

SHEPPERTON
CONSERVATION AREA APPRAISAL
MAY 2024



SHEPPERTON: CONSERVATION AREA APPRAISAL

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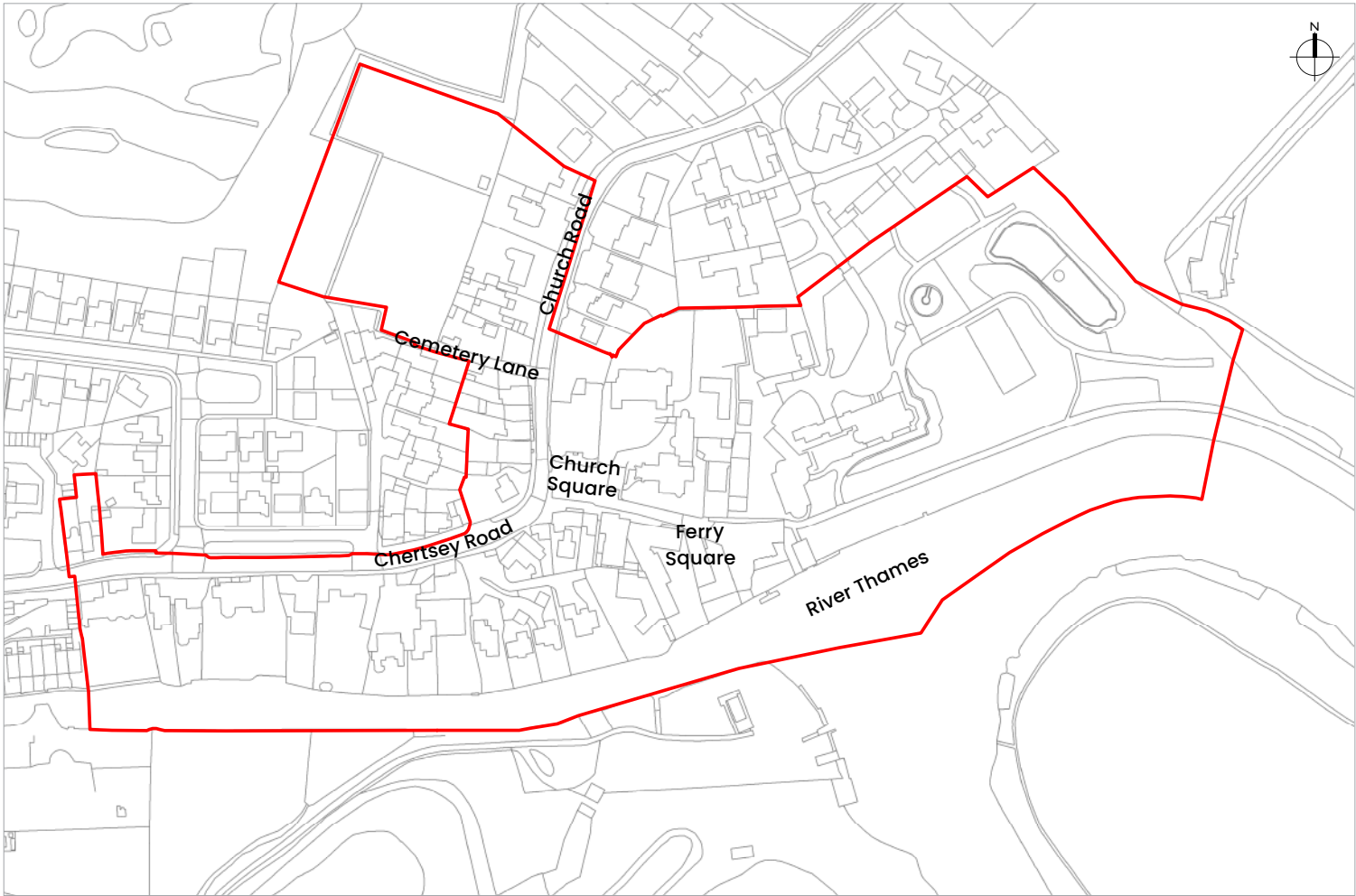


1.1 Introduction

The Shepperton Conservation Area was originally designated in February 1970. This Conservation Area Appraisal has been prepared in March 2024 and is intended as Supplementary Planning Guidance. It follows advice given by Historic England as set out in 'Advice Note 1: Conservation Area Appraisal, Designation and Management' published 8 February 2019.

This Conservation Area Appraisal seeks to analyse the special architectural and historic interest of the Shepperton 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 Shepperton Conservation Area and the production of the Conservation Area Appraisal are part of a wider aim by Spelthorne Borough Council to preserve or enhance the special character and appearance of the Conservation Area. It will also enable sustainable decisions to be taken about its future management.



— 2024 Conservation Area Boundary

This plan is not to scale



1.2 Planning Policy Context

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

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

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

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

Para 198 states that 'Local Planning Authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area...' The Shepperton 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 Shepperton Conservation Area are:

- Its origins as a rural medieval village with a long history of occupation.
- Its historic configuration, centred around the church and Church Square, and the retention of its principal historic thoroughfares.
- Domestic scale and massing, with a mixture of street-fronting development and buildings set back behind gardens and brick boundary walls.
- The prominence of the 17th-century church with its distinctive 18th-century brown brick tower.
- A strong Neo-Classical character, typical of 18th and 19th-century development, which is shared across buildings of varying historic statuses.

- Vernacular and traditional architecture styles are also present illustrating the evolution of the village either side of the Georgian period.
- A traditionally styled public realm, with boundary treatments and street lanterns which enhance the historic character of the Conservation Area.
- The porous nature of the public realm which grants easy access to the 19th-century cemetery off Church Street and the riverside.
- Mature planting within and adjacent to important open spaces, including the cemetery, Church Square and Ferry Square.



