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HERITAGE STATEMENT

In respect of

Chessington House, Spring Street, Ewell, Surrey, KT17

1UG

On behalf of

Rachel Blackman

AHC REF: PM/9879

Date: July 2020

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1.0 INTRODUCTION & SCOPE OF REPORT

- 1.1 This report has been prepared and written by Patrick Christopher Maguire, IHBC, Associate Director at Asset Heritage Consulting Ltd., on behalf of Rachel Blackman, the owner of the Chessington House, in order to assess the impact in heritage terms of the proposals for extension and alteration to this building.
- 1.2 The 18th-century Chessington House is a Grade II listed building located in the Ewell Village Conservation Area (first designated in 1972). Other designated heritage assets in the vicinity include the neighbouring Spring House and the late 1960s' Bourne Hall to the north (both listed at Grade II).
- 1.3 This report falls into two distinct parts: the first sets out the historical background to the development of Chessington House and its surroundings and focuses on assessing what is 'significant' about the listed building as a designated heritage asset and the contribution it makes to the character and appearance of the conservation area.
- 1.4 As such, this report complies with the requirements of paragraph 189 of the revised National Planning Policy Framework (NPPF) and the onus it places on those planning changes to historic assets to begin the process of change with a clear description of the significance of the assets affected, albeit that the requirement in the NPPF is only such that, '*The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance*'.
- 1.5 This second part of the report, which should be read in conjunction with the Design & Access Statement prepared by the scheme architects, Holland Green, focuses on an assessment of the specific impact of the application proposals on the significance of Chessington House as a listed building, on the setting of the nearby listed buildings, and on the character and appearance of the conservation area.
- 1.6 This two-stage approach of understanding 'significance' before moving on to assess the impact of potential change on that 'significance' has for some time been regarded as good conservation practice in the design and application

process (see, for instance, English Heritage's 'Conservation Principles', 2008) and, following the introduction of the short-lived PPS5 in 2010, the NPPF in 2012, and its revised iterations in July 2018 and February 2019, is now effectively a standard requirement for most applications affecting heritage assets.

- 1.7 The use of this approach will help to demonstrate to the Council that the heritage value of the site has been fully considered in formulating the application proposals.
- 1.8 Certainly, following my own assessment of the building and surrounding area carried out for this report, I am of the view that the proposed scheme succeeds in 'preserving' what is significant about Chessington House as a listed building, as well as the settings of the nearby listed buildings and the character and appearance of the conservation area.

2.0 HISTORICAL BACKGROUND & DESCRIPTION

Historical Background

- 2.1 It should be noted that detailed descriptions of the development of Chessington House were prepared by I.J. West in 1987 and Turley Heritage in November 2018. This section of the report benefits from the research carried out for these reports. Where I disagree directly with the analysis in either of those reports, this is noted in the text below.
- 2.2 Chessington House is a multi-phase building with Georgian origins. Historic England's list description (**Appendix 1**) describes the building as '*early C18*'.
- 2.3 The house was described as a '*new brick[-]built messuage with yard and garden adjoining house and garden of William Baldwin [i.e. Spring House]*' in a mortgage of 1798 (Surrey History Centre ref.ACC 1094/48/1-24), although the reference to the building as 'new' at that stage is surely incorrect.
- 2.4 There was a house on this site as early as 1577, when it was occupied by Nicholas Saunders (presumably the elder Nicholas Saunders (c.1530-87) who was MP for Betchingley in the 1550s). While it is not uncommon for 16th-century houses to be refronted in the 18th century, the distinct layout of the main portion of the house (a typical double-pile layout of four rooms arranged around a central hall/stair) would heavily favour the earlier house having been demolished and rebuilt rather than simply incorporated into the Georgian building.
- 2.5 C.S. Willis ('Old Houses in Epsom, Ewell & Cuddington' in *Surrey Archaeological Collections* 51 (1950) 110-133) describes the house as dating to the late 17th century (p.129), which appears to be a stylistic dating. Ian Nairn (Nairn, I., Pevsner, N., & Cherry, B., *The Buildings of England: Surrey* (second ed.; London, 1971) prefers the early 18th-century date set out in the list description.
- 2.6 There is clearly some danger of 'splitting hairs' here and an early 18th-century date for the core of the building appears from my own visual inspection to be perfectly reasonable.

