



HERITAGE STATEMENT

Cedars Cottage, No 16 Church Street, Epsom

Conversion of existing offices into residential accommodation

savills

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1. EXECUTIVE SUMMARY

Savills Architecture Department in Petworth were approached by Atkins Properties Limited to provide design proposals for converting the existing buildings for use as residential accommodation. Notwithstanding the '*Change of Use*', it was recognised that there is a need to make alterations to the Grade II Listed building and as such Listed Building Consent is required.

As such this Heritage Statement shows how the proposals affect the heritage asset and its setting to satisfy the National Planning Policy Framework (NPPF) paragraph 128.

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Dated 18.10.2020

For and Behalf of Savills (UK) Ltd



View of Existing Building

2. EXISTING SITE AND BUILDINGS

2.1. Site And Location

Cedars Cottage is located off Church Street between the junctions of Worple Road and Grove Road, a short walk from Epsom Town Centre to the north and towards St Martin's Parish Church to the south. Cedars cottage itself is located adjacent to the Grade II* Listed Property of The Cedars. The cottage also adjoins the Grade II Listed property of 'Outhouse to North of 18' which serves the No.18 which has also become offices.

2.2. Site Setting

The site falls within Epsom & Ewell Borough Council's Church Street Conservation Area noted for its "prestigious houses" but more notably St Martin's Parish Church commended for its 15th Century tower.

Many of the buildings along Church Street have been converted in some way, many into offices where the application site is no exception. There exists a number of residential dwellings including those opposite the application site.

There are mix of architectural styles along church Street which reflect the prevailing styles of the time they were built. Many of these buildings have a larger scale than most residential areas close to town centres which generally increases the closer to the town centre itself.



Google Maps 3D view of site looking north west towards Epsom Town Centre

2.3. Existing Buildings

Cedars Cottage itself is a two storey set of offices set back from the highway with a large parking area to the front with a small brick wall to the highway boundary. There is a single storey extension that runs the width of the building to the rear. The building adjoins the 'Outhouse of No. 18' to the south and has a small lean-to timber structure up to its boundary to the north.

Cedars Cottage is noted as being late 17th Century however has had many alterations and additions. It is of clay tiled roof, red brick and a cement rendered bay to the front.



Internal view of Barn looking north

Cedars Cottage, No. 16 Church St
Heritage Statement
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3. HISTORY OF CEDARS COTTAGE

3.1. Epsom

Before the late 17th century, Epsom was known variously as Evesham, Ebbesham, Ebsham, Ebbisham, Eppesham and Ebsame. The name derives from 'Ebba's ham', meaning Ebba's farmstead or settlement, Ebba being the name of the Saxon founder or landowner.

Situated 15 miles south of London, the town of Epsom lies on the chalk downs of Surrey on the road from London to Dorking. The Epsom Downs comprise nearly 950 acres of open chalk land just outside the town. At the time of the Domesday Survey of 1086, 'Evesham' is mentioned as one of the possessions of Chertsey Abbey with a small settlement around St Martin's Church. The Abbey was probably also responsible for a new settlement that grew into what became the high street.

After the dissolution of the monasteries, the Manor of Ebbisham was surrendered to Henry VIII and granted to Sir Nicholas Carew. After Carew's attainder it returned to the crown and was annexed to Hampton Court. In 1576, Mary I granted the manor to Francis Carew, eldest son of Sir Nicholas. The manor descended through various hands by both inheritance and sale to the Pankhursts of Catesby Northants. In 1770 the manor was sold to Sir Joseph Mawbey; though the old manor house at Epsom Court, now a farm, was retained by the Pankhursts.

Epsom was of little historic importance until the discovery of a spring rich in magnesium sulphate at Epsom Well in 1618. Up until this point, it had been a predominantly agricultural country village with small brickmaking and brewing industries. Epsom now rapidly developed into a spa town; although today it is best known for horse racing.

After the Restoration, Epsom became a fashionable resort for 'taking the waters' and many of its historic buildings and houses date from this time. Its proximity to the royal house at Nonsuch and relatively easy journey from Hampton Court meant visitors included Charles II, James II as Duke of York, and Prince George of Denmark. John Rocque's 1768 Map of Surrey shows the historic town centre with buildings lining the High Street, South Street and Church Street. The oldest building in Epsom is the tower of St Martin's Church (located on Church St). This dates from the mid C15th; and was retained when the church was rebuilt in 1824.

