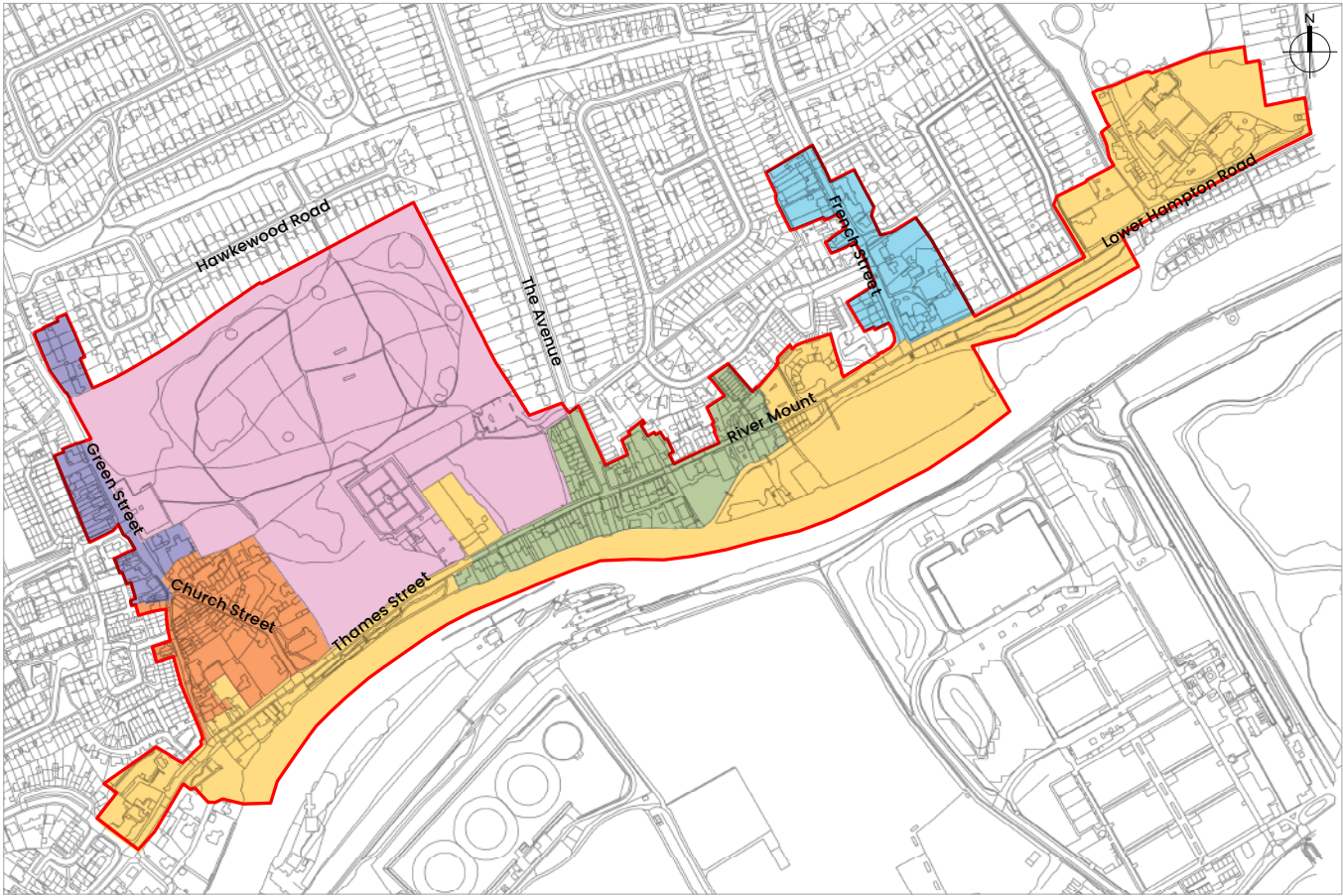


Character areas within the Lower Sunbury Conservation Area are defined predominantly by differences in setting (riverside versus inland), the historic status of the buildings, current and historic usage (residential, commercial, civic) and grain (compact versus open). Sunbury Park, the former grounds of the since-demolished Sunbury Park House, is an important green open space within the Conservation Area which alludes to the historic rural setting of the village and the location of the former manor house. As such the park is considered as a separate character area.

CHARACTER AREAS PLAN

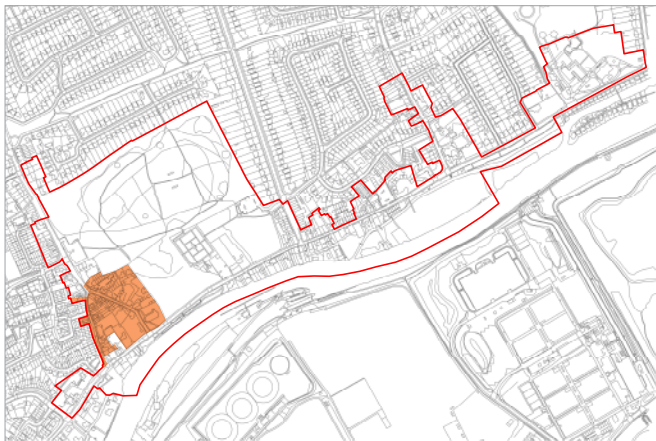
- Character Area 1: Historic Core
- Character Area 2: The Riverside
- Character Area 3: Thames Street (Central)
- Character Area 4: Sunbury Park
- Character Area 5: French Street
- Character Area 6: Green Street (North)

This plan is not to scale





3.1 Character Area 1: Historic Core



This area comprises the southern extent of Green Street and Church Street, which meet to enclose a triangular segment of land in the west of the Conservation Area. The area represents the medieval nucleus of Lower Sunbury, which grew up around the church and manor house. Although most of the buildings date from the 18th and 19th centuries, the density of historic structures, variation in the size and configuration of plots, abutment of historic structures against the highway and the diversity of boundary treatments gives the impression of an area which has developed organically over many centuries.

The character area is predominantly residential, with the late 19th-century parish rooms providing civic amenity. St Mary's Church is a focal point, the small churchyard providing a foil to the density of the surrounding structures.

Buildings are a mixture of larger, historically higher-status dwellings (such as Blakesley Lodge and the Old Vicarage) and pairs or terraces of smaller two-storey cottages.

The dwellings identified by a date stone as 'Thames Villas', at the top of Church Street, form a particularly attractive group.

In contrast to other parts of the Conservation Area, which are generally Georgian in architectural character, this area contains a higher proportion of late Victorian dwellings,

conspicuous by their consistent use of large bay windows and steeply-pitched roofs. The use of exposed brick is particularly striking in this part of the village, being the primary material visible at St Mary's Church as well as in residential buildings.



Nineteenth-century dwellings on the eastern side of Green Street.



A distinctive late-Victorian terrace on the western side of Church Street. Note the consistent use of the bay windows.