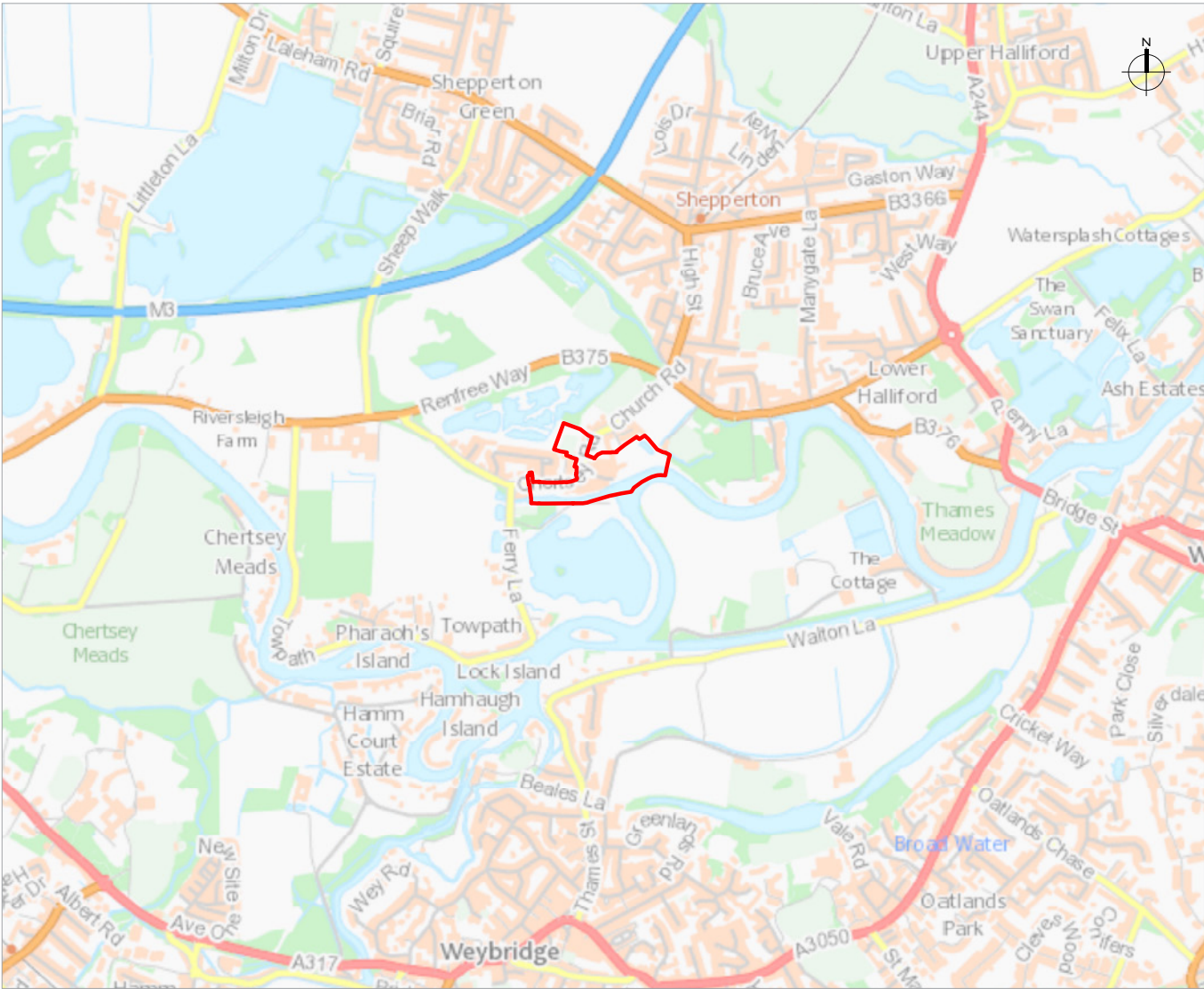
2.1 Location and Setting

The Shepperton Conservation Area is formed of the historic core of Shepperton village, on the north bank of the River Thames and approximately half a mile south-east of the M3 motorway. The historic village is concentrated around the 17th-century church and is situated to the south-west of the later area of settlement to the north, which grew up around the Shepperton railway station in the later 19th and 20th centuries. Principal access routes are via Shepperton High Street from the north, the B375 (Russell Road) from the east, Chertsey Road from the south-west and Chertsey Road/ Renfree Way from the west.

LOCATION PLAN

2024 Conservation Area Boundary

This plan is not to scale



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2.2 Origins and Historic Development

2.2.1 Timeline

Early History

Archaeological evidence points to a long history of occupation around Shepperton. Finds include a Neolithic henge north of Shepperton Green, an Iron Age inhumation on Chertsey Road and Romano-British sherds at Upper West Field to the west of the historic core.

Anglo-Saxon Shepperton

The remains of three Anglo-Saxon cemeteries have been identified in the wider parish, one of which was at War Close (now Manor Park) just outside the Conservation Area boundary. The name 'Shepperton' is Old English in provenance, and originally referred to a 'shepherd's settlement'.

Shepperton in the Middle Ages

The historic core of Shepperton today likely represents the western extent of the medieval settlement, with older development to the east having been lost due to erosion from the Thames in previous centuries. The current line of Church Road and Russell Road is likely to be a later thoroughfare diverted inland during the 15th or 16th centuries, on account of erosion to the previous route between Shepperton and Lower Halliford.

16th and 17th Centuries

Little is known of the village following the period covered by medieval manor accounts, though some architecture remains from the 16th and 17th centuries. The Rectory north of the church (Grade II* listed) encompasses part of a late-15th or early 16th-century hall house, and Winches Cottage (Grade II listed) was built during the late 16th and 17th centuries. Flooding destroyed the medieval church in the 16th century, and the current Church of St Nicholas was built in the late 16th or early 17th slightly further west.

18th Century

Although the 18th-century village did not share in the prosperity of other riverside settlements further downstream, development was still taking place with many domestic structures built at this time, particularly around Church Square. Together these buildings illustrate the 18th-century fashion for Neo-Classical architecture. The distinctive brick tower to the church was erected in 1710.

19th Century

The general character of Shepperton was described in the early 19th century as 'mean and neglected,' and several one and two-roomed cottages were replaced in the middle of the century. The early 19th century saw the construction of substantial private dwellings within the boundary of the Conservation Area, including the Manor House and Creek House on Chertsey Road. The Anchor Hotel on Church Square was built in the mid-late 19th century, on the site of a former hostelry. The opening of the Railway Station in 1864 drew 19th and 20th-century development to the north of the village, creating a clear distinction between 'old' and 'new' Shepperton.

20th and 21st Centuries

Shepperton Conservation Area was designated in 1970. Changes since that time include the laying out of the Renfree Way bypass to the north of the village centre, the addition of several secondary roads and cul-de-sacs on the northern side of Chertsey Road and areas of residential infill throughout the village.



2.2.2 Illustrated Historical Development

Cary's map of 1801 shows the small rural settlement of Shepperton, centred on the early 17th-century Church of St Nicholas. The River Thames supported trade and industry in the village. In the 17th century Shepperton was a recognised barge halt and in the early 19th century it was the headquarters of several owners of barge horses. However, proximity to the river brought threats as well as opportunities; the medieval church, which had been sited eastwards of its current location, was swept away by flooding in the 16th century.

Cary's map shows the distinctive crank of Church Road, which records suggest may be a later thoroughfare diverted inland during the 15th or 16th centuries, on account of erosion to the previous route between Shepperton and Lower Halliford.



