



Heritage Statement

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Temporary Accommodation for
Day Houses

for

Epsom College

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Document Issue

FOR PLANNING SUBMISSION



NVB Architects
ROOK LANE

Rook Lane Chapel
Bath Street, Frome
Somerset.
BA11 1DN

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Project Team



Client
College Rd,
Epsom
KT17 4JQ

Project Partners

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Introduction

Purpose of Report

This Heritage Statement forms part of the submission package for a planning application for proposed works at Epsom College to provide new Temporary Accommodation to expand the girls day house facilities. It should be read alongside the submitted plans, sections, reports and elevations.

Background

NVB Architects have considerable experience of working on education developments in both private and local authority schools, as well as in conservation areas and with listed buildings. We have built up an extensive portfolio of education work over the past thirty years, including new-build projects, extensions and master planning of school campuses.

NVB Architects have been instructed by Epsom College to see which day houses can be provided with temporary accommodation. NVB and the school have developed the brief for the day house accommodation and each unit is to have study space for an additional ten girls. This report reviews and justifies the proposed developments in the light of the heritage aspects of the site.

Proposals

Schedule of works

The College intend to provide temporary accommodation in three locations around the College, which will increase the capacity at three of the girls day houses. Each one of the temporary day houses will provide study space for up to ten girls.

The amount of accommodation is determined by the number of pupils that are needed to be accommodated. At present the College are looking at expanding three day houses by an additional ten pupils in each, being 30 pupils.

The units that are proposed are Portakabin TN104 unit which is 10m x 4.2m The unit will be single storey and has an overall height of 2.975m.

It is proposed that the buildings have a bespoke external cladding which will be more pleasant than the standard grey cladding which these type of buildings are normally clad with.

The Heritage Asset

Epsom College has two assets which are considered to be important. These assets are listed under the Planning (Listed Building and Conservation Areas) Act 1990.

The first asset is the Original Eastern Range, Comprising White House Girls House, Crawfurd Girl's House, The Dining Hall, Granville Boy's House, The IT and Drama Studios, The Big School Hall and The English Department. This arrangement of building first entered the list on 22nd March 1974 and is Grade II Listed 1044737.

The listing details this building as follows:

861/31/196 COLLEGE ROAD 861/36/196 (South side)
22-MAR-74 Epsom College: The Original Eastern Range comprising Whitehouse Girls' House,Crawfurd Girls' House,The Dining Hall, Granville Boy's House,the IT and Drama Studios,the Big School Assembly Hall and the English Department (Formerly listed as: COLLEGE ROAD Epsom College)

Also Known As: Royal Medical Benevolent College Originally almshouses and College, founded in 1853; now College. Architect T H Clifton. The assembly hall known as "Big School" attached to the south was in use by 1863. Formerly Royal Medical Benevolent College. A long asymmetrical range aligned north east to south west originally comprising six almshouses to the north and school to the south with further purpose-built hall and classrooms added to the south by 1863. Gothic style. Red brick with ashlar dressings. Pitched tile roofs. Grouped brick stacks with cornicing. Two to three storeys.

EXTERIOR: Projecting to the north is a former almshouse (no 6) of two storeys and attics with two gables. This is followed by a long range of five former almshouses (now boarding houses) of two storeys divided by two three storey gables and two two storey gables each with an arrow-slit window to the attics and arched door case. The ground floor has three four-light canted bays and ends in a gabled section with oriel window. To the south are the school buildings with a large gable with five-light two tier window with stained glass roundels with quatrefoil band between and buttress. There follows a three storey symmetrical

section with central four storey tower with octagonal turret, crenellated parapet and three storey stone porch, splayed to second floor, square to first floor and elaborate porte cochere to ground floor with arches and arched entrance behind. To the north of this is a three tier staircase window and two canted bays. A one storey section with gables and four two tier windows with buttress leads to a headmaster's house of four bays which has a large gable to the left with gargoyles, elaborate oriel window and a four storey octagonal turret. Linked to the 1853 wing by a brick arch is the "Big School" assembly hall and the English department. "Big School" is a large hall of brick with stone dressings and gabled tiled roof with terracotta ridge tiles. There is a gabled west front with end buttresses, elaborate stone gargoyles and a large five-light two tier window with cinquefoil heads and arched doorcase below with elaborate carving in the spandrels. The sides are of six bays with dogtooth cornice,stone mullioned and transomed windows and stepped buttresses. Adjoining directly to the east is the English Department, originally classrooms with a prefects room and a drawing room. This is also in Gothic style of two storeys red brick with stone dressings and tiled roof. The east front has two gables with trefoil arnament and six lancet windows to the first floor. There is a band of quatrefoils between the ground and first floors. The ground floor has two three light windows and a later central bay. The sides have four lancets and four mullioned and transomed casements to the first floor and six triple mullioned and transomed windows to the ground floor.