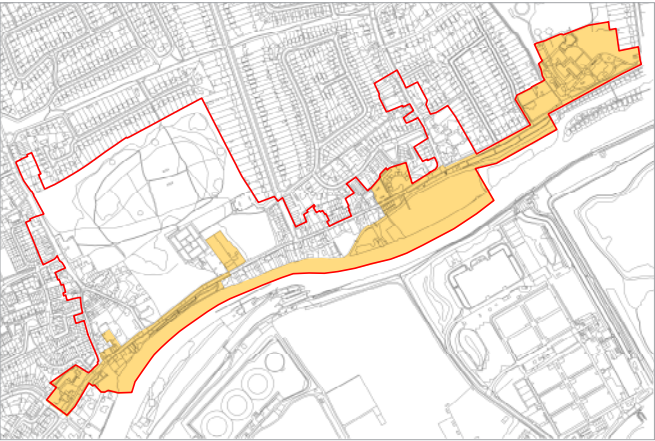
The Old Vicarage, seen from the churchyard at the bottom of Church Street.



St Mary's Church, seen from Thames Street.



3.2 Character Area 2: The Riverside



This character area stretches along the river front, from the locally listed Weir House at the western edge of the Conservation Area to the Grade II* listed Sunbury Court at the eastern boundary. It is predominantly residential in character, containing many high-status two or three storey houses built in the 18th and 19th centuries to take advantage of the open aspect over the river.

The more industrial proportions of Ferry House, to the west of the Conservation Area, contrast with the generally domestic character of Thames Street. The building is an important reminder of the relationship between the village and the River Thames, as are the cut-throughs which survive along the south side of Thames Street permitting regular access to the riverbank.

Architectural detailing varies from the richly decorated frontage at Weir House to the unembellished elevations of Riverside House. The area is unified however by overarching Neo-Classical principles of symmetry and proportion, and shared features such as regularly arranged sash windows and the use of pediments to articulate doors and windows. An interesting exception is the 18th-century Darby House on Lower Hampton Road, which features Gothic pointed arches on an otherwise Georgian frontage. The consistent use of Neo-Classicism reflects the architectural fashions of the 18th and 19th centuries, when Lower Sunbury expanded significantly eastwards away from the historic core.



Riverside Cottage, Thames Street – a Georgian residence of some status with a restrained Neo-Classical façade.

The modernist-inspired development known as Dax Court, whilst of a very different architectural style, is also orientated towards the river. Later development at Lendy Place has a Neo-Classical influence in keeping with the wider character of Thames Street.



The 19th-century Weir House, which sits on the western boundary of the Conservation Area. The moulded eaves cornice and highly decorative terracotta frieze announce this as a high-status riverside dwelling.



The late 18th-century Darby House. The incorporation of simple Gothic window openings anticipates the popularity of the Gothic revival in the Victorian era.

SECTION 3.0: CHARACTER AREAS



Several of the higher-status riverside residences are set well back from the road, often enclosed by high brick walls and gate posts. Others are situated closer to the highway, with dwarf walls and deep porticos creating a sense of distance between the road and the principal elevation. Particularly distinctive, and important as a reminder of the expansive estate which it once enclosed, is the long brick wall which runs along the southern boundary of Sunbury Park for approximately 190 metres, from St Mary's Church to Orchard House.

Historic open spaces such as Flower Pot Green, Old Slipway Park and Rivermead Island make an important contribution to the public realm and reference the historic relationship between the village and the River Thames.



Contact House, Rivercote and Willowbank, a terrace of Grade II listed 18th and early 19th-century riverside residences on the corner of Thames Street and French Street.



Looking south across Flower Pot Green towards the Thames.



3.3 Character Area 3: Thames Street (Central)



Towards the centre of Thames Street, the open, residential character of the riverfront gives way to a more enclosed area with a tight urban grain. Historic properties of two and three storeys are clustered together, sometimes on both sides of the road. Most buildings directly abut the highway or are set only slightly back. Both the pavement and the road are narrower here than to the stretches of Thames Street to the east and west, which further compounds the sense of density and enclosure.

The tightly configured terraces are occasionally punctuated by cut-throughs which lead down to the riverbank and facilitate glimpsed views of the water, in contrast to the wide vistas found elsewhere in the Conservation Area.

This part of the village is characterised by a mixture of historic uses. There are many simple, but polite dwellings which jostle alongside Victorian shopfronts, historic public houses and other amenities, including a late 19th-century public bank. On the west side of The Avenue is a distinctive terrace



Looking east down Thames Street. Properties in this area generally front directly onto the public highway. The streetscape is characterised by the mixture of commercial and residential structures.

of three-storey, late Victorian, Tudor-inspired townhouses. The streetscape within this character area reflects the evolution of a secondary 'core' to the east of the medieval nucleus of Sunbury during the 18th and 19th centuries.



The south side of Thames Street, opposite Sunbury Park. The variation in colour, materiality, height, and usage of the buildings creates a lively street scene.



A late 19th-century Grade II listed bank on the north side of Thames Street. The ornate architectural treatment adds visual interest to the streetscape and the building illustrates the amenity value historically supported in this area of the village.

SECTION 3.0: CHARACTER AREAS



The material palette in this character area is varied, including a mixture of painted and exposed brick in different colours and bonds. Paint and render are also applied in a variety of colours.

The character of this area is generally Georgian, with houses and the upper storeys of commercial structures employing regularly arranged sash windows with pediments, pilasters and modest porticos. The late 19th-century taste for Gothic architecture and richly coloured materials can also be experienced, for instance at 58-60 Thames Street and the terrace along the western side of The Avenue.

The historic character of the area is enhanced by traditionally-styled street lamps and boundary treatments.



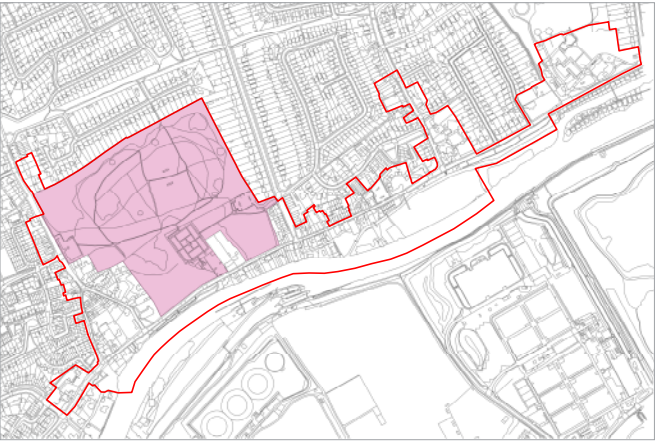
Thames Street are a pair of Victorian Gothic Revival houses incorporating a large street-fronting gable with trefoil-shaped vents and prominent pointed arches, articulated with red creasing tiles. The principal façade features richly coloured hung tiles and brick.



This late 19th-century terrace on The Avenue illustrates contemporary tastes for vernacular architecture, featuring false timber framing to the street-fronting gables and richly coloured hung tiles to the oriel windows.



