



14 Chalk Lane, Woodcote Village, Epsom, KT18 7AR.

HERITAGE STATEMENT

This Heritage Statement forms part of a planning & listed building consent application for a single story side extension, together with other works to the existing dwelling. The Heritage Statement should be read in conjunction with the detailed drawings, historical report (updated in 2017) and other supplementary documents accompanying this application.

Existing site - Historical Development:

14 Chalk Lane is an end of terrace Grade II listed building in Woodcote ward. The house is part of a small group of dwellings built around the third quarter of the 17thC to the second quarter of the 18thC and consequently altered during the 20thC.

The dwelling was first listed on 22 March 1974 and the original listing states:

“Early/mid C18. Colourwashed brick. Old tile roof. 2 storeys. Band. 2 ranges of windows, sashes on ground floor, modern casements above. Flush panelled doors with simple hoods.”

Prior to the revision of “listed” buildings in Epsom of 1974 the buildings on the south-west side of Chalk Lane (Nos. 2 - 14 even) were allocated Grade 3. In the revised list of 1974 they became Grade 2 with a comment that 2 - 14 even had a “group” value. This group of small dwellings date between

the third quarter of the 17thC to the second quarter of the 18thC. These are the best group of houses of this period to remain in Epsom. Sadly the original sash windows and flush panelled front door with a simple hood (as remain at Nos. 8 and 10) were not replaced to match and small porches constructed in the refurbishment of c1975. The shiplap boarding at first floor and the flat roof clearly define the rear part of the property being a 20thC addition.

Internally no period details remain except the brick chimney-breast that has been encased c1975 brickwork. The roof timberwork (see Historic Report on property) is unusual in that it has two purlins on the rear slope with no rafters below the lower purlin. This is thought the point at which the “lean-to roof” pitched out from the main roof slope and is an unusual feature in Surrey. The stair has clearly been replaced twice since c1975 with the open tread stair that existed in 1990 having been reformed into the present dog-leg stair.

Originally 14 Chalk Lane, consisted of one kitchen/living room on the ground floor with stairs to the first floor (located at the rear of building) where there was one bedroom. At the rear of the house was a lean-to that would have been a scullery or storage area. At present the c1975 extension has a bathroom on the ground floor with a kitchen at the back of the ground floor above which is a bedroom with narrow balcony over the rear part of the kitchen. Drawings of this extension by renowned architect John Ashurst, accompanied a full planning application submitted in November 1967. John Ashurst was a renowned Architect who later became Professor of Conservation and Tourism at University of Portsmouth as well as working for the Royal Commission on Historic England. Although the Council is unable to evidence approval of the plans we accept that these must have been approved and permission granted as we understand that a Council grant was made towards works carried out.

Details of the proposed works and alterations:

- New side single storey lean to extension with side access door.
- Internal configuration of stairs to original setting.
- Other internal minor alternations:
 - Re-provision of bathroom to first floor to create a comfortable kitchen dining space with doors to garden.
 - Replacement/repair of existing windows and doors.
 - Replacement of existing rear flat roof with new “warm” insulated flat roof.
 - Removal of brickwork around fireplace.

The proposed side extension allows the stair to be reinstated to its original position on the rear wall of the original main living room with direct access from the new side door. In the kitchen/dining room the additional width will greatly improve the ambiance of these areas. Plain clay roof tiles similar to those on the main house roof will be used to roof the extension with brickwork used for the face of the external walls.

In order to better utilise the ground floor area it is proposed to relocate the bathroom facilities to the first floor, which is more convenient for the bedrooms. The proposed new window in the shower room and bathroom are similar to those inserted in the sidewall of the original building in 1975. All new partitions will be of studwork and the proposed new stairs will be of conventional construction.

Externally the replacement of the existing window and door at the rear of the existing kitchen with aluminium doors enables the dining area and garden to connect better to each other.

The two casement windows on the front elevation and the side window of the back bedroom are to be replaced with timber double glazed windows of the same proportions and design as existing windows. Timber double doors that lead from the rear bedroom onto the balcony will be replaced in timber with double glazed units and will be of same design and proportions.

Replacement of the existing felt roof with an insulated “warm roof” is part of the improvement work propose in this application and will further improve the insulation of the property.

The modern brickwork that encases the original chimney stack in the lounge is to be removed to expose the original brickwork, which is to be restored and left exposed.

In addition to the above mentioned works, it is proposed to replace rotten woodwork (balcony and weather boarding) and external drainage pipes which are currently causing water splashing down the walls, as well as the removal of a modern stack that is positioned against the more recent addition to the house.

Access to the rear garden is provided by a new gate into the right of way at the side of the property.

In summary, the proposed alterations to 14 Chalk Lane, along with the extensive repair work to the external woodwork will provide a dwelling with a very practical layout and securing its future maintenance. The proposed extension would be deemed a positive contribution to the character and distinctiveness of the building which for so long has been neglected.