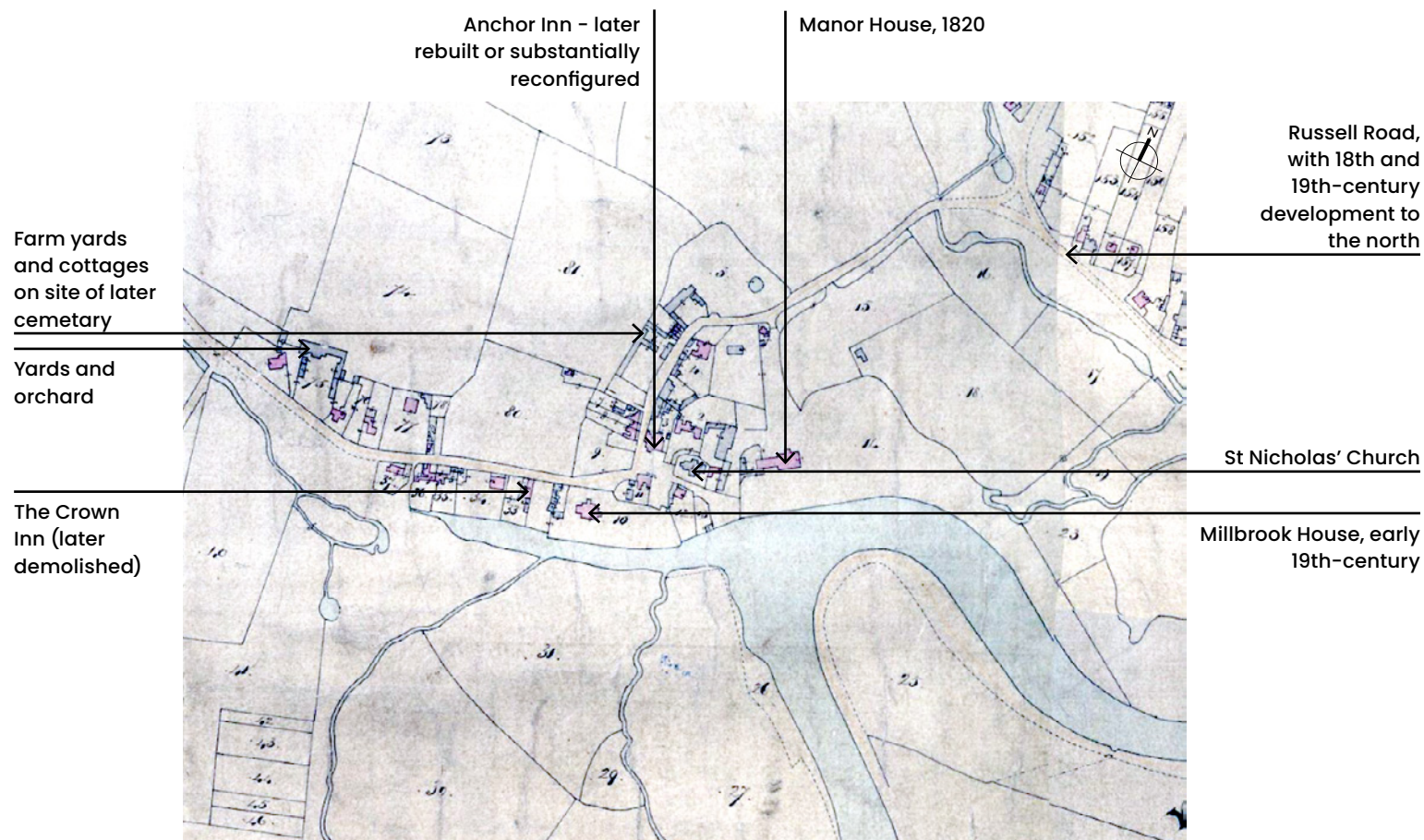
Shepperton as shown in John Cary's map of Middlesex, 1801.

SECTION 2.0: ASSESSING SPECIAL INTEREST



The tithe map of 1842 shows the historic core of Shepperton centred around the parish church. To the north was a linear stretch of residential development along the north side of Russell Road, part of adjacent Lower Halliford, which was later vastly expanded.

The prevalence of gardens, meadows, allotments, orchards and farmyards on the tithe map demonstrates the importance of agriculture to the mid-19th century village. The tithe apportionments record most of the structures in the historic core as modest houses and cottages, with some substantial dwellings (including the early 19th-century Manor House east of the church and Millbrook House off Chertsey Road) and two inns.



Shepperton as shown in the Tithe Map of 1842.

