

Design and Heritage Statement

100 High Street, Epsom, Surrey, KT19 8BJ

Proposed Changes to Sign

100 High Street is located on the north side of Epsom High Street to the west of the Clock Tower. The site is within a Conservation Area and on Article 4 Land. No 100 is a Locally Listed Building.



The main part of the building is of two stories under a slate pitched roof. The rear element is single storey under a flat felted roof with upstands. The ground floor is largely of painted rendered brickwork while the upper walls to the sides and rear of painted timber shiplap boarding over timber framing. The front elevation is of rendered brickwork at both levels with an inset bow fronted shop window at ground floor level together with entrance door.

The primary value of the building in terms of the Conservation Area is the external appearance which makes a positive contribution to the High Street.

Heritage

The history of the building is uncertain but it is believed to date from the early 18th century. The two story front element is the original building. It appears on the Ordnance Survey Map of 1866.



The first floor structure shows many phases of alteration and largely consists of modern steel beams supporting modern floor joists with some remaining older timbers. The stair to the first floor has clearly been repositioned several times. The curved bay window at the front is of modern construction and the bricks used under the bay are clearly from the late 20th century. The other windows are also modern.

At some point the building was extended to the rear with at least two phases of single storey extension. Extensions had been constructed by 1912 as they are shown on the Ordnance Survey map of 1912.



There are two upstands on the rear flat roof which appear to be covered over former roof lights.

There is a distinctive cast iron signpost at the front of the building.

There are no surviving period features within the building.

To the east surviving buildings still provide some historical context but to the north and west all the older buildings were demolished during phases of the town centre redevelopment. To the west is a recent shopping development occupied by TK Maxx, entrance to a gym, multistory car park and flats.

Recent History

For many years the building was the place of business of the Furniss family, then as an Opticians. In recent years the building was in A2 use by Ashmore Insurance. Following a planning application in 2019, under 19/0158/FUL permission was granted to change the ground floor to A3 use and the First Floor to B1 use together with minor changes to the exterior and with internal alterations.

The alterations were implemented during early 2020.

Proposed Changes

The building is now to be fitted out for use by Kokoro with counter service and seating area at the front and food storage and preparation area at the rear. The shop front, window and door are to remain as existing.

Current Application.

This application is for replacement signage to the front and side of the building.



Front sign for former use.



Side sign for former use.

The painted blue ground and white lettering of the former Ashmore Insurance is to be replaced with a painted green blue ground and with black lettering “Kokoro” as shown on the submitted drawings. The signs are to be painted timber and fitted to the existing sign board over the shop window and door.

A similarly sign will be fitted to replace the sign board on the west elevation.

A painted hanging sign with the same colour scheme will be fitted at high level to the existing cast iron sign post beside the front elevation. The sign support frame at the top of the posts is currently damaged and distorted. It is to be restored to its original shape and the new sign formed to the same profile.

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