3.4 Character Area 4: Sunbury Park



A significant proportion of the Conservation Area is taken up by Sunbury Park, the former grounds of Sunbury Park House (built 1851, demolished in the mid-20th century) and now a public park. This property was one of many built on or in the vicinity of the former manor house and the parkland therefore has a long history of such use.

Most of the space within the park constitutes informal parkland with scattered, mature tree planting and is crossed with footpaths. Wide ranging views across the parkland reference the historic rural setting of the Conservation Area. The surviving ‘ha-ha’, a sunken wall used to provide unbroken views across the landscape whilst controlling the movements of grazing livestock, is a reminder of the park’s historic relationship to previous grand residences on the site. This area of the park is bounded to the north and east by residential plots and to the south and west by substantial brick boundary walls, which affords a sense of separation from the surrounding urban / suburban context of the park.

Orchard Meadow is a parcel of green open space in the south-east corner of Sunbury Park. Immediately east and south lie The Avenue and Thames Street respectively. The meadow is bounded to the east and south with traditionally styled metal railings, which permit views into and out of the space and create a porous visual relationship with the surrounding streetscapes.



Looking across the open parkland. The absence of built structures and abundance of mature trees gives an informal rural character.

The formal walled garden constitutes a third sub-area within the Sunbury Park. It was built in the early part of the 18th century and restored in 1985. The garden is square in plan, bounded by tall brick walls which reach up to 10 foot high in places. Formal beds are arranged geometrically and a central focal point is provided by the Lendy Memorial; a replica of a former riverside structure destroyed during the Second World War.



Looking south-east across Orchard Meadow. On the left-hand side of the image are the rear elevations of the late 19th-century terraces on The Avenue. In the centre and to the right are the front elevations of the buildings on Thames Street.



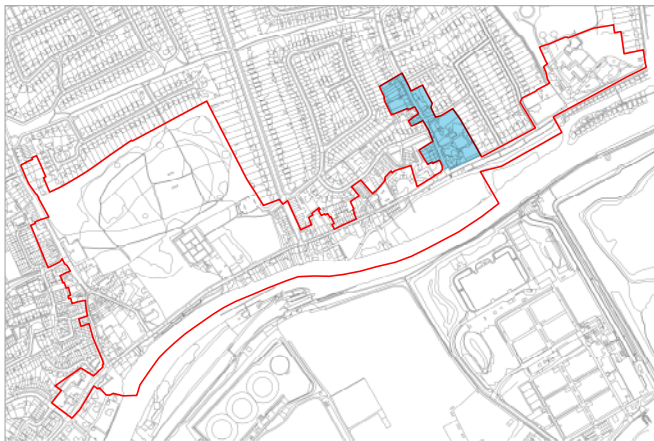
The formal walled garden. In the background is the Lendy Memorial.



The portico of a former riverside residence known as Benwell House, which was demolished in 1984 and now frames the northern gate of the walled garden.



3.5 Character Area 5: French Street



French Street is a historic road which runs northwards out of the village, connecting Thames Street with Staines Road East (A308). The high concentration of 18th and early 19th-century buildings demonstrates the evolution of French Street as a wealthy suburb at a deliberate distance from the busiest areas of the village. Excepting the modern infant school to the south, the street is entirely residential.

The southern end of the street has an open grain, with wide green verges and deep front plots lending a sense of openness. The character of the road becomes progressively dense moving northwards, with tall brick boundary walls lining the eastern side of the road and the structures to the west moving closer to the highway.

Properties are a mixture of two to three storeys high. As is characteristic of the wider Conservation Area, exposed brick is the predominant materiality both for dwellings and boundary treatments.

Mature trees and boundary planting offer some greenery to the streetscape and establish a more suburban quality in contrast to the urban core to the south and west.



106 French Street, an early 18th-century dwelling on the corner of French Street and The Pennards. The deep front garden creates a strong sense of separation from the public highway and adds to the open character of the road in this area. The principal façade is framed by mature trees.



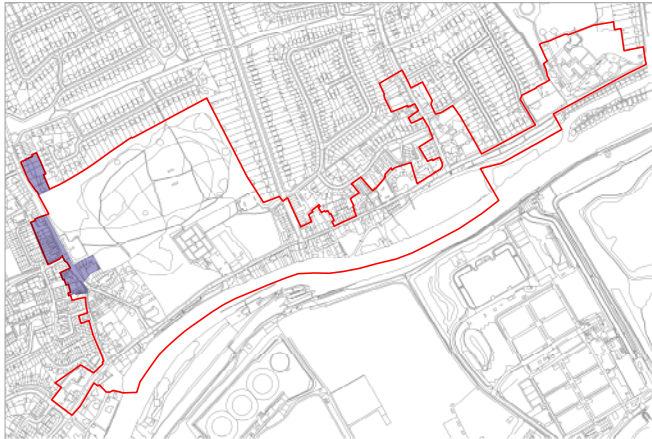
Moving further north, the historic properties are situated closer to the highway, creating a more enclosed character. This row of houses dates from the mid-late 18th century. In its use of exposed yellow/brown brick with red brick dressings, it mirrors 106 French Street slightly further south.



To the north of the character area, the uniform Georgian character gives way to a more eclectic mixture of historic architecture, demonstrating the continued evolution of the French Street suburb.



3.6 Character Area 6: Green Street (North)



The northern half of Green Street is a busy thoroughfare connecting the heart of the original settlement with Sunbury Common to the north, which developed rapidly after the coming of the railway in the 1860s; Sunbury railway station being directly north.

This area derives its character from the combination of residential and commercial buildings, its historic function as a main thoroughfare and its open linear grain. The survival of two historic public houses, The Three Fishes and the Admiral Hawke, experienced alongside the generous width of the road, illustrate the historic prominence of Green Street as a busy route. The survival of a traditional shopfront at 37a Green Street and a disused fascia board at 29a Green Street evidence historic commercial activity in this area.



The Admiral Hawke, built in the 1860s in anticipation of a new railway station and originally known as The Railway Arms. The railway was built further north than originally planned and the pub was subsequently renamed.



Historic properties at the south of the character area, adjacent to the historic core. Note the redundant fascia board which denotes a former shopfront, since lost.

SECTION 3.0: CHARACTER AREAS



The character area contains a range of building typologies and architectural styles, including simple polite structures with Georgian and Victorian features (such as small flat-roofed porches and bay windows), larger, more consciously Neo-Classical dwellings (39–41 Green Street and Hawke House), and commercial premises of varying ages and styles (The Three Fishes has a late-16th century core, whilst the Admiral Hawke is Victorian).

The buildings to the south of the character area generally abut the public highway, whilst both modern and historic buildings to the north are set back. Materiality is varied, comprising a mixture of exposed brick, paint, and render.

Most of the character area has only been built up on the western side of the road, the east being bounded by a brick wall separating Green Street from the expansive grounds of Sunbury Park. This adds to the sense of openness, with glimpsed views into the park referencing the historic rural setting of the Conservation Area.



A former commercial unit, since converted to residential use, sits between a takeaway restaurant with a surviving shopfront and a historic public house (The Three Fishes). To the right of the image is the Grade II listed building known as 38–41 Green Street, a pair of early 18th-century cottages since unified into one dwelling.