SECTION 2.0: ASSESSING SPECIAL INTEREST

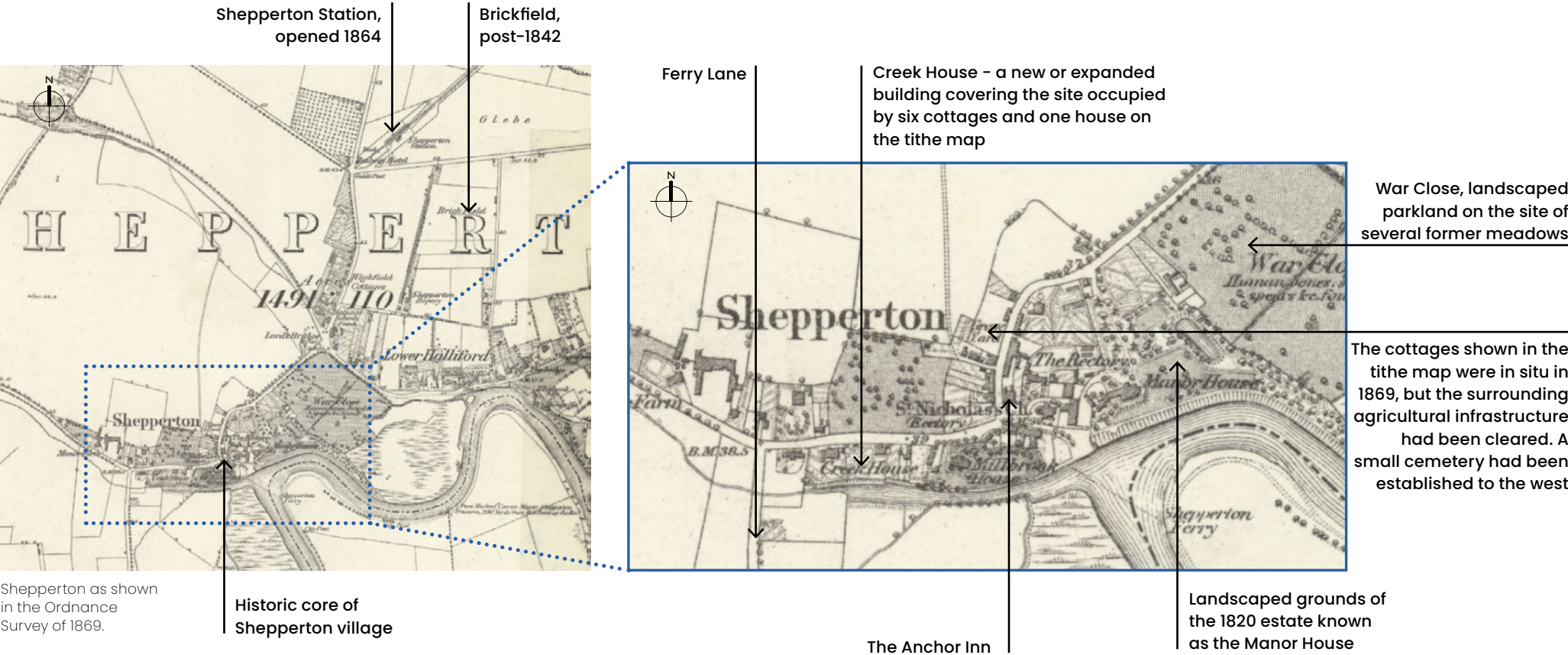


The Ordnance Survey of 1869 illustrates several changes within and adjacent to the historic core of Shepperton since the tithe map was produced in 1842. The area recorded as ‘farm yards & three cottages’ off Church Road on the earlier map was by 1869 a cemetery, the cottages retained but the agricultural infrastructure demolished. On the south side of Chertsey Road, on the riverside, several smaller dwellings appear to have been cleared and two plots amalgamated

to provide Creek House and its associated grounds. The Anchor Inn had been rebuilt since 1842, and is shown in the 1869 Ordnance Survey to roughly accord with its present proportions.

The boundaries running across the open land to the east of the Manor House, all under the same ownership in 1842, appear to have been altered by 1869. Five separate parcels

of land had been amalgamated into two large plots known together as ‘War Close’, which appears in the 1869 Ordnance Survey to have a parkland character with a small pond and scattered tree planting. Ferry Lane, connecting Shepperton with the Weybridge Ferry, had been cut in 1863. To the north of the village, the opening of the new railway and brickfield kick-started the process of urbanisation and population growth which characterised future development in the area.

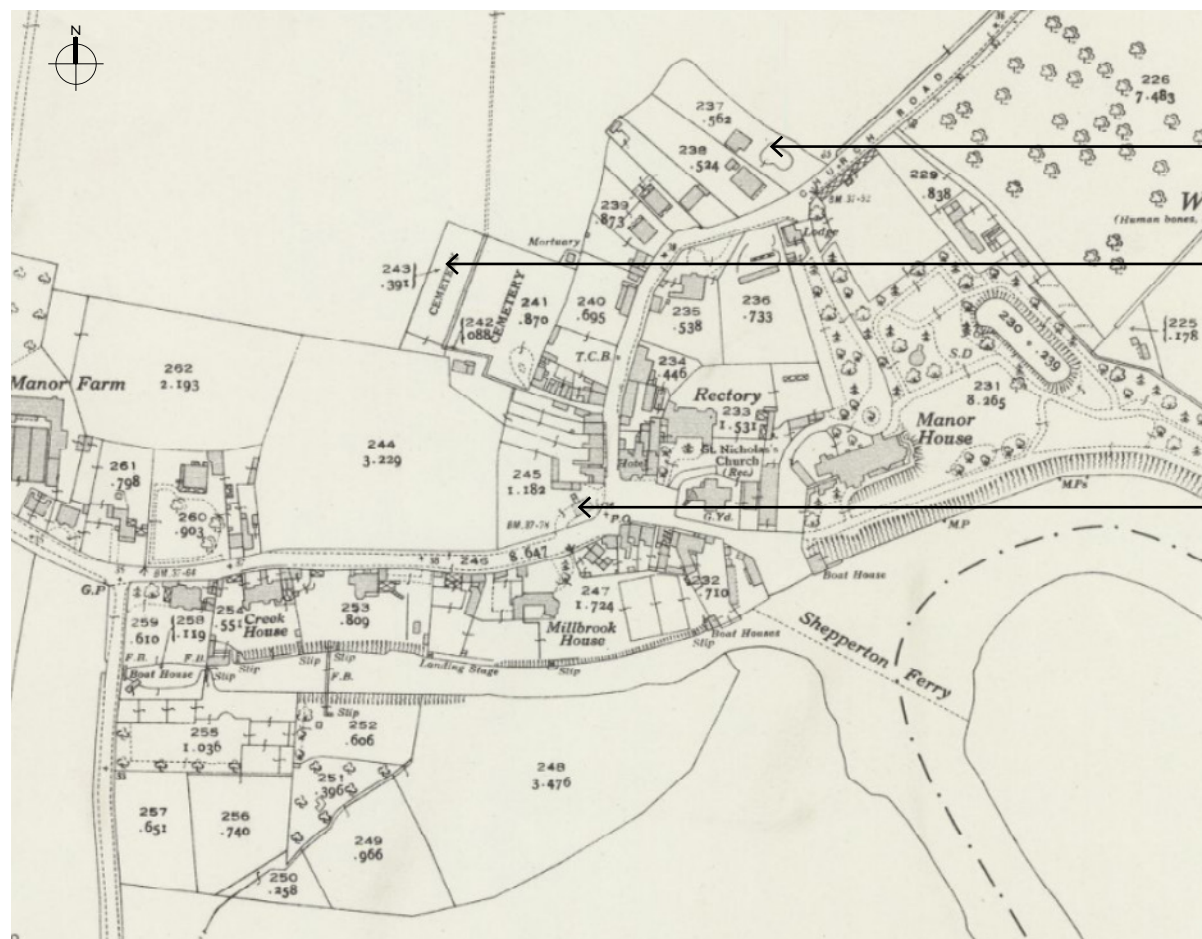


SECTION 2.0: ASSESSING SPECIAL INTEREST



Historic maps show little change within the centre of the village during the later 19th and early 20th centuries. The cemetery to the west of Church Road had been extended northwards by 1897 and had doubled in width by 1913. Local development continued to occur around the railway station to the north, whilst the open land to north-east of the historic core retained a sense of separation between the older nucleus around St Nicholas' Church and the later suburbs north of Russell Road.

Between 1920 and 1936, the historic core of Shepperton saw some new residential development on Church Road, just north of the Conservation Area boundary. The eclectic filling station (not car sales garage) adjacent to Church Square had been built, and the village cemetery had been expanded.



Five new houses west
of Church Road

Cemetery extended
slightly west since
1920

Inter-war filling station

Shepperton as shown in the Ordnance Survey of 1936.

SECTION 2.0: ASSESSING SPECIAL INTEREST



The Ordnance Survey of 1969 was published the year before the designation of Shepperton Conservation Area and captures the layout and configuration of the village at that time. The map demonstrates the clear distinction between the historic core of the village and the 19th and 20th-century suburban development which had gradually expanded around the 17th-century church, on the bank of the Thames, appears in 1969 much as it had done in the tithe map of 1842. One key change was some additional residential development on the eastern side of Church Road, in the former grounds of the Manor House.