INTERIOR: Interior features in the 1853 building include a stone well staircase with pierced quatrefoils, a central corridor with unusual cambered terracotta ceiling, dado panelling and cambered doors and former dining hall with four bay scissor-braced roof. "Big School" has a six bay arch-braced roof with king posts, stained glass windows depicting saints, gallery supported on four octagonal columns with panelled front and similar panels to dado panelling. Each side wall has a stone bust, one of John Propert, founder of Epsom College (1793-1867), the other to Dr George Cornelius Jonson (1803-1890).

The second asset is the Epsom College Chapel which is also Grade II Listed from 22nd March 1974, Listed

no 1044738.

1895. By Sir Arthur Blomfield ARA & Sons. Red brick. Ashlar dressings. Pitched slate roof. No aisles or chancel. 8 bays, separated by buttresses with tumbled brick set backs, each with 13-light window with Perpendicular tracery. S-light "E" and "W" windows also with Perpendicular tracery. Moulded eaves cornice, crenellated parapet. Crocketed finials above buttresses. Gargoyles at corners. 2 bay chapels project to "N" and "S", with parapets following gable line. Porch to "N". Canted chapel projection to "S", surmounted by open wooden lantern with octagonal shingled spire. This chapel was built to replace the existing chapel which was too small. See Epsom and Ewell Herald, July 13, 1895



Epsom College Chapel



Whitehouse viewed from the Northwest

The Heritage Setting

The image below identifies the location of the two Listed Buildings, location A being The Original Eastern Range comprising Whitehouse Girls' House, Crawfurd Girls' House, The Dining Hall, Granville Boy's House, the IT and Drama Studios, the Big School Assembly Hall and the English Department and location B being the Chapel.

It is clear from the image below that the two listed buildings frame the approach to the College "front door" from the entrance gates and that the first impression is impressive with the chapel to the west of the main entrance drive and the alms houses to the east of the main entrance drive, framing the drive way as one approaches the College.