Epsom's star as a spa town fell after sea-bathing was discovered and the Old Well House was pulled down in 1804. However, it continued to attract visitors to the regular horse races held on the Downs; with access facilitated by the growth of the railways. Evidence of horse racing on the Downs at Epsom has been found dating back to the

17th century; and Robert Norden's map marks 'The Race' stretching from Banstead Downs to Epsom Downs. The Derby and The Oaks races were founded in 1780 and 1779 respectively.

Epsom was constituted as an urban district under the Public Health Act (1848) in March 1850 shortly after the Croydon and Epsom Branch of the London, Brighton & South Coast Railway was opened. In 1859, the London and South-Western Railway was also extended to Epsom.



John Rocque's Map of Surrey 1768

3.2. The Cedars & Cedars Cottage, 14-16 Church Street

Church Street is an ancient lane which connects the town centre with Epsom Downs and is mainly lined with large historic buildings (many are nationally listed) including the church.

Most of the notable houses and buildings along Church Street were built during the late 17th century and early 18th century when Epsom developed as a spa town. In Church Street, Cedars Cottage, The Hermitage and No 18 Church Street all date from this period of expansion.

The Cedars, at 14 Church Street, predates this period and was originally a farmhouse. It takes its name from two large cedar of Lebanon trees which were blown down in the storm of 1987.

A local historian, HL Lehmann, researched the history of the copyhold properties in Epsom through the collection of manorial court rolls held at Surrey History Centre. These begin in 1663 and end in 1925 when compulsory enfranchisement came into force [SHC K31/1/1-12 and K31/2/1-22]. Lehmann's work traced the ownership of The Cedars back to the will of Thomas Boys of Epsom in 1656 where it is described as 'one messuage, one barn, a wash-house, a cart-house, one garden, one orchard abutting onto Woodcott fields and Church Street' [Lehman 7A1].

The property then came into the hands of a London wine merchant Francis Shepheard who sold it in 1726 to Antonio Lopes Suasso, 3rd Baron of Avernas le Gras for £1,060. It is Suasso who is thought to have converted and extended the main house.



*Above Right: The Hermitage (Google Streetview)
Below Right: No 18 Church Street (Google Streetview)*

The Suassos were an old Portuguese Sephardic family who moved to the Netherlands in the 16th century. Bankers and financiers, the 2nd Baron d'Avernas le Gras helped finance William of Orange's expedition to England in 1688. It is thought that Cedars Cottage was originally built as a coach house and stables for The Cedars; and although not confirmed by any sources, the circumstantial evidence based on its estimated date of construction suggests that it may have been built by Suasso.

Suasso sold The Cedars to John Myster, a Lord Mayor of London of German extraction, who held the property by the time of the 1750 survey of Epsom. Myster added further embellishments and lived there until his death in 1763. He left The Cedars to his daughter Mary and son-in-law William Thornton "to use and occupy it as they thought proper, but not to let it" and on their decease to his grandson Thomas Thornton.

However, Thomas Thornton does not appear to have inherited the property, and it was most likely sold, as it appears in the will of George Whitehorne Lawrence of Epsom from the parish of St James, Cornwall, Jamaica in 1781. Lawrence, now living in Epsom, leaves his house in Church Street to his widow Margery [Margaret] Lawrence nee Barrett. Margery's will, proved in 1798, bequeathed the house in Epsom, as well as the Jamaican property she inherited from her husband (which included negro slaves, cattle, horses, mules & stock) to her brother Edward Barrett.

The descent through the Barrett family at this point is not known; but by 1812 it belonged to Charles Moulton, the husband of Elizabeth Barrett. Their second son, Edward Barrett Moulton (who later changed his name to Edward Barrett Moulton-Barrett) was born in Cinnamon Hill, Jamaica in 1785. Charles Moulton continued to be named as the owner in land tax records until 1826. Land tax records from 1812 – 1831 suggest that Moulton initially lived in the property but that it was subsequently let out to a series of different occupiers including the Rev Charles Mayo who ran a school based on the principles of Pestalozzi at The Cedars between 1822-87. By 1831 the tenant was William Everest [Lehmann 7C1].