Limited change within the historic core between 1936 and 1969 includes new residential development on Church Street, within the former grounds of the Manor House



19th and 20th-century suburban development around the railway station

Shepperton Railway Station

19th and 20th-century suburban development around the railway station

Historic core of Shepperton village

Shepperton as shown in the Ordnance Survey of 1969.



2.3 Archaeological Potential

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

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

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

Much of the Shepperton Conservation Area is overlapped by an AHAP, comprising the settlement's medieval core. Immediately bordering to the north-east is an AHAP comprising an Anglo-Saxon cemetery. Both areas are recognised for their very high significance. There are no scheduled monuments in the Conservation Area.

2.4 Built Form and Architecture

Shepperton has an irregular urban grain which illustrates its organic development over the centuries. The built structures are most concentrated in and around Church Square, once the village green and the oldest part of the Conservation Area. The early 17th-century church forms a focal point, its distinctive brown brick tower of 1710 illustrating the relative youth of the church, which was rebuilt following disastrous flooding in the 16th century.

The secular buildings around Church Square are a mixture of modest two-storey 18th-century houses and larger two or three-storey structures such as the multi-phase Warren Lodge Hotel and the 19th-century Anchor Inn. Most fronting directly onto the public realm. This contrasts with the looser grain on the south side of Chertsey Road, which is characterised by grand 19th-century detached villas, set back from the road behind gardens and high brick walls.

The character of the Conservation Area is generally domestic, with commercial usage predominating in Church Square today. All the 18th-century properties in Church Square were purpose-built as houses, and their original use is still readable. Historic shopfront windows at Ye Olde House and 1 Church Square illustrate how the buildings in this area have been adapted over time. The petrol-pump canopy from the 1930s Anchor Service Station survives as part of a modern car showroom; an unusual survivor of an 'oriental-style' inter-war filling station.⁰¹

The roofscape is varied, with a mixture of single and double pitched, hipped, mansard roofs and parapets throughout the Conservation Area.



The distinctive brown brick tower of 1710, seen from Church Square.



An example of a high brick boundary wall on the south side of Chertsey Road.

⁰¹ Historic England, *Buildings and Infrastructure for the Motor Car*, 2016.

SECTION 2.0: ASSESSING SPECIAL INTEREST



The Conservation Area generally has a Georgian character, consistent with the 18th and early 19th century fashion for restrained Neo-Classical architecture. Many of the 18th-century domestic buildings within the Conservation Area employ symmetrically arranged sash windows, pediments and flat roofed porches supported by scrolled brackets. Millbrook House and Mill Eyot on Chertsey Road incorporate grander classical porches supported by slender columns, whilst at the Manor House the Georgian fashion for regularly arranged bay/oriel windows and verandas is demonstrated. In all cases the use of classical ornament is deliberately restrained, creating a sense of architectural coherence which is shared across buildings of varying historic statuses.



The regular fenestration and grand doric portico at Mill Eyot are typical Neo-Classical features. The wavy-edged bargeboards and finials are however more reminiscent of the 19th-century Gothic revival. Mill Eyot was built in the mid-19th century when Gothic was beginning to eclipse Neo-Classical as the dominant architectural style.



A terrace of Grade II listed 18th-century houses on Church Road. Typical 18th-century features include the regular arrangement of sash windows, small flat-roofed porches supported by scrolled brackets and dentils under the eaves (to No. 2 Lime Tree Cottages).



Millbrook House, Chertsey Road. This early 19th-century building utilises a restrained Neo-Classical style with a highly symmetrical façade, parapet, formal portico and flat arches over sash windows.



Classical motifs to the flat-roofed portico at the 19th-century Anchor Hotel on Church Square. The use of decorative moulding is unusually rich when compared to the restrained use of Classicism seen elsewhere in the Conservation Area. The age of the portico and its relationship to the original building is unclear, although it is visible in a photograph of the hotel from 1915.⁰²

⁰² <https://www.villagematters.co.uk/sunbury-matters/sunbury-matters-articles/2016/09/the-anchor-hotel-shepperton>

SECTION 2.0: ASSESSING SPECIAL INTEREST



To a lesser degree, more vernacular and traditional styles are also present including features such as asymmetrical roofs, stained and leaded glazing, over-sized chimneys and chimney pots and large street-fronting dormers with decorative bargeboards.

No.1 Church Square and Winches Cottage are also vernacular buildings, built using local materials without regard for formal architectural fashion. They contrast visually with the more unified aesthetic of the 18th and 19th-century buildings and give a flavour of how the village may have appeared in earlier times. 19th-century and more recent buildings also incorporate vernacular features including Old

Ferry Cottage off Ferry Square, the hung tiles to the first-floor façade of The Courtyard on Chertsey Road and the steeply pitched roof with leaded dormer lights to the later-20th century house known as Tancredi on Church Road.



Old Ferry Cottage, Ferry Square. The scalloped bargeboards and tall patterned chimney pots are vernacular inspired features.



The Grade II listed Winches Cottage on Church Road, a vernacular building with a late 16th-century timber-framed core clad in 17th-century brick.

SECTION 2.0: ASSESSING SPECIAL INTEREST



The predominant building material throughout the Conservation Area is brick, including red, yellow, and brown. Streetscapes are characterised by a mixture of finishes with exposed brickwork sitting adjacent to painted or rendered elevations. The church is distinctive in its use of masonry and knapped flint. Clay tiles are readily apparent, mainly in roof coverings but occasionally to clad principal elevations and gables. Brick boundary walls are characteristic of the Conservation Area, and traditionally styled cast-iron railings are also present. Some of the historically higher-status properties on Chertsey Road utilise gate piers to announce their principal entrance.

The older buildings in the Conservation Area generally retain historic timber sash or casement windows and historic doors, although a small amount of uPVC replacement is evident. Such replacements are conspicuous by their disproportionately thick frames and false glazing bars. Doors are predominantly timber and are mostly panelled and glazed, with some incorporating or sitting under a fanlight. Most replacement doors are traditionally styled.

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 using uPVC.



Traditionally styled cast-iron railings on Church Square.



A characterful leaded light with stained glass to the Anchor Hotel, pictured from Church Road, in need of repair.



Historic timber-framed sash windows to the 18th century buildings on the south side of Church Square.



2.5 Trees and Open Spaces

The historic core of Shepperton village is formed by the open space of Church Square, a modestly sized, hard-landscaped open space currently used for car parking. The Square is enclosed by a dense grouping of historic buildings including the church, Anchor Hotel and several 18th century cottages. The Square has generous pavements especially in front of the church and possesses historic and traditional bollards and lamp standards. Surface treatments are mixed but largely retain historic stone paving and granite kerbstones to the pavements.

