

STANWELL VILLAGE
CONSERVATION AREA APPRAISAL
MAY 2024



STANWELL VILLAGE: CONSERVATION AREA APPRAISAL

CONTENTS

1.0	INTRODUCTION	03	5.0	MANAGEMENT PLAN	21
1.1	Introduction	03	5.1	Conservation Area Designation – Control Measures	21
1.2	Planning Policy Context	04	5.2	Conservation Aims and Best Practice	22
1.3	Summary of Key Elements	04	5.3	Positive Contributors and Opportunities for Enhancement	22
2.0	ASSESSING SPECIAL INTEREST	05	5.4	Repairs and Replacement	22
2.1	Location and Setting	05	5.5	Maintenance	23
2.2	Origins and Historic Development	06	5.6	Trees	23
2.3	Archaeological Potential	13	5.7	Public Realm	23
2.4	Built Form and Architecture	13	5.8	Modern and New Development	23
2.5	Trees and Open Spaces	17			
2.6	Views	18	SELECTED SOURCES AND FURTHER GUIDANCE	25	
3.0	ALTERATIONS TO THE CONSERVATION AREA BOUNDARY	19	APPENDICES		
3.1	Inclusions	19	A: Heritage Assets	26	
3.2	Exclusions	19			
4.0	SUMMARY OF ISSUES	20			

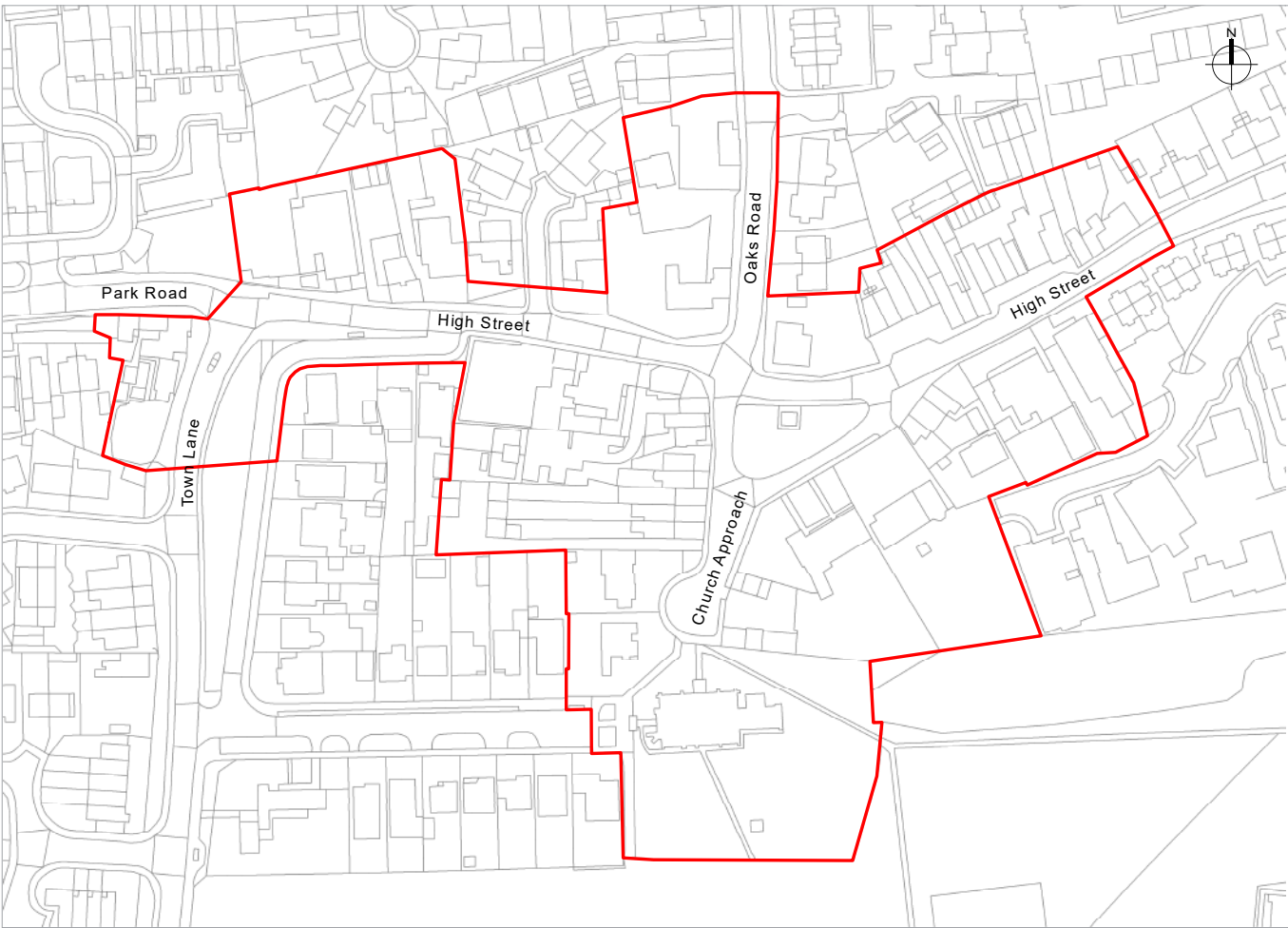


1.1 Introduction

The Stanwell Village Conservation Area was originally designated in October 1972, with revisions made to its boundary in January 1992. This Conservation Area Appraisal has been prepared in February 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 Stanwell Village 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 Stanwell Village 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.



STANWELL VILLAGE CONSERVATION AREA

— 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 Stanwell Village 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 Stanwell Village Conservation Area are:

- Its origins as a rural medieval village and the survival of its historic principal thoroughfares.
- The group of buildings, features and landmarks around the village green.
- The variety of domestic architectural styles bound by a common palette of brick and clay tiles.
- Domestic scale and massing, with a mixture of street-fronting development and buildings set back behind walls.
- Survival of traditional pub buildings on the principal thoroughfare.
- The survival of characteristic brick boundary walls.
- The visibility of the church spire.
- Traditional public realm features, including lantern streetlights and cast iron features.
- Mature trees and planting.
- Open green setting to the south.