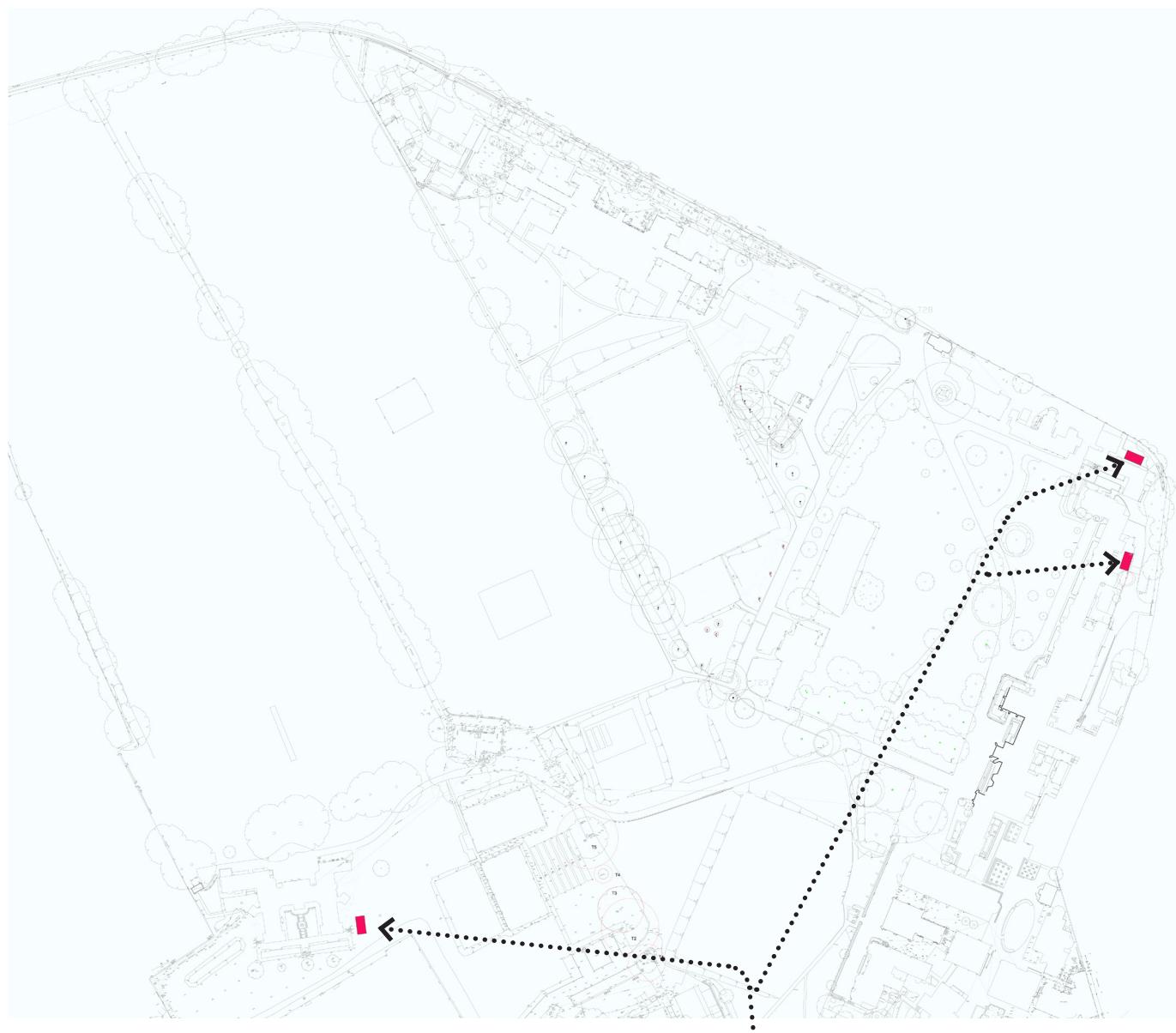
The buildings are characterful and homely and are traditional in nature. They enhance the parkland setting and provide a boundary to it.



The Heritage Impact

The following pages describe the heritage impact for each of the proposed locations on a location by location basis.

The image below identifies the proposed location of each of the new temporary buildings adjacent to Whitehouse, Rosebery and Murrell Houses.