Closely linked physically and historically to Church Square is Ferry Square from which passenger ferries have long been,

and continue to be, launched. Adjacent to the slipway is a small green space overlooking the River Thames and shaded by a mature willow tree. Otherwise, this Square is also hard-landscaped and used for car parking. The north and east sides of the Square are enclosed by the high boundary walls of the Manor House meaning that views out are only to the west, towards the churchyard and Church Square, and south to the Thames. Surface treatments in this Square are generally more modern, although granite kerbstones mostly survive.

The other important open space in the Conservation Area is the cemetery, accessed from Cemetery Lane. It is an informal, heavily treed green space split into several different areas by historic brick walls and level changes. The cemetery, by

its nature, has a tranquil, contemplative atmosphere. Several graves are of interest including the prominent tomb of William Herbert Lindsay, owner of the manor estate in the 19th century.

Elsewhere the Conservation Area has few trees in the public realm, although there are several within private property fronting the south side of Chertsey Road which contribute and a green bank with small trees forms the northern boundary of the Conservation Area along this road. Street lighting on the principal road of Chertsey Road / Church Road comprises tall modern lampposts but within the historic core traditional lamp standards remain.



Church Square, the historic core of the Conservation Area and enclosed on three sides by historic buildings.

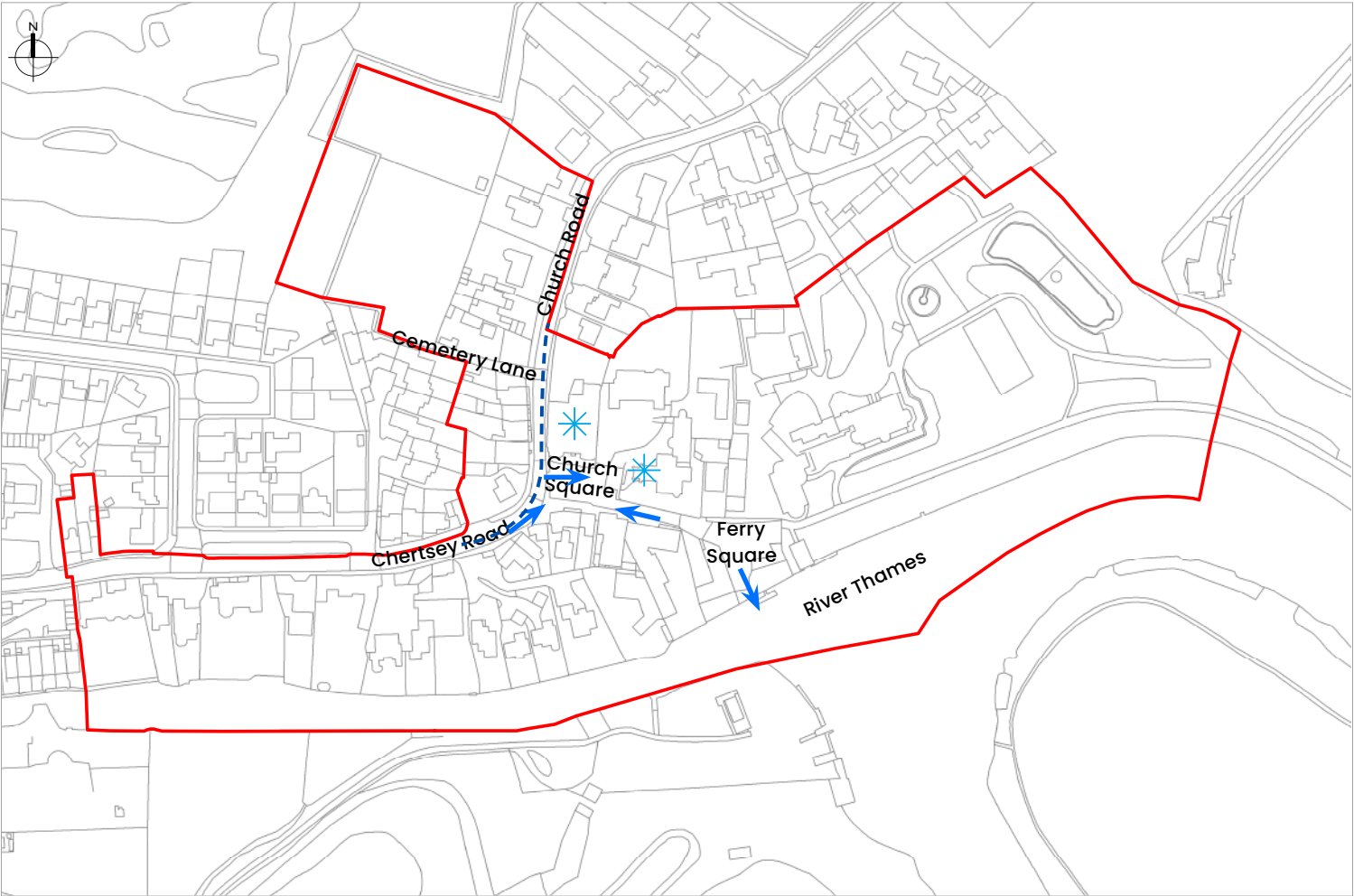


Shepperton Cemetery, the principal green space in the Conservation Area.



2.6 Views

St Nicholas's Church with its prominent brick tower holds landmark status in the Conservation Area directing views towards it from Church Square and east along Chertsey Road. Likewise, the Anchor Hotel, due to its position at the heart of the Conservation Area and the breadth of its principal elevation is also a landmark and an important feature of most of the key views identified. In addition, the view out across the Thames is also considered to be important, due to the historic and physical connection the village has with the river and the ferry crossing from this point. Otherwise, streetscape views along the southern stretch of Church Road contribute to the appreciation of the historic character of the Conservation Area by taking in the multiple historic and listed buildings. Streetscape views along the western part of Chertsey Road are of less significance as most of the north side of the road comprises modern development not in the Conservation Area and views do not have the same enclosed character.