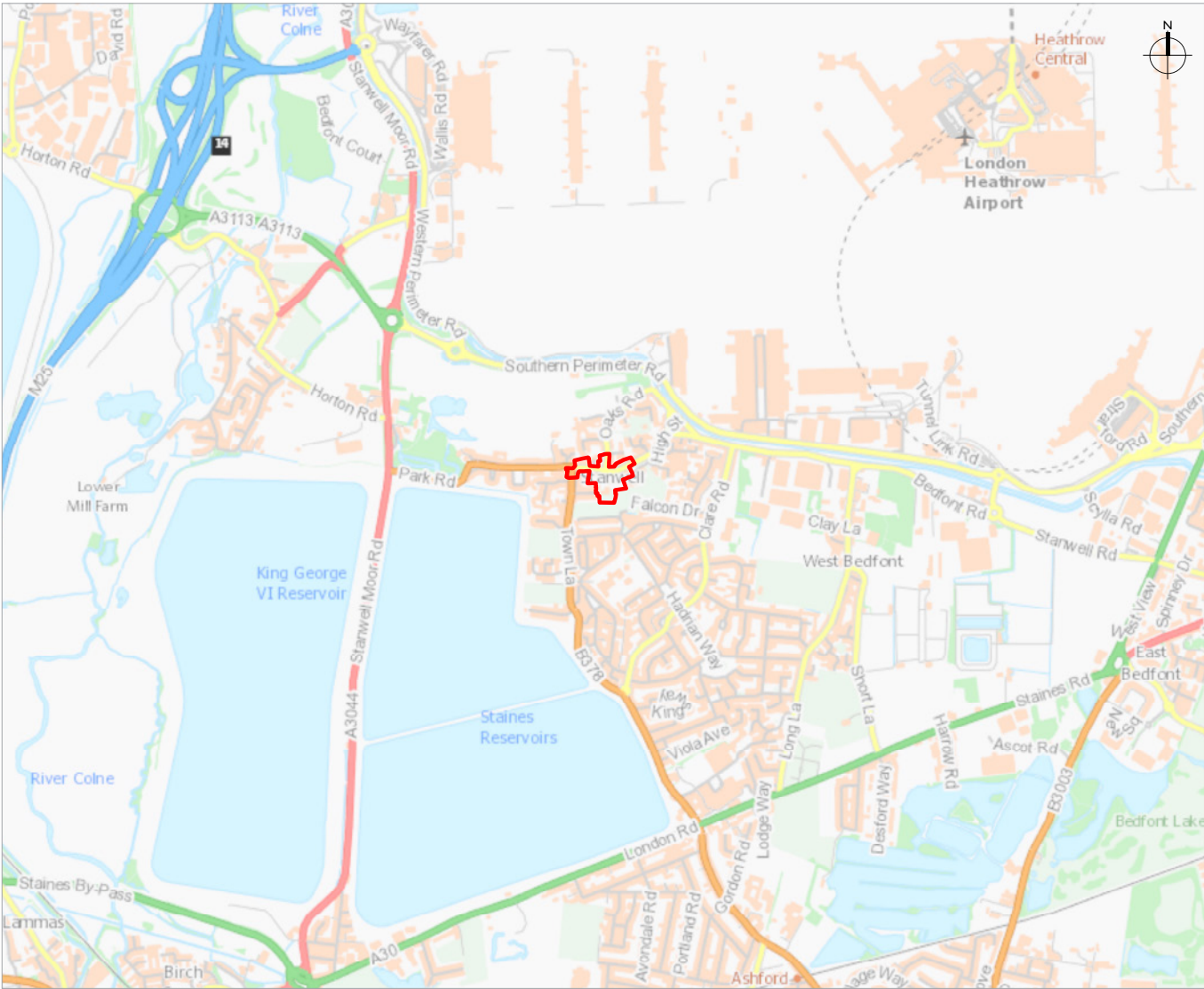
2.1 Location and Setting

The Stanwell Village Conservation Area is located in the village of Stanwell, approximately three miles north-east of Staines-upon-Thames at the far north end of Surrey and directly abutting the Southern Perimeter Road of Heathrow Airport. Access is principally off the A3044 Stanwell Moor Road via junction 14 of the M25 London Orbital and the A30 London Road. The Conservation Area is located at the northern end of the village, which extends further southwards.

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

Pre-History

Archaeological excavation at Heathrow Airport has documented prehistoric settlement just north of Stanwell village. This includes a Neolithic ceremonial route known as the Stanwell Cursus connecting the village of Stanwell with Bigley Ditch near the River Colne to the north-west.

Medieval Period

The estate of Stanwell was first recorded in the 1086 Domesday Book. The importance of the watercourse to the medieval village is evident; the survey recorded several watermills and three weirs worth 1,000 eels. There was a manor house at Stanwell by 1164, likely on the site of the former Stanwell Place to the north-east of the village. St Mary's Church was built during the 13th century.

16th and 17th Centuries

The Duke of Northumberland's River was cut in 1535 to create an artificial water course for the Duke's Isleworth estate mills. The river has since bounded the village of Stanwell to the north-east and east.

18th Century

Stanwell Place, the former landscaped park which bounded Stanwell to the west until the 1960s, was first laid out in the 18th century. During the later 1700s, the prominence of orchards and market gardens within the village increased. Surviving buildings from 18th-century Stanwell include Dunmore House and Brook Cottage.

19th Century

Stanwell in the 19th century was a decidedly rural settlement with much open space within and around the village. Development within the Conservation Area boundary was generally limited to the founding of one or two dame-schools and minor residential expansion.

Early 20th Century

In 1902 the Staines Reservoirs were completed to the south-west of Stanwell. In 1919, the first housing estate was built at Lauser Road to the south-west of the village. In 1949, the river was diverted west and most of the land formerly known as Hounslow Heath to the north-west of Stanwell became London Airport.

Later 20th Century

The outskirts of post-war Stanwell experienced rapid residential development, much of which was built to house British Airways staff following the opening of the new Heathrow Airport in 1955. In the 1960s, the early 19th-century Stanwell Place was secured for gravel extraction and the house was later demolished. The centre of the village has seen some new development and residential infill in the last quarter of the 20th century.