A terrace of late-Victorian houses on Green Street, which are stylistically very similar to those further south in the historic core and were likely built at the same time.



Hawke House, a Grade II listed early 18th-century building on the northern boundary of the Conservation Area. The right-hand wing was constructed in the late 18th century and the left-hand wing was added in the 20th century.



The red brick boundary wall on the eastern side of Green Street, beyond which lies Sunbury Park.

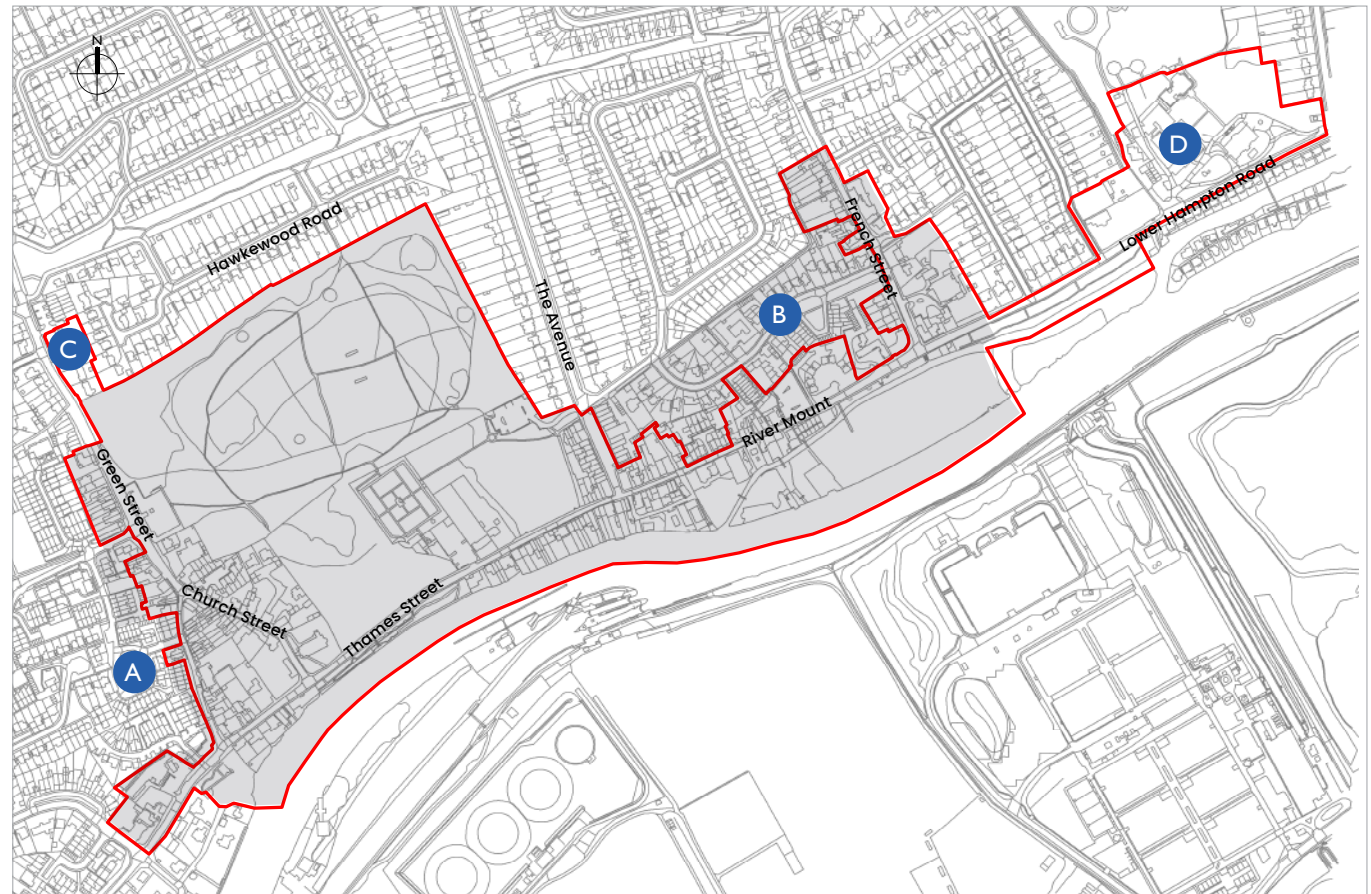


4.1 Exclusions

- A Rationalisation of the Conservation Area boundary to align with current plot boundaries and the exclusion of modern development on west side of Green Street, built post-designation of the Conservation Area and which does not contribute to its special interest.
- B Exclusion of the modern residential and other development north of Thames Street, which was built post-designation of the Conservation Area and which does not contribute to its special interest.

4.2 Inclusions

- C Extension of the Conservation Area to include Hawke House and the historic boundary wall to its south. This listed, 18th-century villa is indicative of the character and evolution of the Conservation Area and its inclusion strengthens the special interest.
- D Extension of the Conservation Area to include Darby House, Sunbury Court and the eastern part of the riverside public open space. These two listed 18th-century villas are indicative of the character and evolution of the Conservation Area and their inclusion strengthens the special interest. The inclusion of the full extent of the riverside open space rationalises the Conservation Area boundary in this area.



BOUNDARY REVIEW

- 2024 Conservation Area Boundary
- Previous Conservation Area Boundary

This plan is not to scale



- **Building condition:** Whilst most buildings in the Conservation Area are well maintained, there are a small number of instances where condition is having a negative effect on the appearance of the Conservation Area. An example is the currently vacant Three Fishes pub on Green Street, which is suffering from flaking paintwork, rotting timber window units and missing signage. The portico to the side of 22 Thames Street is in a state of disrepair and detracts from the aesthetic interest of Thames Street.

More generally, there are multiple instances throughout the Conservation Area where maintenance or repairs are required to hung tile cladding, ridge tiles and timber window units. It should be noted that where buildings are vacant, maintenance issues tend to be exacerbated (e.g. 9 The Avenue).

- **Condition of brick walls:** Many of the brick boundary walls are suffering from damp and decay due to the use of inappropriate cement mortars. Mortar which has been applied thickly and sits proud of the brick face ('ribbon pointing') causes issues in the longer term with the bricks' ability to expel moisture. Pointing repairs using a cement-based mortar also causes this problem. Both approaches have the potential to cause spalling and deterioration of brickwork.
- **Efflorescence and algal / vegetation growth:** This issue also affects the characteristic brick boundary walls throughout the Conservation Area but poses a particular risk to any wall which is overhung or bordered by planting. Efflorescence is indicative of moisture being expelled, leaving a mineral build up on the surface which is to be expected within certain parameters but excessive cycles of wetting/drying can ultimately accelerate the deterioration of mortar and brickwork.

Where moisture cannot evaporate and dry quickly enough, algal growth will establish cause unsightly green staining. Vegetation rooting within mortar joints or into the foundations of a wall can also cause structural instability if left unmanaged.