VIEWS PLAN

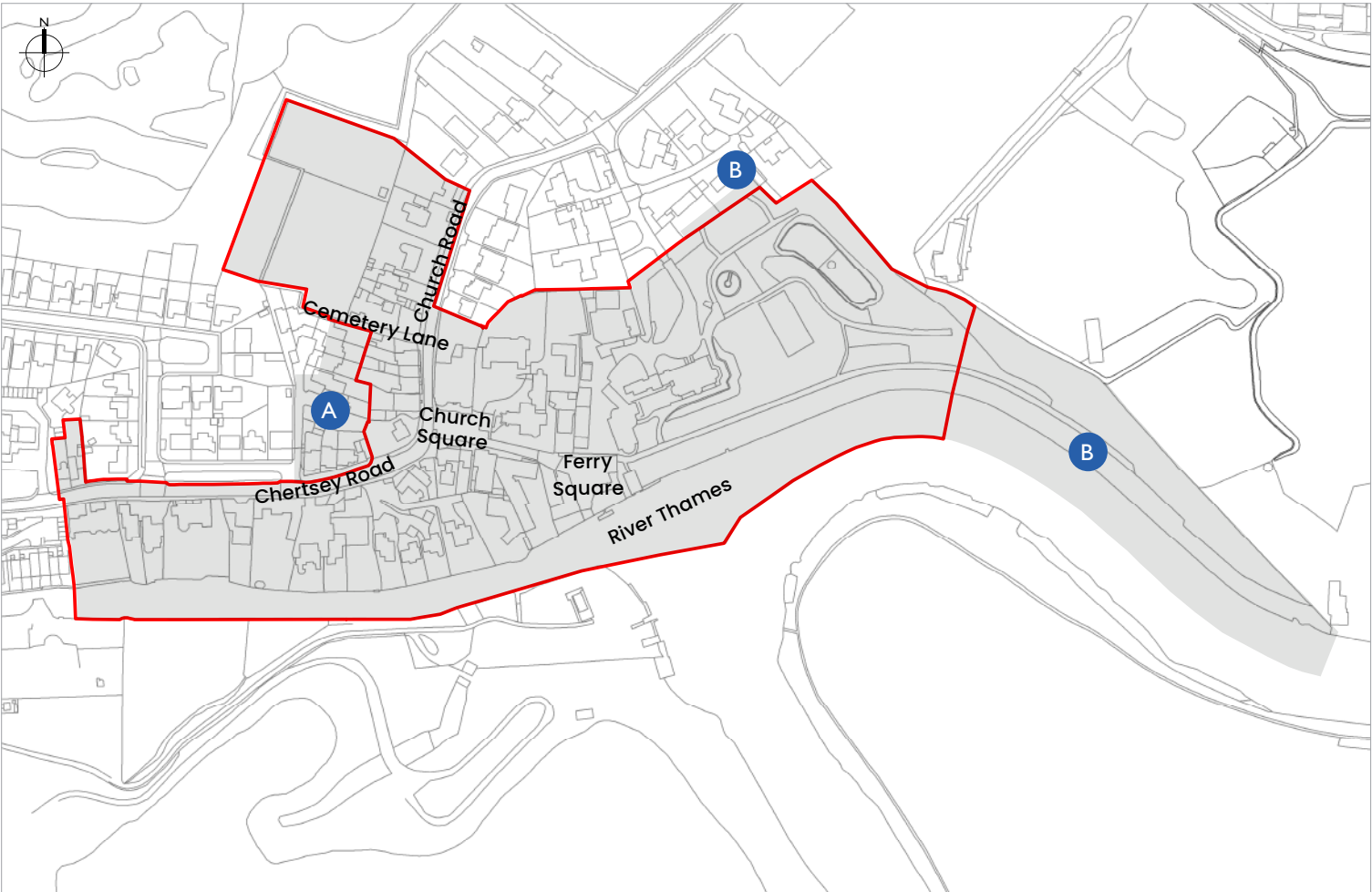
- 2024 Conservation Area Boundary
- ★ Landmark
- - Streetscape Views
- ➔ Key Views

This plan is not to scale



3.1 Exclusions

- A** Exclusion of the early 2000s residential development on Churchfield Place, which was built post-designation of the Conservation Area and which at present is part in and part not in the designation. Whilst not negative, the development does not contribute to the special character and interest of the conservation area and is therefore excluded.
- B** Rationalisation of the Conservation Area boundary around the manor to align with current boundaries of this plot. Includes exclusion of riverside to south-east which, although historically part of manor grounds is no longer and is distinctly separate from the village core which forms the Conservation Area.





- **Building condition:** Whilst the majority of buildings in the Conservation Area are in fine condition, there are a small number of instances where condition is poorer and is consequently having a negative effect on the appearance of the Conservation Area. The vacant former Kings Head pub specifically is in need of maintenance and repair suffering from vegetation and algae growth and efflorescence to the brickwork. The Anchor Hotel is likewise suffering from vegetation growth, a broken window and deterioration of the paintwork and render. Elsewhere the timber window to the side elevation of Ye Olde House on Church Square is in need of overhauling.
- **Vacant building:** Buildings that are not in use are more likely to suffer deterioration to their fabric and be subject to vandalism. Ensuring historic buildings have viable uses is critical to preserving their significance for future generations. The Kings Head pub has been vacant for nearly a year, securing a viable new use is important to prevent further deterioration of its fabric, significance and contribution to the Conservation Area.
- **Replacement of traditional windows with uPVC units:** The majority of buildings retain their traditional timber windows, however there are some localised instances of inappropriate replacement with plastic units. These are to the top floor of Anchor Cottage and 1 and 2 Angel Cottages, which also have had their timber doors replaced with plastic. 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.
- **Church Square and Ferry Square surfaces:** The surface treatments to Church Square and Ferry Square are in a deteriorating condition with multiple potholes to the tarmac roadway and damage to areas of the paving stones. This is the principal public and historic space in the Conservation Area and contributes greatly to its special interest. Both repair of existing historic surface treatments and reinstatement of historically appropriate ones where they have been lost would be beneficial.
- **Detracting building:** There is an opportunity to enhance the post-war addition to Warren Lodge so that it better responds to the character of the Conservation Area.
- **CCTV and flood lights:** There is a prominent pole containing numerous CCTV cameras and floodlights relating to the car sales garage at the heart of the Conservation Area. This prominent, alien feature visually detracts from the appearance of the area.
- **Telecommunication poles and wires:** There are a number of poles with radiating wires within the Conservation Area. Visually, these compete with the historic character of the streetscapes and there are opportunities for them to be relocated below ground to enhance the Conservation Area.