2.2.2 Map Progression

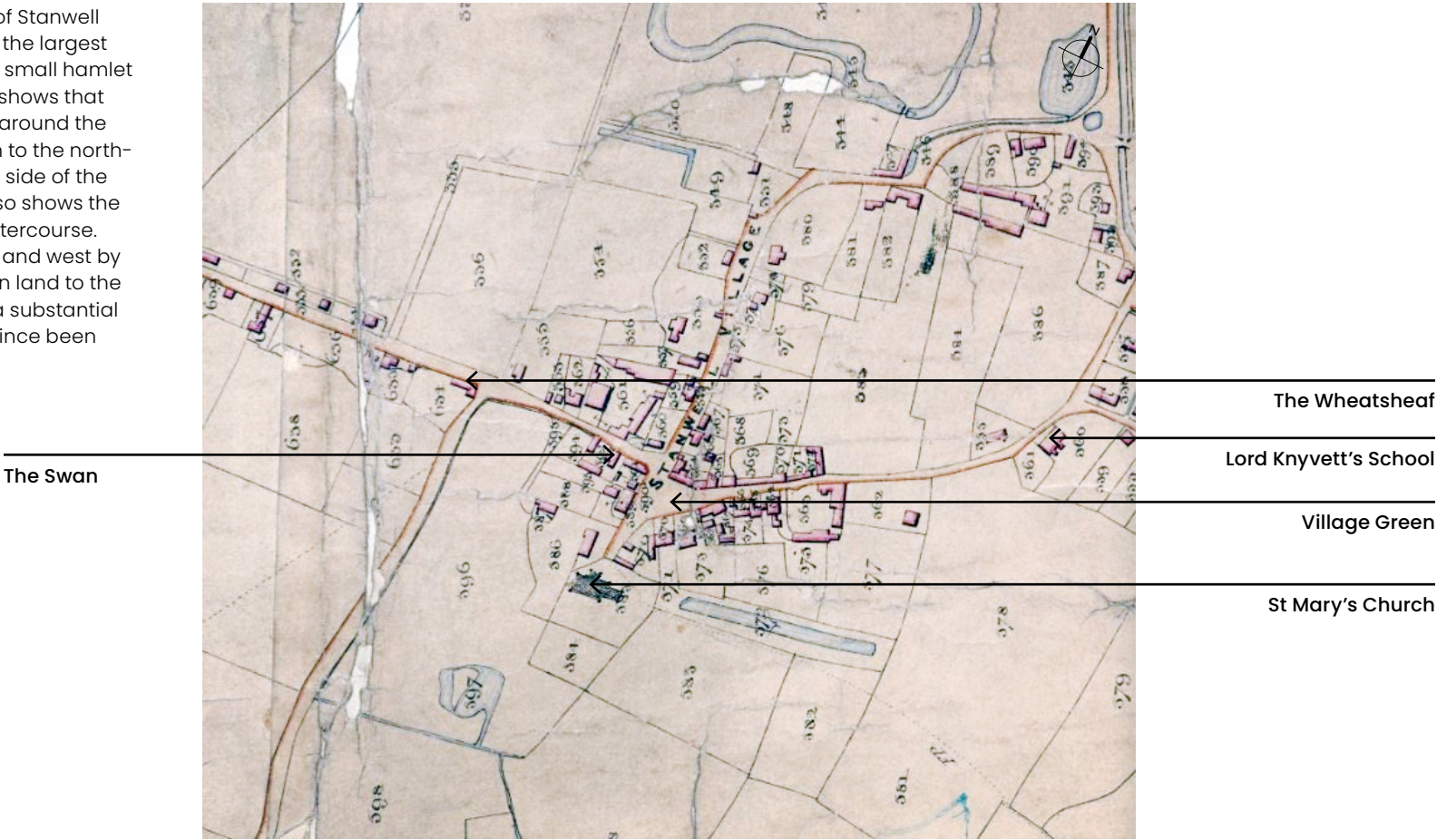
John Cary's 1801 map shows the village as it was at the turn of the 19th century – a rural settlement bounded to the east by the Duke of Northumberland's River (cut c.1543). About half a mile north-west of the village was Stanwell Place, a house and landscaped park on the site of the medieval manor house. The configuration of the main routes through the village are shown to be established by this point. At the time this map was drawn up, Stanwell had a number of timber-framed dwellings and farmhouses, most of which were lost by the mid-20th century.



Stanwell as record in John Cary's 1801 map.



The 1841 tithe map provides a detailed view of Stanwell in the mid-19th century. Stanwell village was the largest settlement in the area, the closest being the small hamlet of West Bedfont to the south-east. The map shows that development in Stanwell was concentrated around the central village green, with a substantial farm to the north-east and gravel pits to the east, on the other side of the Duke of Northumberland's River. The map also shows the importance of fishponds fed by the local watercourse. Stanwell was surrounded to the north, south and west by meadows, with an area of surviving common land to the north-east. Directly west of the church was a substantial building (presumably a rectory) which has since been replaced with two modern dwellings.

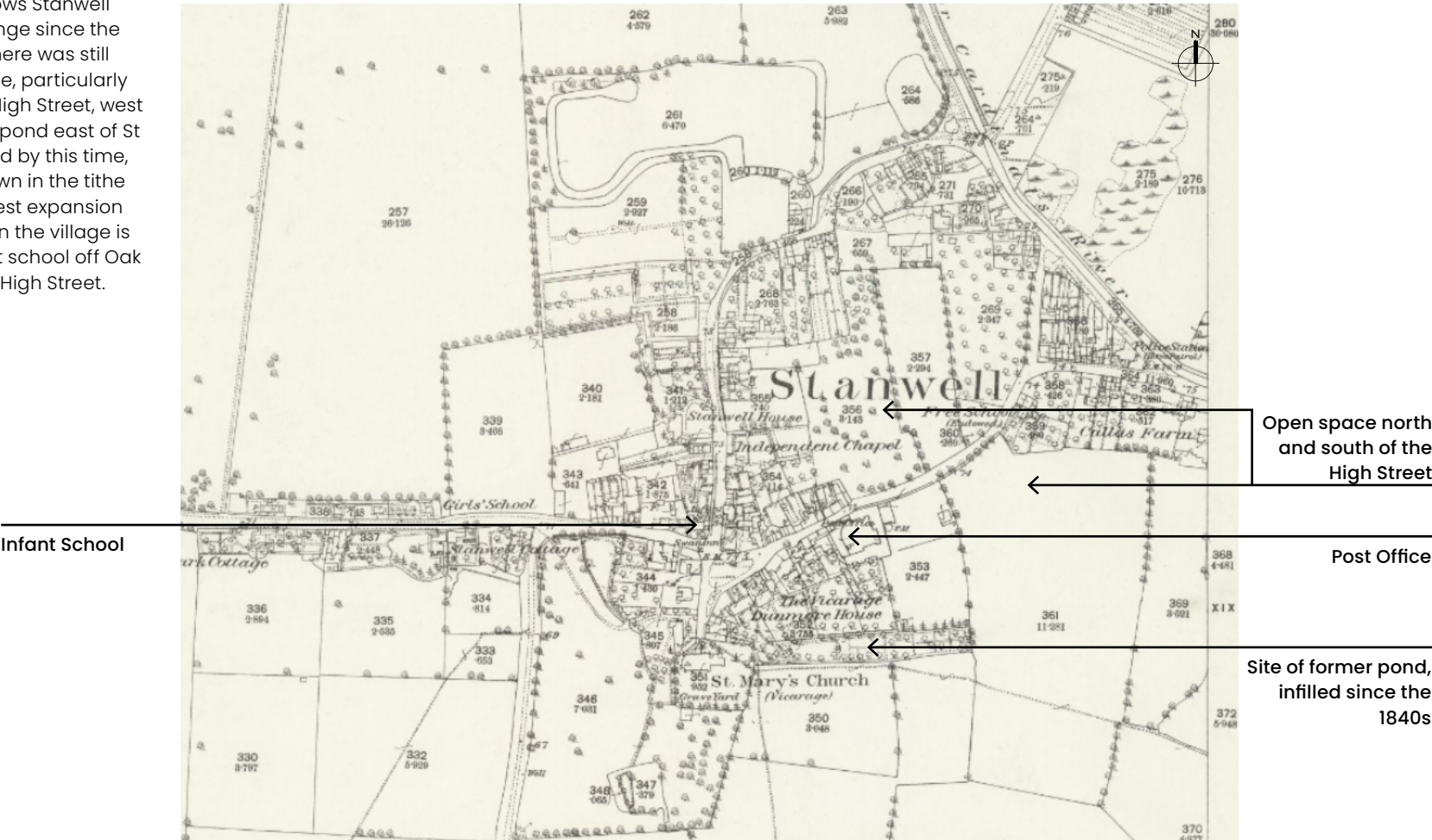


Stanwell as recorded in the 1841 tithe map.