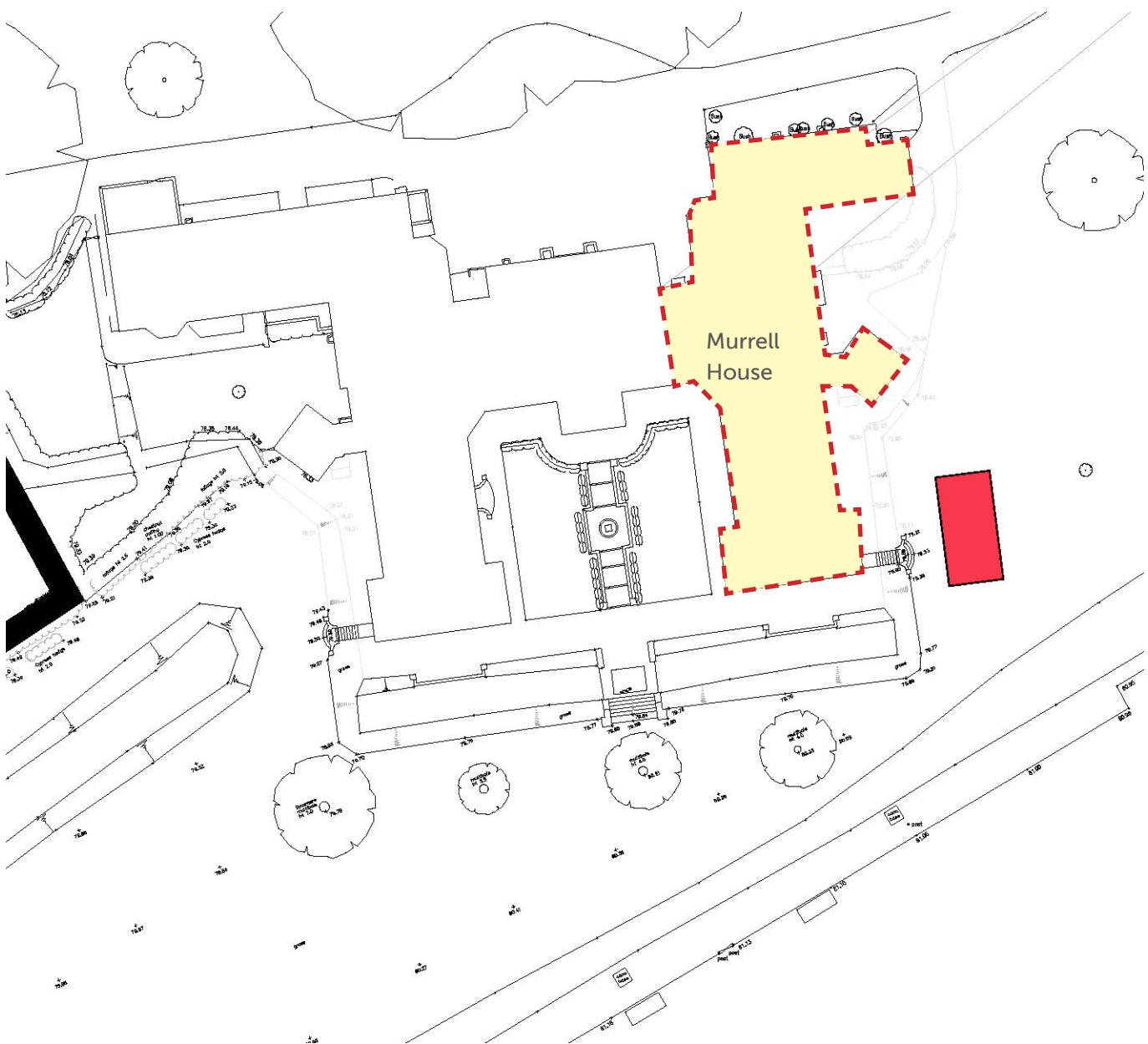


Proposed location for the temporary Units on the site of the College

Murrell House

It can be seen from the previous page that Murrell House is some distance away from the nearest listed building which is The Chapel. The site survey plan measures 225m. Whilst there are only topographical changes in levels between the two sites, the level change is only 2m. There are no interruptions in the line of sight between the two locations.

It is considered that the distance between the two locations is adequate to state that there is no adverse impact upon the heritage assets. The proposed development is temporary in nature and as such it should be accepted as appropriate.



Proposed location for the temporary Murrell unit 1:500 @ A4

Rosebery House

The option for new temporary accommodation at Rosebery House is provided to the north of Rosebery House. The new unit is located closely to the boundary of the site and is approximately 21m from Whitehouse, the closest heritage asset. However, Rosebery House is located between the site of the proposed temporary day house and the Listed building, Whitehouse.

The impact upon the heritage setting is considered to be low as earlier in this document the main heritage impact is described as being from the western side of Whitehouse. As one moves through the site the temporary day room will not be visible from either the south as it is screened by Rosebery House, or from the north as it will be screened by the boundary fence to the College. It is therefore considered that the impact on the heritage asset by the new accommodation is low.