Epsom 1729 from the map of Surrey by John Senex

At some point between the mid-1820s and late 1830s, the house must have passed to Charles Moulton's son Edward Barrett Moulton-Barrett. In 1838, the tithe map and accompanying apportionment [TNA IR 30/34/50 & IR 29/34/50] show that The Cedars and Cedars Cottage (hereditament number 594) along with two strips of field along what would become Worple Lane (hereditament numbers 835 & 836), are owned by Edward Milton [sic] Barrett, and were still occupied by William Everest.

William Everest, The Cedars' occupant was a solicitor. In the 1841 census, he is found at the house along with his wife Harriett; four daughters and a son; seven servants; a clerk; and two people who may have been visitors, Susan Johnson and George Parsons. Everest served for many years as clerk to the Epsom Board of Guardians.

By 1851, The Cedars had new tenants – the Misses Rebecca and Roseanna Eisdell – who set up a school in the house. The Eisdells were daughters of the Rev Thomas Eisdell, the 'dissenting minister at Andover'. Catering mostly for daughters of Epsom's gentry, the school's most famous pupils were the children of the missionary David Livingstone. In 1856, Roseanne Eisdell married William Woodward, a widowed Manchester merchant, at the Independent Chapel on Church Street.

Edward Moulton Barrett died in 1857; although he was survived by 11 children, he had disinherited all who had married. It is said that his decline was brought on by going to Epsom to vote for a member of the County from his main residence in Wimpole St. Charles John Moulton-Barrett, the eldest surviving son inherited the Jamaican properties; with the English estate being split between the five other living (unmarried) children. Charles, disagreeing with his father's wishes, chose to give his disinherited sisters (including Elizabeth Barrett Browning) £5,000 each from his own estate.

In 1864, Charles John Moulton-Barrett is recorded as having sold The Cedars to William Woodward, Roseanna Eisdell's husband [SHC Collection 2702/1/3]; the sale perhaps necessary in order to manage the five-way division of the English estate. However it meant that the Woodward/Eisdells were now owner-occupiers.



Tithe Map for the parish of Epsom, 1838

In 1871, Cedars Cottage appears listed separately on the Census to The Cedars for the first time. In residence are Mary Eisdell and Isabella Eisdell, the half-sister and sister of Rebecca and Roseanna along with a female servant.

William Woodward died in 1870 and would be followed by Rebecca Eisdell in 1875, then Roseanna and Isabella in 1876. Mary is thought to have stayed on at Cedars Cottage alone until her death in 1880 at the age of 92. Rebecca's assistant Bertha Lee took over running the school after Rebecca's death.

In 1881, the census lists a new occupant for Cedars Cottage, Maria Martha Baker, a widow with an independent income, her son Chiddy S Baker and three servants. Maria Baker brought another Jamaican connection to the property; her father having been John Burke of York Place and Jamaica. Maria Burke married Henry Sherston Baker and one of her sons would become the judge Sir Gordon Sherston Baker.

However, the records suggest that Mrs Baker was a tenant rather than an owner. In 1890 The Cedars was leased by W[illiam] S[truan] Robertson to General Edward Harding Steward [SHC Collection 2702/1/8] ending its time as a school. Although the exact descent to Robertson is not known without access to the deeds and descent of title described in them; it is known that William Struan Robertson married Eliza Shorrocks Woodward – the granddaughter of William Woodward from his first marriage. It seems most likely that The Cedars and Cedars Cottage descended via Eliza as William Woodward's heir after the death of Roseanna Woodward nee Eisdell.

In the 1900 Rate book, S[truan] Robertson is listed as the owner of The Cedars, with an East India Merchant, Frederick Coles as his tenant.