- **Inappropriate boundary treatments:** Some of the green spaces in the Conservation Area are bounded by treatments. The verge on the southern side of Lower Hampton Road is edged with concrete posts and municipal metal railings and others are timber post and rails. Whilst some form of boundary treatment may be required to restrict vehicular access to green spaces, it would be beneficial for boundaries to have a consistent appearance and a traditional design in keeping with the character of the Conservation Area; the timber post and rail type being the most appropriate.

Loss of brick boundary treatments has also taken place, e.g. as to several properties along the northern stretch of Green Street. Such boundary treatments detract from the historic character and aesthetic interest of the street. There are opportunities to enhance the Conservation Area through the introduction of appropriate brick boundary treatments or traditionally styled railings where these don't currently exist.

- **Replacement of traditional windows with uPVC units:** There has been a fair amount of replacement of historic timber sash windows throughout the Conservation Area. 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 and telecommunication poles:** Thames Street and Lower Hampton Road are lit with traditionally styled street lamps. Elsewhere, street lighting comprises tall modern streetlights with a standard municipal design, which compete with the historic character of the streetscapes. Taking opportunities to replace street lighting with more historically appropriate designs would enhance the Conservation Area. There are also many tall telegraph poles with radiating wires situated at intervals throughout the Conservation Area. The detrimental visual impact of telecommunication infrastructure could be reduced through re-locating the wires below ground.
- **Satellite dishes, wires and services:** Due to the number of residential properties in the Conservation Area, there are a large number of externally mounted satellite dishes, frequently fitted to primary or highly visible elevations due to the orientations required. Similarly, there are several examples where trailing wires and downpipes cut across important elevations. The aesthetic interest of The White Horse and The Magpie on Thames Street, for example, is eroded by large, conspicuous service vents on highly visible elevations. Air conditioning units outside the Sunbury Conservative Club on Green Street create a cluttered appearance and detract from the historic character of the streetscape.
- **Road surfaces and pavements:** Some areas of the road surface are affected by potholes and erosion. Where these are present there is an increased risk of surface water ponding, splashback and other knock-on damage to historic structures and features. Damage to road surfaces also affects the visual appearance of the Conservation Area – as is the case on Green Street and to the principal cut-throughs between Thames Street and the riverside.

SECTION 5.0: SUMMARY OF ISSUES



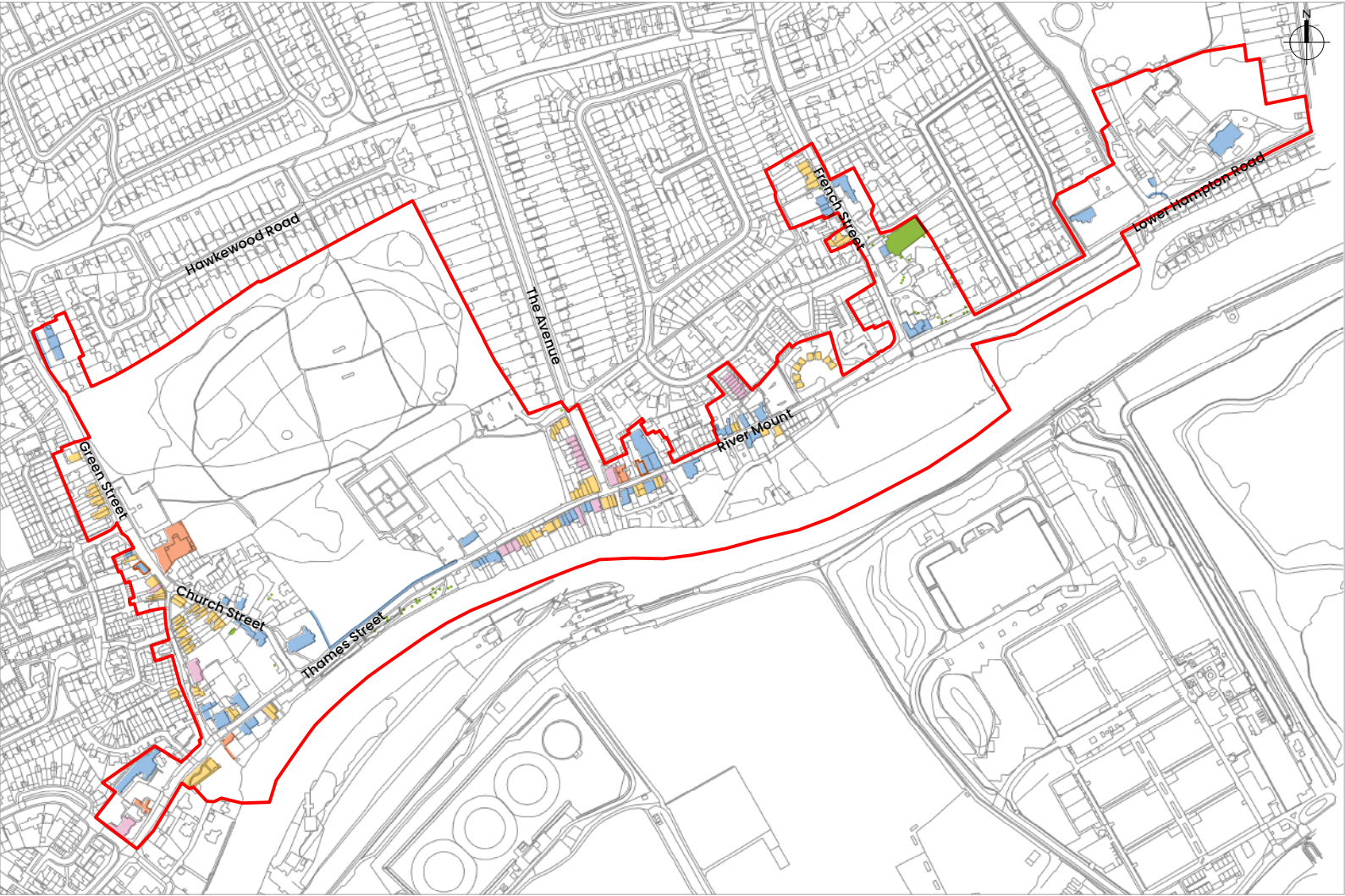
- **Vacant buildings:** Vacant buildings are more likely to suffer deterioration to their fabric due to a lack of regular maintenance and be subject to vandalism. Providing viable uses for historic buildings is critical to preserving their significance for future generations. Securing viable new uses for the Three Fishes pub on Green Street and Nellie McQueen's Eating House on Thames Street will prevent further deterioration to the fabric of these visually prominent listed buildings. There are also several vacant commercial units on Thames Street.
- **Modern shopfronts/commercial units:** Although there are many historic shopfronts within the Conservation Area, some have been lost through replacement or insensitive conversion to residential use. At 24 Thames Street, for example, the original stallriser, door and windows have been replaced with full-height plate glass. The shopfront at 67a Thames Street has also lost its original door and windows and one of the corbels which originally flanked the fascia. The modern facing to the ground floor of number 67 Thames Street incorporates large windows and a glazed door which disrupts the proportions of its host building. Returning altered and lost shopfronts back towards their historic appearance would enhance the special interest of the Conservation Area.
- **Traffic impact:** The high volume of traffic, including buses and HGVs, together with the existing traffic calming measures creates vibrations and disturbance to adjoining properties, particularly on Thames Street. Discussions with the County Highway Authority to improve the current situation would enhance the special interest of the Conservation Area.