- 2.7 Considering this, it is unsurprising that a house is shown in this location on John Rocque's 1768 map of Surrey (reproduced on p.6 the Council's 2009 'Ewell Village Conservation Area Character Appraisal & Management Plan'), although little further detail can be gleaned from that document.
- 2.8 The 1802 inclosure map for Ewell (**Appendix 2**) shows Chessington House set within a tight domestic garden with a pair of substantial outbuildings set to the south and south-west. At that stage, the building was occupied by Thomas Sanders and comprised, '*House, garden and orchard, 1 acre, 1 rood, 8 perches, all freehold except an orchard which was copyhold of Fitznells manor*'. The distinct division of space to the west of the house and domestic garden shown on this map presumably comprised the orchards.
- 2.9 At some point between the drafting of the inclosure map and the first edition 1869 OS map (**Appendix 2**), the house was extended to the rear, i.e. the existing kitchen and utility rooms. It is worth noting that examination of the brickwork in this area of the building indicates that the utility room extension was originally a two-storey closet wing (**plate 1**). The list description (**Appendix 1**) dates the side extensions to the original building precisely to 1888. Although it is unfortunate that no source is cited for this date, it must be based on documentary evidence and there is no obvious reason to doubt it.
- 2.10 The 1896 OS map (**Appendix 2**) shows a glazed porch on the front of the building for the first time. It seems reasonable to suggest that this was added at the same time as the side extensions, as part of a Victorian scheme of 'improvement', but it has since been removed.
- 2.11 Despite the 1888 date for the side extensions, I am not convinced that these are depicted on the 1896 OS map (the resurveys for which may simply have missed this change, which is not notably uncommon), which still shows the western elevation as flush with the rear extensions but for what appears to be a bay window.
- 2.12 The side extensions are, however, clearly shown on the 1913 OS map (**Appendix 2**), which also shows the existing single-storey extension to the south-eastern corner of the building.

- 2.13 Sales particulars were prepared for the house in 1902 and these provide a valuable 'snapshot' of the building at that stage. These particulars list the components of the house as follows:

Basement: wine and beer cellar

Ground floor: glazed enclosed porch; entrance hall; dining room; drawing room of similar dimensions with casement window to garden; morning room with garden entrance; kitchen; housemaid's pantry; scullery; and a lean-to coal store.

First floor: two front bedrooms; three additional bedrooms; bathroom with encased bath; WC; and landing.

Attic storey: two servants' bedrooms.

Outbuildings: stabling with single stall, loose box and harness room with loft over; coach-house and coal store; open shed and poultry house with loft over part; lean-to greenhouse; 'rustic' summer house; and an outdoor WC.

- 2.14 The reference to the lean-to coal store rather suggests that the lean-to to the rear of the kitchen was already in place by this date, which is also suggested by the 1896 OS map (**Appendix 2**).
- 2.15 Other than the removal of the Victorian glazed porch in 1987, the insertion of a second-floor bathroom in a box dormer in the 1980s and some changes to fenestration the 1930s, the other major change that occurred to the building in the 20th century was the extension of the rear closet wing.
- 2.16 This extension was principally at first-floor level, with the first-floor bathroom 'jettied' out over an iron frame and pier, but it also involved the southwards extension of the earlier closet extension at ground-floor level (the presence of queen closers indicates that this area was extended southwards rather than the southern elevation simply having been rebuilt; **plate 1**).

- 2.17 Turley Heritage dated this extension as 'Late 20th century, pre-1975' in their 2018 report. While it clearly predates 1975 (notably, it appears on the 1974 OS map - **Appendix 2**), I would favour a date rather earlier in the 20th century based on the brickwork, which looks more typical of the first quarter of the century. Indeed, in my view it is more likely to be contemporary with the Edwardian extension to the south-eastern corner of the building.
- 2.18 It is worth returning briefly to the 1974 OS map (**Appendix 2**). This is the first to show the glasshouse to the rear of the house and it shows the much-reduced plot to Chessington House. This smaller plot relates roughly to the domestic gardens demarcated on the inclosure map, with the orchards to the west (shown as a wilderness garden on the 1869 OS map) having been developed for housing, with Garbrand Walk laid out to the south.
- 2.19 This map shows the house in its current plot, which is clearly reduced from its historical proportions but does allow for a well-proportioned domestic garden around the house, including a formal approach to its principal, northern elevation.