Roseanna Eisdell & William Woodward
[Cuthbert John Hopkins Collection, Bourne Hall Museum/
SHC Collection 4123]

Cedars Cottage appears to have continued to be let out separately; as its resident in the 1901 census is the widow Emily Saunders; her husband Thomas Saunders, a JP, having died in 1900 [British Newspaper Archive]. Also present on census day were Emily's daughter, son in law and their infant son; as well as a nurse, cook and parlour maid. The Ordnance Survey map of 1912 indicates the boundaries of Cedar Cottage, with small separate rear garden compared to the extensive grounds belonging to The Cedars. The boundary shown on the 1912 OS Map correlates with the boundary marked on the Title Register [Title Number SY95313]

Emily Saunders, Cedars Cottage's tenant, died in 1909. Surrey History Centre holds tenancy agreements for Cedars Cottage dated 1910 and 1939 [SHC Collection 2702/1/4-5], suggesting that Cedars Cottage was re-let after her death. Whilst the catalogue description contains no further details; the census of 1911 provides details of the occupants and likely lessee of the 1910 lease.

The new tenants of Cedars Cottage are Ernest and Louisa Bright, their young son Erwin, Louisa's sister Amy Watkins-Pitchford and two servants – a cook and a nurse. Ernest Bright is a Principal Clerk at HM Office of Works. Electoral rolls show that the Brights remained at Cedars Cottage into the mid-1920s.

After WS Robertson's death, both The Cedars and Cedars Cottage had been sold by his executors, in 1918 and 1919 respectively. However they were both sold to the same person, the solicitor Walter James Payne and his wife Ethel Maud Payne (nee Langridge, nee Monckton). The Paynes lived in The Cedars; whilst Cedars Cottage continued to be let to tenants. Ethel Payne soon got involved in local politics standing successfully as a councillor for Epsom Urban District Council in 1921 and in 1925 she was returned as Epsom's representative on Surrey County Council [Surrey Mirror, 25 March 1921/27 March 1925]. By 1939 Ethel, aged 70, was still serving as a JP for Surrey [1939 Register].



OS Map 1912-15

Other occupants of 16 Church Street between WW1 and WW2 found in the Electoral Registers during the 1930s include Alexander & Doreen Nisbet (1934); and George & Doris Sealy (1935, 1937),

The 1939 Register, taken on the eve of WW2, has no entry for 16 Church St, so provides no further information on the tenants in the second lease [SHS 2702/1/5]. Walter & Ethel Payne along with two servants are listed as the occupants of The Cedars. However, the 1939 Electoral Roll provides more information and lists the occupants of 16 Church Street as William Neville Cumming and Margaret Jean Cumming.

Walter Payne died in 1940, leaving his estate to his widow. Ethel Payne sold The Cedars to Epsom & Ewell Borough Council in 1941, but retained ownership of Cedars Cottage until 1953, when she sold it to WN Cumming [SHC 2702] – presumably the William Neville Cumming listed in the 1939 Electoral Roll. Cedars Cottage is thought to have remained in private hands for a number of years before becoming home to a GP surgery by the 1970s/80s.

Cedars Cottage was granted grade II listed status in March 1974. No additional ownership information on Cedars Cottage during the 2nd half of the 20th century can be ascertained from the records currently available and accessible. In March 1990 the property was bought by its current owner and permission sought for a change of use from a doctor's surgery into offices [Epsom & Ewell Borough Planning 90/00132/FUL & 90/00133/REN]. No further planning history is available for the property.

A photo of Cedars Cottage is included in the Church Street Conservation Area Appraisal document (2010); comparing this to a 1971 photograph held in Surrey History Centre's online photo collection [SHC 6887/60] shows that a small chimney originally located to the front left of the roof has been removed; and the far top left window enlarged. Although not visible on the image above, the photograph of the property on Historic England's listed building register also suggests that both the black and white painted doors on the lower left of the 1971 photo have been replaced by sash windows.



Cedars Cottage c. 1971 [SHC 6887/60]

4. PLANNING HISTORY

4.1. Relevant Planning Applications

A search in Epsom and Ewell Borough Council's planning register returns only one application of relevance (along with works to trees within the conservation area) noting: **Change of use from doctor's surgery to offices. Ref. No: 90/00132/FUL**

4.2. Listing

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1289516

Date first listed: 22-Mar-1974

Statutory Address: CEDARS COTTAGE, 16, CHURCH STREET

County: Surrey

District: Epsom and Ewell (District Authority)

National Grid Reference: TQ 21249 60574

Details

EPSOM 1. 1086 CHURCH STREET (West Side) No 16 (Cedars Cottage) TQ 2160 30/21 II GV 2. Late C17 - early C18. Two storeys, red brick, six modern sashes and one small casement to left. Ground floor with C19 cemented bay etc. Brick eaves, hipped old tile roof.