An example of ribbon pointing with cementitious mortar to a historic brick boundary wall in the Conservation Area.



The Three Fishes on Green Street. The building is vacant and deteriorating. Damaged signage, failing paintwork and trailing wires depreciate the aesthetic interest both of the building and the wider streetscape.



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



6.1 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.

6.2 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 Sunbury 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.

6.3 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 can 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 Sunbury 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. Finding a viable use for The Three Fishes would be of particular benefit to the visual appearance of Green Street, and would protect one of Lower Sunbury’s oldest buildings from further deterioration.

There is scope for enhancing the public realm of the Conservation Area including repairs to road / pavement surfaces and instating appropriate street lighting. There are also opportunities for individual improvements to dwellings including restoring timber sash windows, reinstating appropriate boundary treatments and undertaking repairs to decaying brick walls.

The visual impact of extensive hardstanding could be reduced through the introduction of additional soft landscaping on Green Street. This would be particularly beneficial around the Conservative Club and the street-facing courtyard of the Admiral Hawke pub.



6.4 Repairs and Replacement

6.4.1 '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.

6.4.2 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.

6.5 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.



6.6 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.

6.7 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.

6.8 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.



Village Matters Publications:

The Sunbury Bank, 2021. <https://www.villagematters.co.uk/sunbury-matters/sunbury-matters-articles/2021/09/the-sunbury-bank>

The Railway Arms, Sunbury, 2019. <https://www.villagematters.co.uk/sunbury-matters/sunbury-matters-articles/2019/03/the-railway-arms-sunbury>

George Wilson & Sons, Sunbury, 2015. <https://www.villagematters.co.uk/sunbury-matters/sunbury-matters-articles/2015/09/george-wilson-sons-sunbury>

‘Sunbury: Introduction’, in A History of the County of Middlesex: Volume 3, Shepperton, Staines, Stanwell, Sunbury, Teddington, Heston and Isleworth, Twickenham, Cowley, Cranford, West Drayton, Greenford, Hanwell, Harefield and Harlington, (London, 1962) pp. 51-53. British History Online <https://www.british-history.ac.uk/vch/middx/vol3/pp51-53>

‘Sunbury: Manors’, in A History of the County of Middlesex: Volume 3, Shepperton, Staines, Stanwell, Sunbury, Teddington, Heston and Isleworth, Twickenham, Cowley, Cranford, West Drayton, Greenford, Hanwell, Harefield and Harlington, (London, 1962) pp. 53-57. British History Online <https://www.british-history.ac.uk/vch/middx/vol3/pp53-57>

Spelthorne Borough Council, Lower Halliford Conservation Area Preservation and Enhancement Proposals, 1992.

Spelthorne Borough Council, Local List of Buildings and Structures of Architectural or Historic Interest – February 2004, <https://www.spelthorne.gov.uk/article/17644/Listed-and-locally-listed-buildings-information>

Spelthorne Borough Council, Sunbury Walled Garden, 2023. <https://www.spelthorne.gov.uk/article/17457/Sunbury-Walled-Garden#:~:text=The%20historic%20walled%20garden%20in,10%20ft%20high%20in%20places>

Pevsner, Nikolaus. The Buildings of England: Middlesex. 1951.

Surrey County Council Archaeology, <https://www.surreycc.gov.uk/culture-and-leisure/archaeology>

National Heritage List for England, <https://historicengland.org.uk/listing/the-list/>

Historic England, <https://historicengland.org.uk/>

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



Address	Heritage Status	Additional Assessment
Church Street		
Church of St Mary the Virgin, Church Street	Grade II* listed	List Entry Number: 1029661
Retaining Wall Around The Churchyard Of The Church Of St Mary The Virgin, Church Street	Grade II listed	List Entry Number: 1377694
Vault, 12 Metres South East Of Apse Of Church Of St Mary The Virgin, Church Street	Grade II listed	List Entry Number: 1029663
Pembroke Vault 6 Metres North Of Vestry Of Church Of St Mary The Virgin, Church Street	Grade II listed	List Entry Number: 1029662
Monument To Lady Perkins, 4 Metres North Of Tower Of Church Of St Mary The Virgin, Church Street	Grade II listed	List Entry Number: 1377693
Entrance Wall And Gates To The Old Vicarage, Church Street	Grade II listed	List Entry Number: 1178335
The Old Vicarage, Church Street	Grade II listed	List Entry Number: 1377669
Vicarage Cottage, Church Street	Grade II listed	List Entry Number: 1295127
The Old Manor Farm House, Church Street	Grade II listed	List Entry Number: 1029701
Holly Cottage, 4, Church Street	Grade II listed	List Entry Number: 1029700

Address	Heritage Status	Additional Assessment
16 Church Street	Positive Contributor	A late 19th-century dwelling house with simple polite details including bay windows and flat arches. Forms a pair with the adjacent 28 Green Street and forms a group with the other late Victorian dwellings around the historic core.
15-17 Church Street	Positive Contributor	A pair of late 19th-century dwelling houses with simple polite details including bay windows and flat arches. Forms a group with the other late Victorian dwellings around the historic core.
11-13 Church Street	Positive Contributor	A pair of late 19th-century dwelling houses with simple polite details including bay windows and flat arches. Forms a group with the other late Victorian dwellings around the historic core.
3-9 Church Street	Positive Contributor	Terrace dated 1887, with simple polite details including bay windows and flat arches. Forms a group with the other late Victorian dwellings around the historic core.
2 Church Street	Positive Contributor	Detached house, likely late-19th century, with brickwork laid in Flemish bond and distinctive leaded lights which add to the historic character of the Conservation Area.



Address	Heritage Status	Additional Assessment
French Street		
106, French Street, Sunbury on Thames, TW16 5LD	Grade II listed	List Entry Number: 1377696
Railings and garden walls to 106 French Street	Grade II listed	List Entry Number: 1180143
Ivy House, French Street, Sunbury on Thames, TW16 5JU	Grade II listed	List Entry Number: 1029665
Clyde House, 179, French Street, Sunbury on Thames, TW16 5JY	Grade II listed	List Entry Number: 1029664
183, French Street, Sunbury on Thames, TW16 5JY	Grade II listed	List Entry Number: 1377695
187-189 French Street	Positive Contributor	A historic vernacular structure whose proportions suggest it was originally an agricultural or industrial building. The oldest range, abutting the highway, possibly pre-dates the development of French Street into a wealthy suburb during the 18th century.