Description

- 2.20 This building can roughly be divided into five distinct phases of development (these are shown on the indicative block phasing plan at **Appendix 3**):
- i) the original early 18th-century 'Georgian box';
 - ii) the mid-19th-century rear projection incorporating the kitchen;
 - iii) the late 19th-century lean-to;
 - iv) the 1888 side extensions to the original 'Georgian box';
 - v) the Edwardian boot room extension and first-floor bathroom extension (including the southern extension of the earlier closet wing).

- 2.21 Although the current residents approach the building from the east, the 'front' and architectural focus of the building remains the northern elevation, looking onto Spring Street. The upper elements of this, including the mansard roof to the front range, are visible from the road, set back behind a formal front garden and planted boundary (**plate 2**).
- 2.22 The principal elevation comprises the front of the original, three-bay 'Georgian box' (**plate 3**). The 1888 side extensions have been keyed into the elevation with unusual care but remain discernible, notably in the transition from Flemish to English bond.
- 2.23 The outer bays created by this extension are blank and lack any embellishment, resulting in a strange visual effect, with the 'features' of the elevation (its 18th- or early 19th-century, unhorned, glazing-bar sash windows and the main door) appearing 'crammed' into the central three bays (**plate 3**). While the character of the original Georgian elevation is legible, the composition has been diminished by these later additions.
- 2.24 The 1888 extension is more effective on its eastern side, where it is enlivened by tripartite windows (**plate 4**). The mono-pitched roof of the rear 'pile' of the original house gives this a subservient character and creates an attractive visual hierarchy from north to south.
- 2.25 The space to the east of the building now serves as a parking area and is separated from the formal front garden by a modern boundary wall. In the south-eastern corner of the yard is a modern garage and annexe, added in the early 1990s (**plate 5**).
- 2.26 To the rear of its eastern side, the arrangement of the house has a more 'jumbled' character around what is essentially a 'service yard'. The varied extensions and projections here incorporate various eaves heights and roof forms, including the hipped roof of the single-storey Edwardian boot room extension, the mono-pitch of the rear part of the original building (with its 1980s' box dormer), and the hipped roof of the Edwardian first-floor extension, with the gable of the mid-19th-century kitchen extension visible rising above this (**plate 6**).

- 2.27 The 'jettied' Edwardian bathroom extension has an awkward character, creating an over-deep and dark external porch (**plate 7**). Windows at ground-floor level here are horned glazing-bar sashes, presumably intended to reference the 18th-century sashes on the front portion of the building.
- 2.28 To the rear of the kitchen and bathroom extensions is a lean-to. This is built in an irregular Flemish bond and has a pan-tile roof. It has been altered in recent years to serve as a larder accessed from the kitchen, requiring the blocking of a doorway. The two door openings to the east of the blocked door were in place in 1987 (being shown on plans accompanying I.J. West's report) but are clearly not original to the lean-to; note the lack of closers on the central pier or eastern jamb (**plate 8**).
- 2.29 To the rear of the lean-to is a glass house. This first appears on the 1974 OS map (**Appendix 2**) and is unlikely to substantially pre-date that (**plate 9**).
- 2.30 This glass house is visible alongside the building in views from the west (**plate 10**). The area to the west serves as the domestic garden to the house and historical OS maps suggest that it has served that function since at least the mid-19th century, e.g. the 1869 OS map at **Appendix 2** shows a clear area immediately to the west of the house, distinct from the 'wilderness' further to the west.
- 2.31 This is emphasised by the architectural character of the building, which is more heavily fenestrated on this side and includes French windows, notably in the 1888 side extension (**plate 11**). These emphasise the connection between the house and garden on this side.
- 2.32 Again, the development of the building has created a clear hierarchy from front to back, with the 1888 extension to the front of the building projecting forward of the other elements. With its mono-pitched roof, the rear (southern) bay of the original house appears subservient to the front (northern) bay. The mid-19th-century, two-storey kitchen extension is a distinct element, with its pitched roof and projecting stack.