Nos 14 to 24 (even), Nos 24A, 24B. Outhouse to north of No 18 and the Old King's Head Public House form a group.

Listing NGR: TQ2124960574

Legacy System number: 290649

4.3. H.E.R. Search

A Heritage and Environmental Records Search was undertaken on the 18th December 2020 through Surrey County Council, beyond the information already compiled in this report, no information bought any relevant. The summary of the report is as per the image below:

Surrey County Council Event/Activity Full Report			
18/12/2020			
SHER J14/20 100 metres Cedars Cottage, 16 Church Street, Epsom: HER Event			
Event ID	Event Name	Event Type	
ESE2202	The Cedars, 14 Church Street, Epsom: Archaeological Evaluation	Event - Interpretation	
External Reference:			
Dates:	01/10/2007 - 31/10/2007, between		
Project Details:			
Event/Activity Types			
Desk Based Assessment			
Thesaurus Event Types			
EVALUATION			
Event/Activity References - None recorded			
Organisation:	Sutton Archaeological Services		
Associated Individuals			
Perry, J G - Unassigned	Project Manager		
Associated Organisations			
Location			
Grid Reference			
TQ 2122 6059 (point)	TQ26SW	Centre/Point	
Administrative Areas			
Civil Parish	Epsom, Epsom and Ewell, Surrey		
District	Epsom and Ewell, Surrey		
County	Surrey		
Address - None recorded			
Description and Sources			
Description			
Archaeological evaluation at The Cedars, 14 Church Street, Epsom undertaken by Sutton Archaeological Services in October 2007 found no archaeological features or finds.			
Sources			
Document: Perry, J.G. 31/10/2007. Archaeological Assessment on The Cedars, 14 Church Street, Epsom, Surrey, KT17 4QB.			
Associated Monuments			
18230	Negative evidence, The Cedars, 14 Church Street, Epsom (Negative Evidence 18230)		

5. HERITAGE VALUES

5.1. Heritage Values

When developing suitable policies for the Historic Environment, within a planning context, Local Authorities have referred to the guidance produced by the statutory advisors, such as Historic England. They have sought to inform planners and other decision makers on the most appropriate way to manage, interpret and implement any changes to our historic sites.

Historic England produced the Conservation Principles, Policy and Guidance (2008), which sets out six high-level principles:

- The Historic environment is a shared resource
- Everyone should be able to participate in sustaining the historic environment
- Understanding the significance of a place is vital
- Significant places should be managed to sustain their values
- Decisions about change should be reasonable, transparent and consistent
- Documenting and learning from decisions is vital

The principles respond to the need for a clear, over-arching philosophical framework of what conservation means at the beginning of the 21st century.

In order to manage the changes and the impact of those changes, we need to fully understand the significance of the site. The significance of a site or building is measured using the four value categories:

- Evidential
- Historical
- Aesthetic
- Communal

Each site needs to be assessed individually based on the outcome of this assessment along with consideration of the site designation.

5.2. Historical Significance

Cedars Cottage is a nationally listed building that falls within the Church Street Conservation area in Epsom which is considered one of the most important conservation areas within the borough for its Grade II and Grade II* listed houses and the mid-15th century church tower – Epsom's oldest building. A key characteristic of the Conservation area is the six adjoining listed buildings on Church Street mostly built as family houses in the late 17th and early 18th centuries – of which Cedars Cottage is one. Many are now used as offices.

5.3. Aesthetic Significance

Cedars Cottage was constructed as an adjunct to the main house, The Cedars, and has no particularly significant design elements.