Address	Heritage Status	Additional Assessment
203-211 French Street	Positive Contributor	An attractive group of houses built between 1934 and 1957, which contribute to the suburban character of French Street.
Ropewalk Cottage, 175 Thames Street	Positive Contributor	A simple polite cottage which contributes to the historic character of the Conservation Area.
173 Thames Street	Positive Contributor	A substantial 18th or early 19th-century dwelling which contributes to the historic suburban character of French Street.
169-171 Thames Street	Positive Contributor	A pair of houses, present by the 1860s but possibly altered with the addition of bay windows and street-fronting gables later in the 19th century. Together they contribute to the historic suburban character of French Street.



Address	Heritage Status	Additional Assessment
Green Street		
Blakesly Lodge, 2, Green Street	Grade II listed	List Entry Number: 1029667
Heatherley Cottage, 4 and 4a, Green Street	Grade II listed	List Entry Number: 1295068
The Three Fishes Public House, Green Street	Grade II listed	List Entry Number: 1029666
39-41 Green Street, Sunbury-on-Thames, TW16 6RE	Grade II listed	List Entry Number: 1426908
Hawke House, Green Street	Grade II listed	List Entry Number: 1377697
St Mary's Parish Hall, Green Street	Locally Listed Building	LL/042, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
31 Green Street	Locally Listed Building.	LL/043, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Rose Cottages, 5-7 Green Street	Positive Contributor	A pair of red-brick cottages dated 1889, with simple polite details including bay windows and flat arches. They form a group with the other late Victorian dwellings around the historic core.

Address	Heritage Status	Additional Assessment
6-8 Green Street	Positive Contributor	Simple, polite, 19th-century structures, which contribute to the character of the historic core. Number 6 has a large street-fronting gable typical of 19th-century domestic architecture.
10-16 Green Street	Positive Contributor	Terrace dated 1887, with simple polite details including bay windows and flat arches. Forms a group with the other late Victorian dwellings around the historic core.
Thames Lodge, 18 Green Street	Positive Contributor	A late 19th-century red-brick dwelling house with simple polite details including a prominent bay windows street-fronting dormer. Forms a group with the other late Victorian dwellings around the historic core.
20-22 Green Street	Positive Contributor	A pair of late 19th-century dwelling houses with simple polite details including bay windows and flat arches. Forms a group with the other late Victorian dwellings around the historic core – likely contemporary with the adjacent terraces (1887).
24-26 Green Street	Positive Contributor	A pair of late 19th-century dwelling houses with simple polite details including bay windows. Forms a group with the other late Victorian dwellings around the historic core.



Address	Heritage Status	Additional Assessment
25-27 Green Street	Positive Contributor	Simple 19th-century cottages with a notably diminutive scale and interesting plot configuration.
28 Green Street	Positive Contributor	A late 19th-century dwelling house with simple polite details including bay windows and flat arches. Forms a pair with the adjacent 16 Church Street and a group with the other late Victorian dwellings around the historic core.
29 Green Street	Positive Contributor	The retention of the historic fascia board and flanking corbels illustrates the former presence of a shopfront, illustrating the historic commercial character of this area.
33 Green Street	Positive Contributor	18th or 19th-century house with an interesting combination of Neo-Classical and Gothic elements, including a dentilled flat roofed porch and a mixture of rectangular sash and Gothic windows.
37a Green Street	Positive Contributor	The retention of the traditional shopfront illustrates the historic commercial character of this area.
57-69 Green Street	Positive Contributor	Pair/terrace of late-19th century houses, contemporary with many other houses in the historic core.
The Admiral Hawke, Green Street	Positive Contributor	Late 19th-century public house with a prominent position in the streetscape.

Address	Heritage Status	Additional Assessment
Lower Hampton Road		
Contact House, Lower Hampton Road	Grade II listed	List Entry Number: 1377698
Rivercote, 2, Lower Hampton Road	Grade II listed	List Entry Number: 1295042
Willowbank, 3, Lower Hampton Road	Grade II listed	List Entry Number: 1029669
Darby House, Lower Hampton Road	Grade II listed	List Entry Number: 1295014
Walls And Gates To Sunbury Court, Lower Hampton Road	Grade II listed	List Entry Number: 1180271
Lodge To Sunbury Court, Lower Hampton Road	Grade II listed	List Entry Number: 1029671
Sunbury Court, Lower Hampton Road	Grade II* listed	List Entry Number: 1180231



Address	Heritage Status	Additional Assessment
Thames Street		
Sunbury Nursing Lodge, Thames Street	Grade II listed	List Entry Number: 1029678
The Flower Pot Public House, Thames Street	Grade II listed	List Entry Number: 1188059
Northolt, Thames Street	Grade II listed	List Entry Number: 1029682
Thames Cottage, Thames Street	Grade II listed	List Entry Number: 1294859
Riverside House, Thames Street	Grade II listed	List Entry Number: 1029679
Wall Along Thames Street And Forming East Boundary Of Churchyard Of Church Of St Mary The Virgin, Thames Street	Grade II listed	List Entry Number: 1294948
66, 68 And 70, Thames Street	Grade II listed	List Entry Number: 1377702
Orchard House Including Wall To Right, Thames Street	Grade II listed	List Entry Number: 1377700
Front Railings, Entrance Walls And Gates At Orchard House, Thames Street	Grade II listed	List Entry Number: 1188076
The Magpie Hotel, 64, Thames Street	Grade II listed	List Entry Number: 1029639
Riverside Terrace, 36-42, Thames Street	Grade II listed	List Entry Number: 1377722
30 And 32, Thames Street	Grade II listed	List Entry Number: 1029640

Address	Heritage Status	Additional Assessment
16, 18 And 20, Thames Street	Grade II listed	List Entry Number: 1029641
Bellvue, 10, Thames Street	Grade II listed	List Entry Number: 1377683
Riverside Arts Centre, 61, Thames Street	Grade II listed	List Entry Number: 1029680
Barclays Bank, 57, Thames Street	Grade II listed	List Entry Number: 1377701
Monksbridge, Thames Street	Grade II listed	List Entry Number: 1029642
Entrance Gates And Walls To Monksbridge, Thames Street	Grade II listed	List Entry Number: 1377684
Coal and Wine Tax Post to Rear of Monksbridge, Thames Street	Grade II listed	List Entry Number: 1029643
Pomfret Cottage, 47 and 49, Thames Street	Grade II listed	List Entry Number: 1188095
The Little House, Thames Street	Grade II listed	List Entry Number: 1377685
Riverbank, Thames Street	Grade II listed	List Entry Number: 1029644
Nellie McQueens Eating House and Post Box Attached, Thames Street	Grade II listed	List Entry Number: 1029681
The Castle Restaurant, 21, Thames Street	Grade II listed	List Entry Number: 1294925
The Butts, 23-27 Thames Street	Locally Listed Building	LL/131, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)



Address	Heritage Status	Additional Assessment
White Horse Pub. 69 Thames Street	Locally Listed Building	LL/132, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
The Walled Garden, Thames Street	Locally Listed Building	LL/133, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
The 'Lendy' Lion, The Walled Garden, Thames Street	Locally Listed Building	LL/134, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
'Ha Ha' Wall, Sunbury Park	Locally Listed Building	LL/135, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Weir House, Thames Street	Locally Listed Building	LL/136, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
8 Thames Street	Locally Listed Building	LL/137, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
The Pheonix Public House, Thames Street	Locally Listed Building	LL/138, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)