SECTION 2.0: ASSESSING SPECIAL INTEREST



The 1866 Ordnance Survey shows Stanwell had undergone very little change since the tithe survey 20 years earlier. There was still much open space in the village, particularly to the north and south of the High Street, west of the green. The long, narrow pond east of St Mary’s Church had been infilled by this time, although the other ponds shown in the tithe map were still present. A modest expansion of the civic infrastructure within the village is evident, including a new infant school off Oak Road and a post office off the High Street.



Stanwell as recorded in the 1866 Ordnance Survey

SECTION 2.0: ASSESSING SPECIAL INTEREST



The rate of change during the second half of the 19th century was similarly slow, predominantly limited to the building of Stanwell Lodge and Windsor House on Town Lane. These substantial detached houses were erected between 1869 and 1894. The most dramatic change to early 20th-century Stanwell occurred within its wider setting, when the new Staines Reservoirs were laid out to the south-west in c.1900.

Stanwell Lodge

Windsor House

Staines Reservoirs



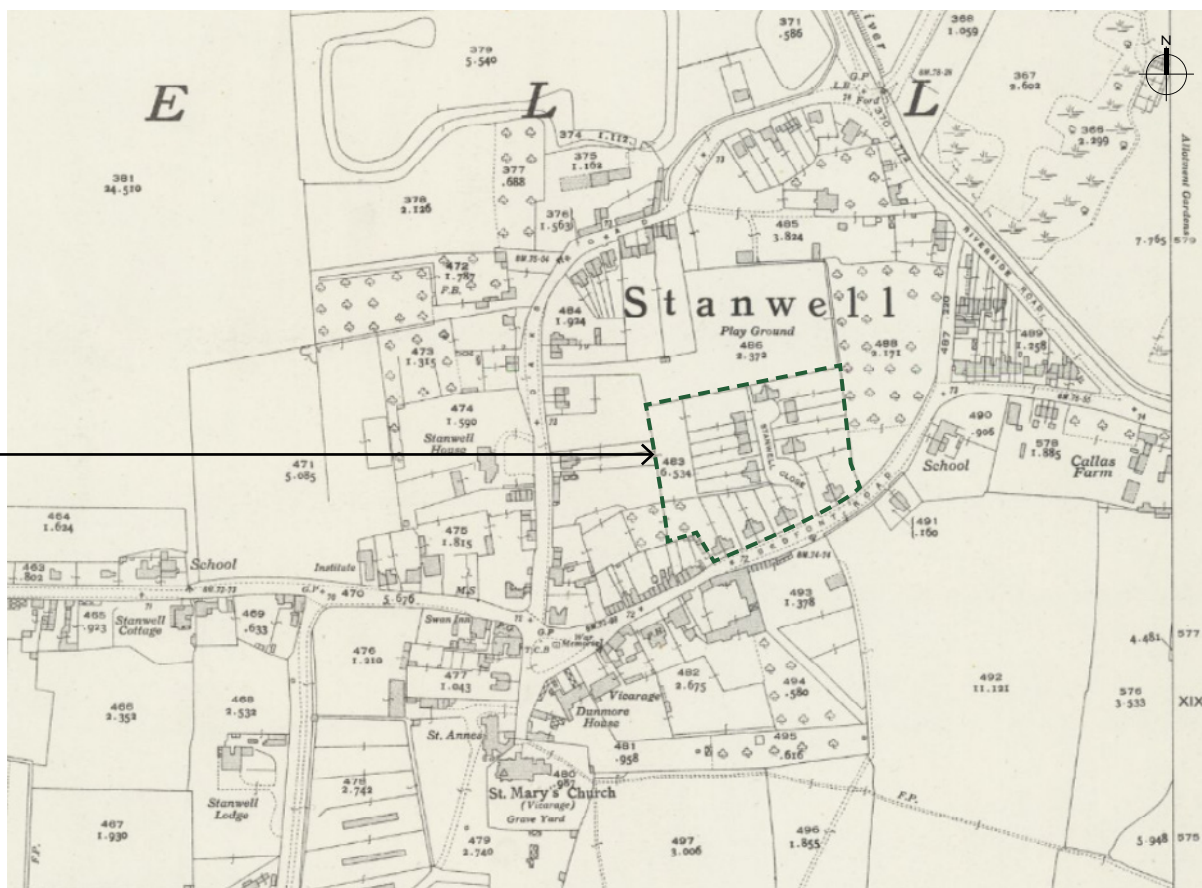
Stanwell as recorded in the 1914 Ordnance Survey

SECTION 2.0: ASSESSING SPECIAL INTEREST



Development to the south, adjacent to the reservoirs, continued over the course of the 20th century. Within the village centre, new street-fronting houses and a cul-de-sac (Stanwell Close) had been laid out on former open land to the north of the High Street. Otherwise, the layout and configuration of the village in the 1936 Ordnance Survey appears largely as it did in earlier maps from the 19th century.