The property has seen some obvious alterations, notably to the windows on the front elevation which date from the late 19th century with further changes during the late 20th century. The bay may also be a 19th century addition. The building as a whole appears to have been built in the late 17th or, more likely, early 18th century. It is a wide, low and relatively modest building (compared to its neighbours), seven bays wide with handmade clay tiles on the roof. The central chimney stack gives it a symmetrical appearance, despite an off-set front door and single storey bay to the left of the door.

5.4. Communal Significance

Cedars Cottage's location, as part of a group of six adjoining Grade II and Grade II* listed buildings, gives it significant communal value. The group's position opposite the church and listed buildings on the opposite side of the street augment its significance in the context of Epsom's urban and historic development.

5.5. Evidential Significance

The building does not appear to have any evidential value.

5.6. Notable persons

Several of the house's earlier owners are linked to people with historic significance or connection to historic events; such as the father or Elizabeth Barrett Browning and financier Antonio Lopes Suasso. However, many of these are tangential and indirect. For example, in the case of Elizabeth Barrett Browning, Edward Moulton Barrett appears to have been an absentee landlord and as she was disinherited she would likely have never lived, nor even visited, the property.

Other owners and occupants played locally important roles such as William Everest, clerk to the board of Guardians; the Eisdell sisters in the latter half of the 19th century; and the civic duties performed by Mrs Ethel Maud Payne. It should also be noted that

at least one owning family (the Barretts) and one occupier (Maria Martha Baker) have links to Jamaica and are cited as beneficiaries, or relatives of beneficiaries, in UCL's Legacies of British Slave-Ownership database.

6. STATEMENT OF SIGNIFICANCE

Cedars Cottage is probably the most modest and low key of the six neighbouring listed buildings group of which it is part. However, as part of this group, it plays a key role as the focal point of the Church Street Conservation Area. Whilst most of these historic listed buildings are now in some form of commercial use, others have been converted in recent years back to residential (although not single dwellings).

From a socio-historic point of view, they are an integral part of the story of the development of Epsom as a spa town in the late 17th century and early 18th century. From its (supposed origins) as a coach house, it became a residential annexe to the Cedars for several centuries; remaining a private residence until well into the 20th century.

7. SCHEME PROPOSALS AND IMPACT

7.1. Evaluation of the Site

The site is typically urban wherein its boundaries are built up with brick walls to the east, west and south, and a fence to the north adjoining The Cedars. The driveway to the front of the property is gravel with hardy planting to the walled areas.

The rear of the property has a small grassed area with further low maintenance planting to its perimeter.

7.2. Evaluation of the Building

The exterior of the building is well maintained and has been kept relatively untouched. The infilling of the ‘stable’ doors to the LHS front of the property in the 1990s included matched brickwork and installation of timber sliding sash windows where presumably many of the ground floor windows to the front were also replaced at the time. This includes the splayed brick arches and stone cills. There are some noticeable differences in the pointing which may be a consequence of repairs due to the creeping planting that has noticeably been cut back over the years from the front elevation.



Above: Photo showing profile of details to front elevations
Right: Elevation showing features of front elevation

Handmade Clay Tiles

Black Rainwater Goods

Brick corbel to eaves

Flush timber sliding sash windows

Splayed brick arches

Timber sliding sash windows

Render plinth (behind planting)





The front entrance also includes for a small canopy, which including the cement render, pre-dates the listing.

The rear of the building has been prolifically changed by the addition of the single storey extension which includes a false pitch roof with a bituminous flat roof. The windows and are modern remakes with double glazed panes to the ground floor itself.



*Above: Photo of front elevation showing entrance.
Above Right: Rear elevation with single storey in context
Below Right: Photo showing modern doors and windows*

Internally, the building has been modernised and altered significantly showing many of the 1990's interventions where it was turned from a doctor's surgery into a set of offices.

Some features are still present although many have been blended with modern interventions. Examples of this include the moulded arch within the entrance hall which is cut into modern cornice. All ceilings and walls have been re-surfaced with recessed sockets and downlighters.

Perhaps the biggest intervention is to where the apparent stable used to be which now serves as the office's main meeting room which is almost entirely not original. Speaking with the applicant, they have recalled works were agreed with the local authority at the time and included screeding over the original brick on earth floor. The intermediate floor is also new, along with the front facing windows etc. Interestingly the ceiling to the first floor has been raised to allow the hand cut trusses have been kept as a feature to the first floor.