Address	Heritage Status	Additional Assessment
Lock View, 34 Thames Street	Locally Listed Building	LL/139, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
58-60 Thames Street	Locally Listed Building	LL/140, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
1a and 1b Thames Street	Positive Contributor	Pair of simple polite cottages with a date stone of 1887. A later shopfront has been added to 1a, of which the fascia survives. Replacement uPVC windows to 1b currently detracts from its significance.
(?) Thames Street	Positive Contributor	Simple 18th or early 19th-century dwelling adjacent to Riverside House. Simple Neo-Classical architectural treatment consistent with the character of Thames Street.
Ferry House, Thames Street	Positive Contributor	A late 19th-century ferry house. The industrial proportions of the building are highly visible from both Thames Street and the river, reflecting the historic relationship between the Conservation Area and the watercourse.



Address	Heritage Status	Additional Assessment
56 Thames Street	Positive Contributor	The surviving timber sash windows and traditional shopfront contribute to the historic commercial character in the centre of Thames Street.
50 - 54 Thames Street	Positive Contributor	Although the historic shopfronts which once existed at ground floor level have been lost through conversion to residential use, the Georgian proportions of these properties are intact at first and second floor level. As a group, the buildings add historic character and illustrate the evolution of Lower Sunbury.
46a Thames Street	Positive Contributor	A substantial three-storey dwelling from the 18th or early-19th century, with Neo-Classical detailing in keeping with the character of Thames Street.
46 Thames Street	Positive Contributor	A simple polite structure, likely dating from the mid-late 19th century.
44 Thames Street	Positive Contributor	Four-storey town house with basement, prominent bay window and modest flat-roofed porch flanked by plain pilasters. Illustrates the historical development of Thames Street in the 19th century.

Address	Heritage Status	Additional Assessment
79 Thames Street	Positive Contributor	A prominent 18th or early 19th-century three storey dwelling with Neo-Classical proportions typical of Thames Street.
77 Thames Street	Positive Contributor	Despite modern interventions including the probable removal of a historic shopfront, the restrained Neo-Classical proportions of the principal façade contribute to the Georgian character of Thames Street.
75 Thames Street	Positive Contributor	Despite the loss of historic windows, the restrained Neo-Classical proportions of the principal façade contribute to the Georgian character of Thames Street.
73 Thames Street	Positive Contributor	Originally a three-storey house, currently in commercial usage. Likely constructed when The Avenue was first laid out in the late 19th century, 73 Thames Street features an eclectic mixture of architectural styles – including a prominent Neo-Classical cornice and richly coloured hung tiles inspired by vernacular tradition. The building forms a group with the adjacent number 71 Thames Street.



Address	Heritage Status	Additional Assessment
71 Thames Street	Positive Contributor	Originally residential, 71 Thames Street now incorporates a commercial unit on the corner of Thames Street with residential dwellings to the rear (fronting The Avenue). The building was likely constructed when The Avenue was first laid out in the late 19th century. No.71 Thames Street features an eclectic mixture of architectural styles – including a prominent Neo-Classical cornice and pilasters alongside richly coloured hung tiles and stained glass inspired by vernacular tradition. The building forms a group with the adjacent number 73 Thames Street.
22a-24 Thames Street	Positive Contributor	Terrace, apparently dating from the later 19th century. Although the ground floor has been substantially reconfigured, the richly coloured street-fronting gables and prominent chimney stacks make an important contribution to the streetscape and form a visual stop looking south from The Avenue.
14a Thames Street	Positive Contributor	A simple building with Neo-Classical proportions and a traditional shopfront. The recessed range to the east is excluded.

Address	Heritage Status	Additional Assessment
8b and 8c Thames Street	Positive Contributor	Symmetrical pair of houses in rich red brick with Neo-Classical proportions and features, including a dentilled cornice, sash windows under flat arches and modest flat-roofed porches flanked by pilasters.
39 Thames Street	Positive Contributor	Three-storey building with simple proportions and traditional shopfront features at ground floor level. Contributes to the historic commercial character in the centre of Thames Street.
The Rypeck, Thames Street	Positive Contributor	A late 19th-century house with later eastern extensions. The building has vernacular influences, retaining historic leaded lights with Tudor proportions.
Cambridge Cottage, Thames Street	Positive Contributor	18th or early 19th-century house with surviving historic windows and Neo-Classical proportions/detailing.
Dax Court, Thames Street	Positive Contributor	A group of four apartment blocks orientated around a central courtyard, built between 1934 and 1957. The buildings have a modernist influence seen in their geometric configuration, stark whitewashing, lack of ornamentation and expansive glazing to admit natural light. The buildings evidence the continued evolution of the riverside at Lower Sunbury into the 20th century.



Address	Heritage Status	Additional Assessment
The Avenue		
1-13 The Avenue	Locally Listed Building	LL/141, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
15-17 The Avenue	Positive Contributor	Pair of late 19th-century symmetrical houses with shared entrance, utilising the same architectural style as the adjacent terrace but over two storeys rather than three.
17 The Avenue	Positive Contributor	Historic dwelling pre-dating the creation of The Avenue in the later 19th century.
19-21 The Avenue	Positive Contributor	Historic dwellings pre-dating the creation of The Avenue in the later 19th century.
23 The Avenue	Positive Contributor	Historic structure pre-dating the creation of The Avenue in the later 19th century.

Where historic brick boundary walls survive, these are also considered to make a positive contribution to the Conservation Area.

Prepared by Purcell® on behalf of Spelthorne Borough Council.
www.purcelluk.com

All rights in this work are reserved. No part of this work may be reproduced, stored or transmitted in any form or by any means (including without limitation by photocopying or placing on a website) without the prior permission in writing of Purcell except in accordance with the provisions of the Copyright, Designs and Patents Act 1988. Applications for permission to reproduce any part of this work should be addressed to Purcell at info@purcelluk.com.

Undertaking any unauthorised act in relation to this work may result in a civil claim for damages and/or criminal prosecution. Any materials used in this work which are subject to third party copyright have been reproduced under licence from the copyright owner except in the case of works of unknown authorship as defined by the Copyright, Designs and Patents Act 1988. Any person wishing to assert rights in relation to works which have been reproduced as works of unknown authorship should contact Purcell at info@purcelluk.com.

Purcell asserts its moral rights to be identified as the author of this work under the Copyright, Designs and Patents Act 1988.

Purcell grants Spelthorne Borough Council a non-exclusive licence to make use of the report providing this is consistent with the purpose for which the report was commissioned and that Purcell remain acknowledged as the author and intellectual property holder as part of any such use, in whole or in part. Purcell has no liability for use of the report for any purpose other than that for which it was originally prepared and produced.

Purcell® is the trading name of Purcell Architecture Ltd.

© Purcell 2025