**New cul-de-sac and
associated residential
development**

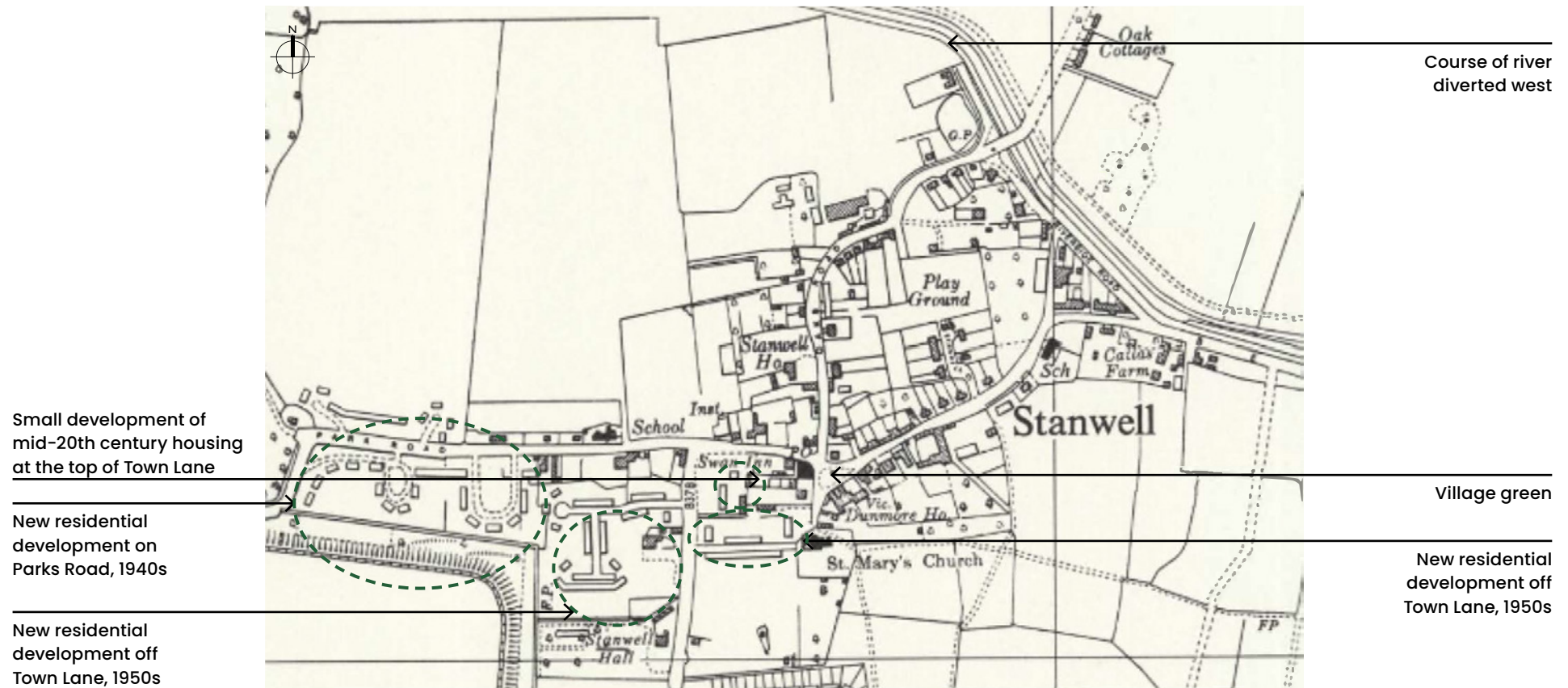


Stanwell as recorded in the 1936 Ordnance Survey

SECTION 2.0: ASSESSING SPECIAL INTEREST



Post-war development during the 1940s and '50s saw dramatic changes to the wider setting of the village. Alongside the large estates to the south, there was also some additional residential development within the village itself, at the western end of Park Road and either side of Town Lane. In 1955, Heathrow Airport opened as London Airport. To accommodate this infrastructure, the course of the Duke of Northumberland's River was diverted to the west.



Stanwell as recorded in the 1960 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 Historic Environment Record, as well as information on previous finds, past investigations, historic maps, aerial photograph, and thematic surveys.

Much of the Stanwell Village Conservation Area is overlapped by an AHAP, comprising the settlement's medieval core. Directly abutting the north-west corner of the Conservation Area is a further AHAP comprising the Stanwell Cursus and multi-period prehistoric features. Both areas are recognised for their very high significance.

2.4 Built Form and Architecture

Stanwell has an irregular grain of development which is typical of a village settlement that has evolved around a central church and along a principal thoroughfare (i.e. the High Street). There is a group of historically higher status dwellings around the village green which is indicative of a period of prosperity around the 18th and 19th centuries – these being Brook Cottage, Windsor Cottage, the Vicarage, Dunmore House and 40B High Street. These are larger, typically detached dwellings designed according to simple classical proportions and detailing. They are also notable for their prominent brick boundary walls.



The village green, as viewed travelling into Stanwell from the west.

SECTION 2.0: ASSESSING SPECIAL INTEREST



Along the western section of the High Street buildings are typically set back from the street, including the village hall which has a small amenity space in front. The buildings on the eastern section of the High Street are generally built up against the pavement, the exception being the two groups of modern shops on the north side of the High Street, which are set back behind a widening in the pavement. The effect of this on the streetscape is that the modern commercial signage is not visible until moving directly past and the historic buildings remain prominent features.

There is evidence of historic commercial activity at the corner of the High Street and Church Approach, where a traditional shopfront fascia has been retained above the ground floor windows of 22 High Street. The diagonal positioning of the building also points to a historic shopfront and the retention of a cast iron oven at the entrance to 20 High Street further indicates traditional commercial activity.



The village hall on the High Street.



Evidence of a former shopfront at 22 High Street.



A retained section of a cast iron oven at 20 High Street.

SECTION 2.0: ASSESSING SPECIAL INTEREST



The three public houses punctuating the High Street are a further indicator of the thoroughfare's historic prominence, as well as the growth of the local community in the 18th and 19th centuries. The Wheatsheaf marks the entrance to Stanwell from the west; the Swan forms part of the historic core of the village; and the Five Bells historically marked the entrance from the east although the settlement has since expanded much further eastwards, beyond the boundary of the Conservation Area. The Wheatsheaf and The Swan are similar in their architectural style – both having a light painted exterior and hipped tiled roofs – and the open spaces associated with the main pub are indicative of traditional coaching inns.



The Wheatsheaf at the corner of Park Road and Town Lane.



Five Bells on the High Street.

The roofscape across the Conservation Area is varied, with hipped and pitched roofs principally covered with clay tiles, although slate and pantiles are also evident. There is a notably high proportion of surviving brick chimneystacks and clay pots which add further variety to the roofscape. Parapets are evident on the properties on the south side of the central village green, which is in keeping with their more refined classical design.



The varied roofs around the village green.

SECTION 2.0: ASSESSING SPECIAL INTEREST



The scale of building across the Conservation Area is generally domestic, ranging from modest terraces to the grander detached buildings around the Green, but generally all two storeys with attic space. An exception to this is the uncharacteristic massing of the extension above Bakers Court/20 High Street.

The predominant building material is brown and red brick. There are some instances where render or a painted finish punctuates the sequence of exposed brick elevations within the streetscape, such as the external treatments of The Wheatsheaf, 48 High Street and 61 High Street. Some of the historically higher status properties have additional detailing in stone, including gatepost finials marking entrance points within the characteristic brick boundary walls. The lower portions of wall in front of Brook Cottage and the Vicarage are supplemented with traditional iron railings.