Existing Staircase



Mouldings to ground floor areas



Top Right: photo of meeting room showing modern finishes
Below Right: Raised ceiling to first floor showing original trusses.



Illustrative view of proposed front elevation

7.3. Conservation Values

The building has been heavily modified over the 21st century where many internal architectural features have been lost or hidden. Further interventions should allow for the retention of historic features internally where possible. Further interventions to internal walls should be minimised, except those of modern internal walls.

Externally, the importance of the front elevation facing the road should be recognised and its style and character should be retained or improved. To the rear, the single storey extension is of low merit and has

Consideration will also be given to the longevity and sustainability of Cedars Cottage. The Building Regulations require buildings that are subject to Change of Use or have thermal elements exposed are made to an efficient standard. However The Building Regulations recognise that Listed Buildings have greater leniency towards buildings of historic significance where alterations to meet these requirements would “unacceptably alter the character or appearance” of the building (*Approved Document L2B Para 3.5 a*).

In addition to the upgrading of the thermal elements, the building will also require acoustic insulation to party walls between residential units. Many of these interventions, while fixing into modern plaster, can be achieved using studwork drylining that can be easily removed at a later date. Foul drainage that needs to traverse the floor should also be minimised where consideration to its location in order to avoid any historic fabric.

7.4. Design Principles

The viability for the unit to continue as an office has been tested where the demand has severely fallen. Demand for small residential units close to town centres within proximity to London has risen and therefore the proposal is to revert the building to residential use in the form of four flats. This has been supported by a viability test in the local market.

The front elevation will be retained and unaltered with the exception of the lean-to structure to the north which will be removed in favour of some soft landscaping to enhance the building's setting. Therefore the character of the building will not be changed.

Internally, new openings in masonry walls have been minimised. Modern interventions are rationalised or removed in favour of new non-structural elements.

Together, this will help to preserve the use of the Listed Building while having minimal impact to the historic fabric and enhance the character of the area.

7.5. Description of Proposals

The proposal is to divide the offices into four flats with a communal entrance and hallway. Careful consideration has been given to make interventions where necessary and to modern elements only. To summarise these interventions these include the followg:

Services.

Rooms have been located so that services are primarily located to the rear. Where the rear single storey parts are located, extracts to bathrooms and kitchens are to be taken to existing vent location or to new vent location located across the single storey rear wall. Foul water can be taken to existing foul water locations, however a new SVP will be needed to the east located within the modern extension area and vented through the flat roof having minimal impact to the character and historic fabric of the building.

The ground floor en-suite to Flat 2 will have its extract located at ceiling level through to the chimney stack. Its drainage will be located through the suspended ground floor to the existing svp location. By virtue of the rebuilding of the floor in the 1990s it is understood this can be achieved without impacting any historic fabric.




The incoming mains services will need qualifying by specialists design, however it is understood the current locations are sufficient and would not need alteration.

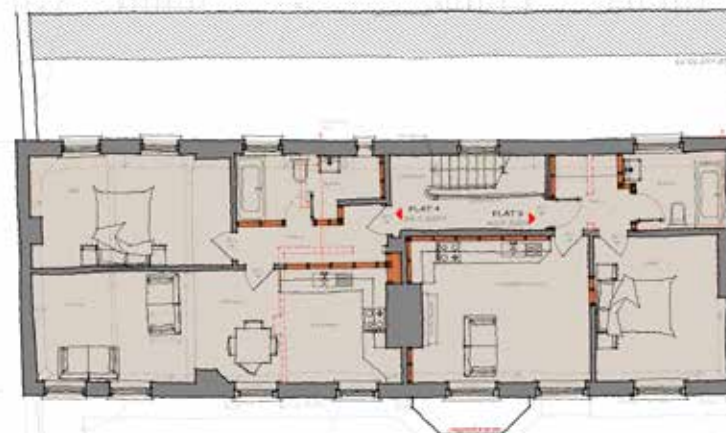
Internal walls.

The design has allowed many of the internal walls will remain unaltered except those of the rear single storey and some modern 1990s partitions to the first floor. New internal partitions will be built as 100mm stud, full filled with mineral wool insulation. fixing of these studs will only be to modern plastered walls where required.