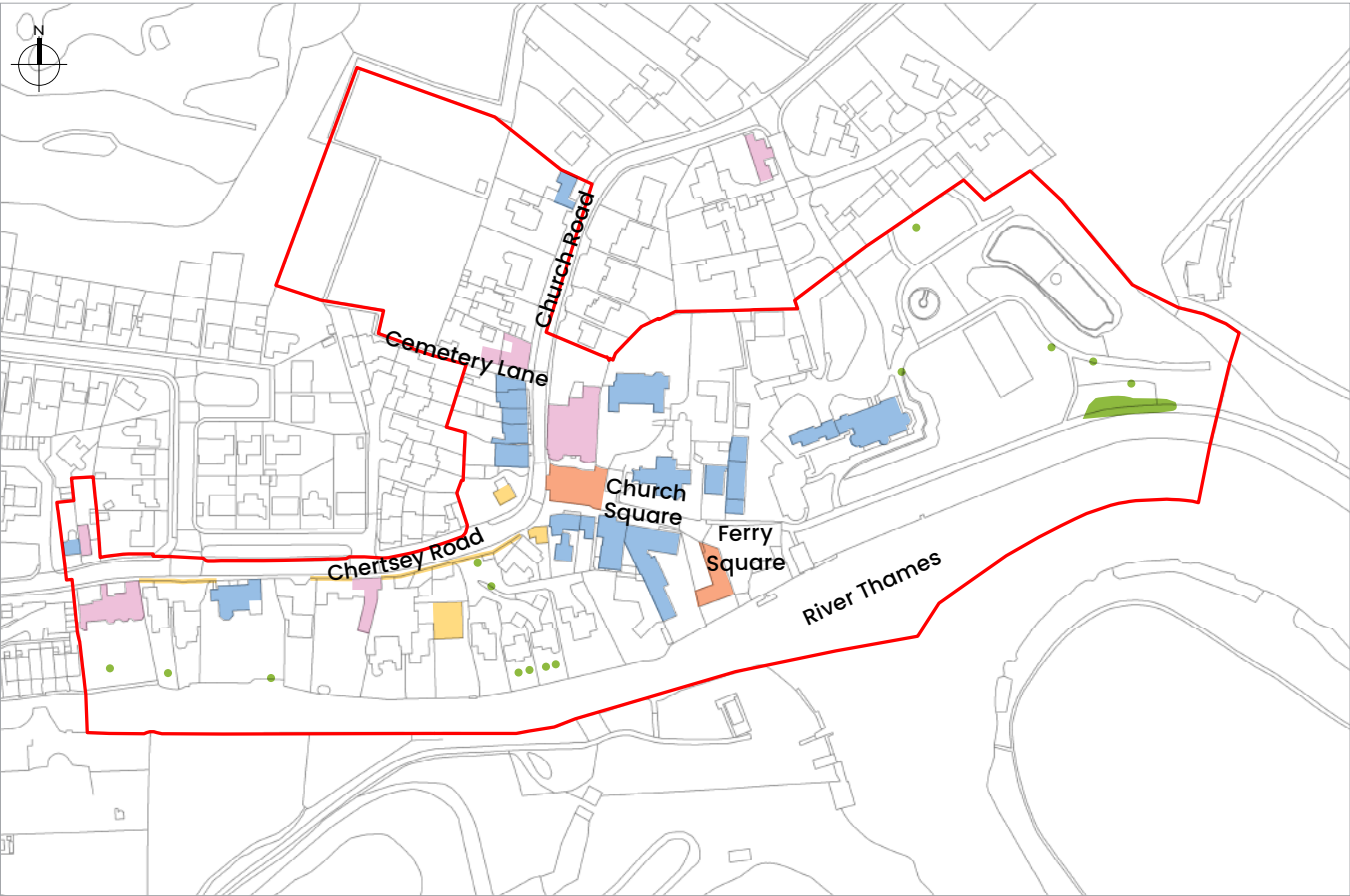
The Kings Head pub, currently vacant and in need of maintenance and repair



Example of replacement of a traditional window with uPVC unit.



Example of the deteriorating surface condition to Ferry Square / Church Square.



HERITAGE ASSETS AND MANAGEMENT OPPORTUNITIES

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

- Positive Contributor
- Tree Preservation Order
- Opportunity for Enhancement

This plan is not to scale

5.1 Conservation Area Designation – Control Measures

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

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



5.2 Conservation Aims and Best Practice

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

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

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

5.3 Positive Contributors and Opportunities for Enhancement

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

Criteria for identifying positive contributors include:

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

Beyond general conservation best practices, there are limited opportunities for additional enhancement within the Conservation Area. There is scope for the post-war extension of Warren Lodge hotel to be adapted or altered to be more sympathetic of the surrounding historic character and in turn make a more neutral or even positive contribution to the Conservation Area. There is also potential to enhance the surface treatments of the public realm of Church Square and Ferry Square which are in need of repair in several areas.

5.4 Repairs and Replacement

5.4.1 'Like-For-Like'

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

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

5.4.2 Repairs and Replacement

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

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

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



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

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

5.5 Maintenance

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

years) to highlight their individual maintenance and repair needs.

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

5.6 Trees

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

5.7 Public Realm

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

5.8 Modern and New Development

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

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

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



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

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



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APPENDIX A: HERITAGE ASSETS



Address	Heritage Status	Additional Assessment
Church of St Nicholas, Church Square	Grade II* listed	List entry number: 1178304
Monument dedicated to Margaret Love Peacock, north of Church of St Nicholas, Church Square	Grade II listed	List Entry Number: 1029699
The Rectory, Church Square	Grade II* listed	List Entry Number: 1029698
The Old Ferry House, Church Square	Grade II listed	List Entry Number: 1178236
Warren Lodge Hotel, Church Square	Grade II listed	List Entry Number: 1029696
The Kings Head Public House, Church Square	Grade II listed	List Entry Number: 1178253
Thames Cottage, Church Square	Grade II listed	List Entry Number: 1029697
Ye Olde House, Church Square	Grade II listed	List Entry Number: 1178261
1 and 2 Lime Tree Cottages, Church Road	Grade II listed	List Entry Number: 1029692
Anchor Cottage and The Cottage, Church Road	Grade II listed	List Entry Number: 1029691
Bluebeckers Eating House, Chertsey Road	Grade II listed	List Entry Number: 1377668
Manor House, Church Road	Grade II* listed	List Entry Number: 1029694
Stable block to the west of the Manor House, Church Road	Grade II listed	List Entry Number: 1029695

Address	Heritage Status	Additional Assessment
Winches Cottage, Church Road	Grade II listed	List Entry Number: 1029693
Mill Eyot, Chertsey Road	Grade II listed	List Entry Number: 1377667
The Little Cottage, Chertsey Road	Grade II listed	List Entry Number: 1029690
The Anchor Hotel, Church Square	Locally Listed Building	LL/022, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
1 and 2 Angel Cottage, Church Road	Locally Listed Building	LL/020, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016). NB Building is identified as Edwinn's Restaurant on the local list.
Millbrook Lodge, Chertsey Road	Locally Listed Building	LL/019, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Church House, Chertsey Road	Locally Listed Building	LL/017, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
Creek House, Chertsey Road	Locally Listed Building	LL/018, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
1 Church Square	Positive Contributor	A diminutive, vernacular building with characterful historic features



Address	Heritage Status	Additional Assessment
Millbrook House, Chertsey Road (part)	Positive Contributor	The principal part of this substantial dwelling presents a good quality, neo-classical front to the Conservation Area and is characteristic of the substantial Thames-side dwellings elsewhere in the Conservation Area
JCT9, Chertsey Road (part)	Positive Contributor	Although altered, this inter-war pavilion provides an additional historic and characterful focal point at the heart of the Conservation Area

Additionally, the high brick boundary walls along Chertsey Road are considered to make a positive contribution to the Conservation Area.

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