Windows across the Conservation Area are typically traditional timber sash units, proportioned according to the style and type of building. A particularly unusual example is the Gothic arch feature in the glazing bars of the windows at Cheyne Cottage on Oaks Road. Some properties have pastiche uPVC replacements which are conspicuous by their disproportionately thick frames and false glazing bars. There are also instances where uPVC casement units have been installed.

Gutters and downpipes are generally discreet and appropriately positioned across the Conservation Area, although it is suspected that there has been extensive modern replacement using PVC.



Traditional timber sash windows on the High Street



Unusual Gothic windows on Oak Road

SECTION 2.0: ASSESSING SPECIAL INTEREST



2.5 Trees and Open Spaces

The Stanwell Village Conservation Area centres on the village green at the junction of the High Street and Church Approach. This is a modest-sized lawned wedge with a prominent mature tree and a traditional iron bench encircling it. Additional benches positioned elsewhere on the green are illustrative of its role as a community space. The village green is also the location of the Stanwell war memorial, which is a highly visible landmark on the main thoroughfare through the village and in traditional close proximity to the church. Short timber bollards demarcate the boundaries of the green and protect its grass from vehicle damage.

Another mature tree prominently frames the entrance to St Mary the Virgin as viewed from Church Approach. There is

a generous turning circle in front of the church's entrance, which is surfaced with modern tarmac and opened up to its generous current proportions following the replacement of an earlier dwelling to the west with two smaller modern properties. Tarmac is the standard road and pavement treatment throughout the Conservation Area.

In summer months, trees and other planting located in both public spaces and private gardens all contribute to a verdant character.

Beyond the church, outside of the Conservation Area, is the broad open space of the Village Park. This is an important feature within the setting of the Conservation Area and frequently accessed via the paths through the church yard.



Church Approach, which is a modern re-landscaping of the original access route to the church

The streetlights throughout the Conservation Area are uniform in style, with traditional lanterns and black finish. Their style and size is in keeping with the character of the Conservation Area and are supplemented with traditional cast iron road signs and a group of three cast iron bollards on the High Street.



Examples of the traditional streetlighting in the Conservation Area.