Where existing walls become separating walls between flats, it is important that these achieve the necessary fire rating and acoustic performance. It is therefore proposed to similarly install studwork walls as drylining where these can take the necessary acoustic insulation as well as be finished (taped and jointed) as such to achieve the necessary fire rating.

Legend:

-  Structure Retained
-  20th Century Structure removed
-  Proposed new structure



*Proposed First Floor Plan
(Not to scale)*



*Proposed Ground Floor Plan
(Not to scale)*

Doors and Windows.

The proposal includes for only one window to be removed in favour of a pair of French doors. The window is identified as modern located within the modern area of the building. No other windows are suggested to be altered. Should a building regulations assessment of the building require it, permission will be sought to allow for secondary glazing where absolutely necessary.

The proposal includes the installation of a number of internal doors. The doors will match the style of the existing doors being timber four panel doors. However, the entrance to each flat will require the door to be FD30 fire rating so as to achieve 30 minute fire resistance. Primarily these will therefore need to be taken from a registered door manufacturer, many manufacturers produce a similar style of door that meets these requirements.

The external front door to the main entrance is proposed to be retained.

The External Envelope

The roof void has had upgraded insulation in the 1990s and no further insulation is proposed to be installed. As such, the roof void will remain untouched.

The external walls are of sound condition, and it is understood that upgrading these walls (by virtue of drylining etc) cannot be achieved without detrimentally altering the character of these walls (by virtue of works to window reveals etc). Therefore the proposal does not include altering the external envelope beyond that of the internal modern finishes.

External Landscaping

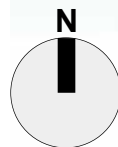
Soft landscaping to the front and rear garden has been well maintained and it is not proposed to make alterations with the exception of enabling some access around the property as well as to and from the rear french doors. The rear garden will become shared amenity.



Photo of existing shed to rear garden with established soft landscaping



*Proposed Site Plan illustrative only - refer to planning drawings
(Not to scale)*



7.6. Overall Impact

By virtue of the extensive works already undertaken in the 1990s from a doctor's surgery into a set of offices, the building lends itself very well to take further alterations. This is where these further alterations are to be only to that of the 1990s alterations thereby retaining all of the historic fabric of the building.

While the majority of the services are to be to the rear of the property the front elevation remains untouched.

Internally alterations and interventions are limited to that of the modern fabric of the building. Where historic fabric is proposed to be altered, these are limited to areas which will have minimal impact to any features of the building.



8. CONCLUSIONS

8.1. Guidance and Philosophy Followed

The alterations proposed, as set out in this document, are necessary in order to provide a sustainable solution for Cedars Cottage. This includes improving the general internal and external arrangement and retaining the surviving period features within the structure. We have carefully followed Historic England's Conservation Principles Policies and Guidance (CPPG) 2008 document.

Having explored the options available during the early stages and considered not only the client's requirements, the sustainability of each option and the impact upon the heritage asset, considering Local and National Planning Policy along with guidance from the statutory bodies this scheme was evaluated and considered to be a low impact on the heritage asset, with highest level of sustainability in the long term.

8.2. Outline of Proposals

The proposals include:

1. Rewire property throughout
2. New hot water systems
3. New foul water services
4. Demolition of internal modern stud walls
5. New internal stud partitions
6. New acoustic insulation dry-lining to internal party walls

8.3. Impact on Heritage Values

No alterations are proposed to the front elevation. Little intervention is required to the rear elevation where extracts and services are kept to a minimum and to the modern areas only.

Due to the extensive alterations to the property in the 1990s the proposed internal finishes only affect those of the modern finishes, including moving internal stud walls where necessary.

8.4. Conclusion

In considering the contents of this application in full, it is respectfully requested that this application is supported as the enclosed demonstrates that the scheme proposes less than significant harm on the overall significance of the building or its setting within this Grade II listed building.

“Proportionality should govern the exercise of statutory controls” (CPPG: 2008)

If there are any areas within the application that require further information we would encourage feedback, in order to amend any aspect within the proposals prior to a decision being made.