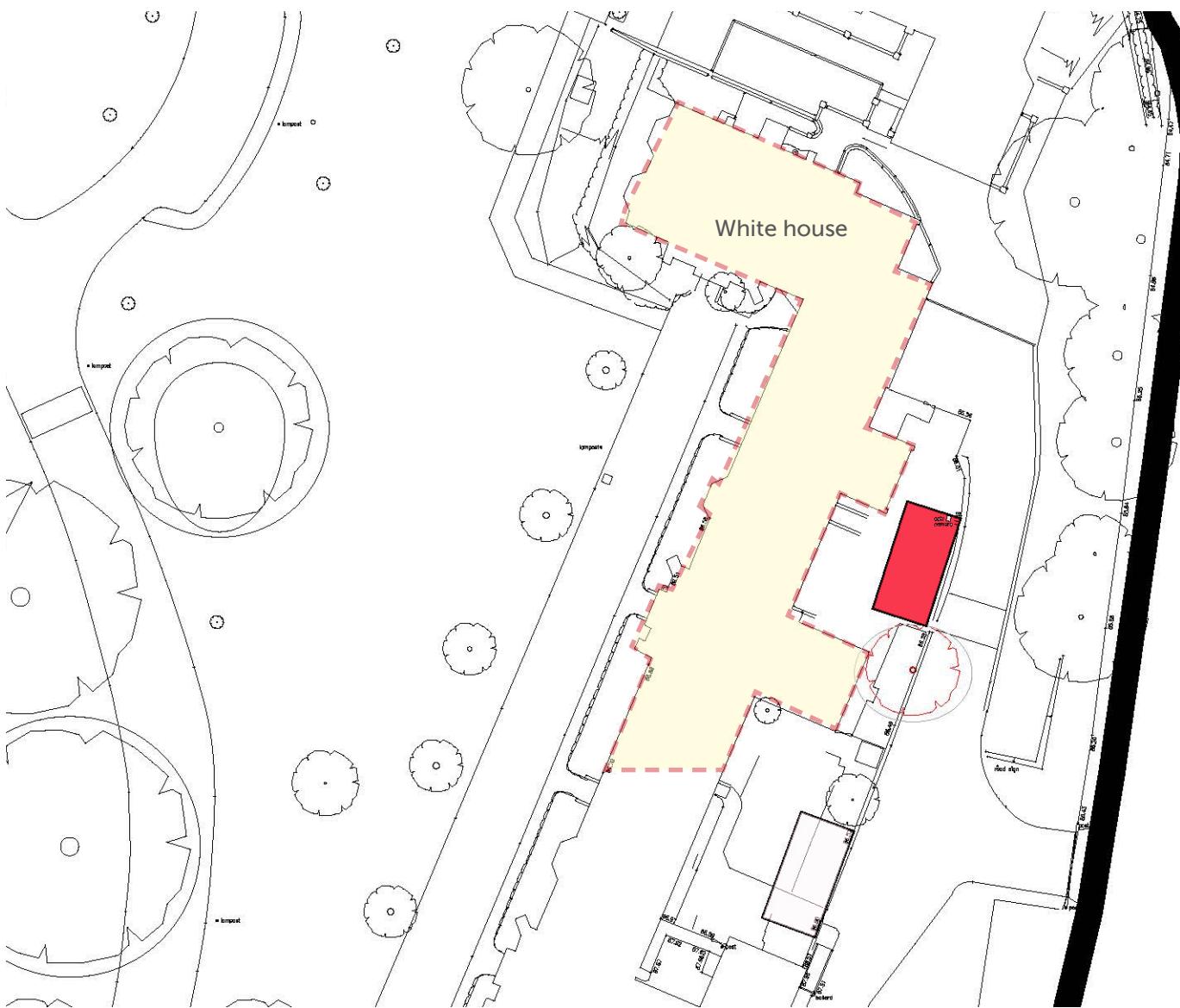


Proposed location for the temporary Rosebery House unit 1:500 @ A4

Whitehouse

The new accommodation for Whitehouse is proposed to the east of Whitehouse. This unit is located within the curtilage of the heritage asset and is located on the boundary of the site. Whilst the unit is close to the heritage asset it is not considered to be permanent and can therefore easily be removed. The purpose of the building being temporary is to respond to a sudden increase in pupil numbers and if the increase is sustainable the College will construct a permanent extension which will be sympathetic to heritage asset as the recent extensions that have been executed.

The new unit is not considered to affect the impact of the listed building as it will not be visible from the east as it will be hidden by the College boundary wall and the boundary fence to Whitehouse. The impact of the extension upon the setting of the listed building is considered to be medium as it is within the curtilage of the listed building, however it is not visible from the west and therefore is not considered to be harmful to the main vista.



Proposed location for the temporary Whitehouse unit 1:500 @ A4

Conclusion

Summary

This document has outlined the heritage assets at Epsom College and has identified how they create the unique setting for Epsom College.

The document discusses the impact of each potential development on the heritage asset and concludes that in most cases the impact is low and also concludes that the installations are temporary.

The document should be read in conjunction with the

Design and Access Statement which states that the accommodation at this stage is only intended to be temporary and that if the need for the additional study spaces continues the College will submit applications for permanent extensions to each of the day houses which will be carefully designed to be complimentary to the heritage asset.

We would therefore suggest that the applications should be approved.



Whitehouse viewed from the entrance to the College



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