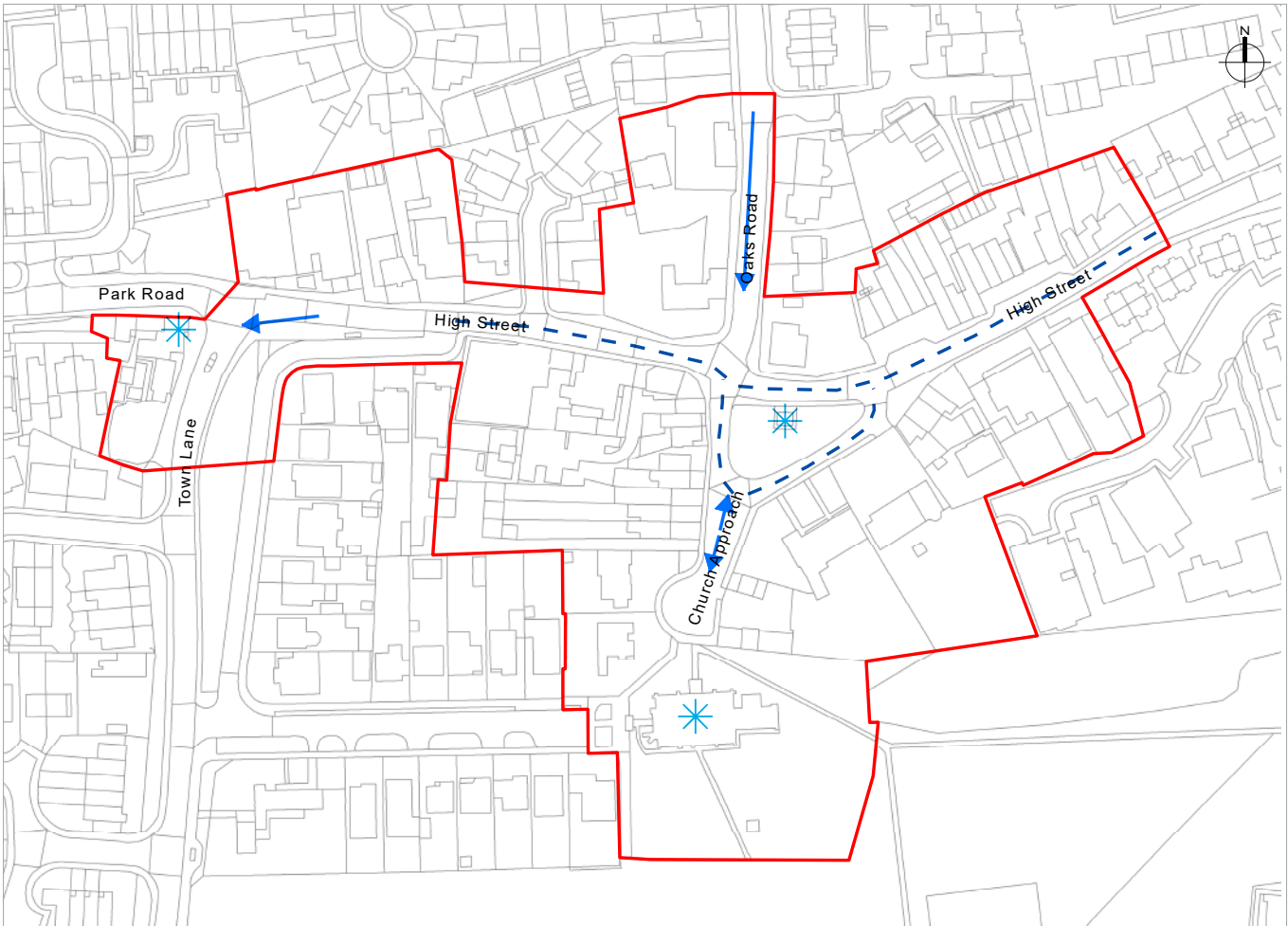
2.6 Views

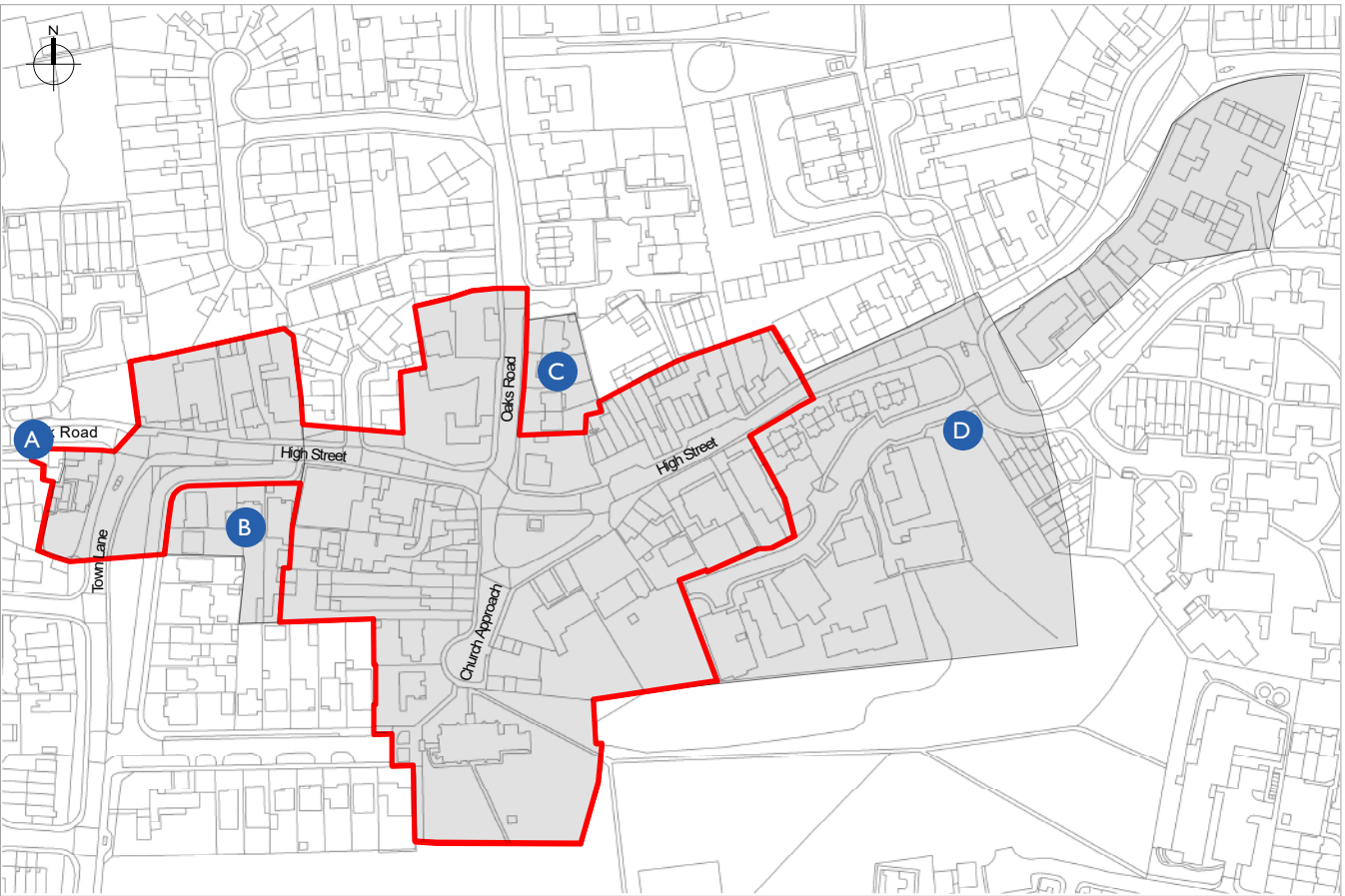
The church spire and war memorial on the village green are the principal eye-catchers within the Conservation Area. There are views of the church between gaps in buildings and over the roofscape at various locations in and around the Conservation Area, this serving as a traditional marker of the village centre. Views are otherwise generally funnelled along the streetscapes, with the village green serving as a focal point at the junction of the High Street, Church Approach and Oaks Road. The Wheatsheaf is another landmark feature by virtue of its positioning at the corner of Park Road and Town Lane.

VIEWS PLAN

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

This plan is not to scale





BOUNDARY REVIEW

- 2024 Conservation Area Boundary
- Previous Conservation Area Boundary

This plan is not to scale

3.1 Inclusions

- A The boundary has been re-drawn slightly at its far west end to incorporate the cottage and associated space adjoining The Wheatsheaf. The cottage continues the characteristic style and proportions of the main pub, including the same quoin detailing.

3.2 Exclusions

- B The residential properties at the top of Town Lane, between the mini roundabout and The Swan are modern developments post-dating the Second World War. Although the use of brick and tall boundary walls are characteristic of the Conservation Area, this group is not of sufficient special historic or architectural interest to warrant inclusion within the boundary.
- C The two pairs of semi-detached properties on the east side of Oaks Road post-date the Second World War and do not exhibit any of the characteristic features of the Conservation Area.
- D The previous boundary east of 56 High Street encompasses largely modern developments until it terminates at the former Lord Knyvett's school. The configuration is illogical in relation to current plot boundaries and the former schoolhouse already has extensive protection as a listed building and scheduled monument. To emphasise the integrity of the Conservation Area as recognition of the historic village core, this extension along the High Street has been excluded.



- **Replacement of traditional windows with uPVC units:** 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.
- **Inappropriate mortar repairs:** This issue particularly affects the characteristic boundary walls at the centre of the Conservation Area. 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 to repointing have potential to cause spalling and deterioration of the brickwork.
- **Efflorescence and vegetation growth:** This issue also affects the characteristic boundary walls at the centre of the Conservation Area, especially as these are frequently supplemented with adjacent 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 the mortar and brickwork. Vegetation rooting within the mortar joints can also cause structural instability if left unmanaged.
- **Surface water pooling:** In periods of prolonged or heavy rainfall, several locations within the Conservation Area suffer localised pooling. In the long term, insufficient drainage has potential to erode road surfaces and kerbstones, as well as splash further moisture up the lower sections of nearby structures and thereby accelerate their decay.
- **Telecommunication poles and wires:** Prominent poles and high-level wires are positioned at intervals throughout the Conservation Area, including one on the village green. Visually, these compete with the historic character of the streetscapes and detract from the traditional style and proportions of the lantern streetlights.
- **Satellite dishes:** As the Conservation Area primarily contains residential properties, there is a large number of externally-mounted satellite dishes – frequently on primary or highly visible elevations. These are modern features which individually detract from the architectural quality of their host building and cumulatively impact the wider streetscapes.
- **Modern commercial signage:** Supplementary signage including banners and A-boards are detracting features within the streetscape but are generally only present in relation to the operational pubs and two groups of modern shops on the north side of the High Street.
- **Modern shopfronts:** The two groups of shops within the Conservation Area are modern infill developments with various different styles of shopfront. Some have traditional features such as a canopy and stall riser; however, the majority have overly-prominent facias and window stickers.



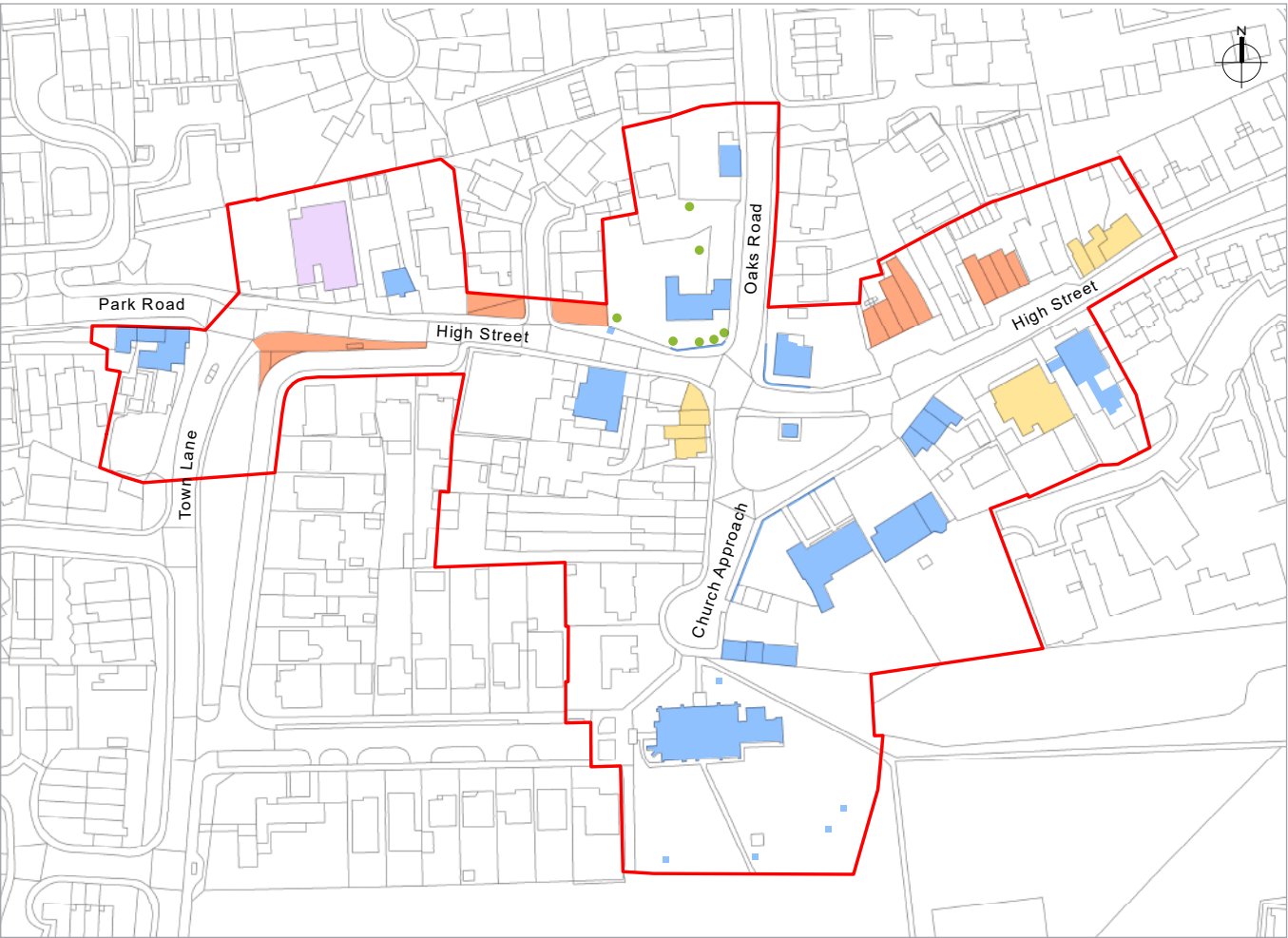
An example of ribbon pointing, efflorescence and vegetation growth affecting a brick wall



A telecommunications pole competing with a key view of the church



Modern shopfronts, which are out of keeping with the character of the Conservation Area



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 Stanwell Village 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 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 Stanwell Village 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 future changes to the two groups of modern shops to include designs that are more sympathetic of the surrounding historic character and subsequently reduce their detracting visual impact. There is also potential to enhance the landscaping along the High Street west of Brook Cottage to improve the western approach into the centre of the village.

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 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.



Spelthorne Borough Council, *Stanwell Village Conservation Area Preservation and Enhancement Proposals*, 1992.

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, ed. Susan Reynolds (London, 1962).

Spelthorne Borough Council, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016), <https://www.spelthorne.gov.uk/article/17644/Listed-and-locally-listed-buildings-information>

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>

APPENDIX A: HERITAGE ASSETS



Address	Heritage Status	Additional Assessment
Stanwell war memorial, High Street	Grade II listed	List entry number 1393523
Forecourt wall and gate piers of Dunmore House, 40 High Street	Grade II listed	List entry number 1187045
Dunmore House, 40 High Street	Grade II* listed	List entry number 1204875
40B High Street	Grade II listed	List entry number 1298895
Boundary wall between 40B and entrance to Coachman's Cottage, High Street	Grade II listed	List entry number 1204814
Coachman's Cottage, 38 High Street	Grade II listed	List entry number 1187041
Churchyard tombs x5	Grade II listed	List entry number 1281005 / 1187043 / 1298896 / 1204863 / 1187044
Church of St Mary	Grade I listed	List entry number 1187042
The Vicarage, 42 High Street	Grade II listed	List entry number 1187046
46 and 48 High Street	Grade II listed	List entry number 1204882
Old Farm Guest House, 56 High Street	Grade II listed	List entry number 1187047
Windsor Cottage, 29 High Street	Grade II listed	List entry number 1298894
Cheyne Cottage, 7 Oaks Road	Grade II listed	List entry number 1298901
Brook Cottage, boundary walls and iron railings, 25 High Street	Grade II listed	List entry number 1187040

Address	Heritage Status	Additional Assessment
The Swan Public House, High Street	Grade II listed	List entry number 1204809
The Wheatsheaf Inn and Wheatsheaf Cottages	Grade II listed	List entry number 1298902 (NB: the conversion of the historic pub into residential dwellings was permitted in 2023).
13 High Street	Grade II listed	List entry number 1187039
Milestone, High Street	Grade II listed	List entry number 1204803
Village Hall, High Street	Locally listed	LL/071, Local List of Buildings and Structures of Architectural or Historic Interest, February 2004 (Updated December 2016)
22/22a/24 High Street	Positive contributor	The retained fascia of a historic shopfront on the corner of this group is especially notable. The replacement windows are in keeping with the proportions of the building and wider character of the Conservation Area.
Five Bells Public House, High Street	Positive contributor	A good example of an early 20th-century pub with traditional features.
57-61 (odds) High Street	Positive contributor	Historic interest as a 19th-century development with original proportions. Potential for enhancement with replacement of modern windows with traditional units.

Additionally, the National Heritage List for England still identifies a Grade II listed granary (list entry number 1187048) east of 56 High Street, which no longer exists.

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