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- 2.33 Moving into the building, there is no need to dwell overmuch on the interior of the front parts, which are not affected by these application proposals, but it is worth noting that the original phase of the building has a 'standard' double-pile plan, albeit expanded by the 1888 side extensions.
- 2.34 The rear ground-floor rooms may originally have had a service function and it is possible that the dining room, with its cellar access, may have served as a kitchen as late as 1902 (note that the 1902 sales particulars -see paragraph 2.13 - refer to only three reception rooms), in which case the kitchen extension would have served as the housemaid's pantry.
- 2.35 The areas directly affected by the application proposals are the dining room, the kitchen, the larder, the utility room, and the boot room. It is worth describing these individually.
- 2.36 Other than the exposed chimney-breast and fireplace, there is little of interest within the kitchen. This has the character of a modern kitchen and there is a decorative central ceiling beam, which is clearly a later addition (**plates 12-14**). The larder is a simple space of no interest (**plate 15**).
- 2.37 The dining room is a somewhat sparse area and incorporates a flag-stone floor (**plates 16 & 17**). The French window here is a modern insertion, presumably replacing and enlarging an original window opening (note externally the segmental brick head, as opposed to the gauged brick heads found elsewhere, and the lack of queen closers around the opening). The door opening to the kitchen is unembellished (**plate 17**). There was almost certainly once a window on this wall, prior to the formation of the kitchen extension, and one wonders whether this doorway was formed out of an earlier window or whether there is a blocked opening elsewhere on this wall, perhaps in a more central position.
- 2.38 The ground floor of the closet wing has been converted into a utility room. Based on their location alone, the sink and tiling in this area must post-date the room's Edwardian extension and are likely substantially later additions (**plate 18**). The utility room is separated from the hallway by a four-panel door with upper glazed panels and an overlight (**plate 19**).

2.39 Finally, the 'boot room' represents the Edwardian single-storey addition to the south-eastern corner. This has a four-panel door and stud partitions here create a WC and separate store (**plates 20-23**).

3.0 ASSESSMENT OF SIGNIFICANCE

- 3.1 The purpose of this section of the report, which is informed by the Historical Background & Description in Section 2.0, is to assess the significance of the site and building in heritage terms in a manner 'proportionate' to the nature of the application proposals.
- 3.2 Chessington House appears on the statutory list at Grade II and, as such, its significance in heritage terms is effectively beyond dispute. Indeed, it is not the purpose of this report to question this statutory designation, which in my considered opinion is clearly warranted, but rather to elucidate where and how this significance arises in order to inform the assessment of the application proposals at Section 4.0.
- 3.3 This significance relates not only to Chessington House's intrinsic value but also to its relationship with surrounding buildings and the Ewell Village Conservation Area. Indeed, this listed building forms part of a distinct group of 18th-century buildings (or in the case of Spring House, refronted in the 18th century) on the southern side of Spring Road. These include Spring House and Chessington Lodge, both listed at Grade II.
- 3.4 These clearly illustrate the expansion of the village, which has Saxon origins, outward from its core along the High Street to the east in this period. The original Bourne Hall to the north was also constructed in the late 18th century, although the existing building is A.G. Sheppard's late 1960s' replacement (listed at Grade II in 2015).
- 3.5 The grouping of Chessington Lodge, Spring House, and Chessington House, all high-status buildings set back from the road within well-planted plots, defines the southern side of Spring Road and makes a clear positive contribution to the character and appearance of the conservation area.
- 3.6 In terms of views from the public realm, in the case of Chessington House, this contribution is principally related to its frontage, the planted boundary, and the 18th-century boundary walls/screen (**plate 2**).

- 3.7 There also views onto the rear of the site from Gabrand Walk, which take in the attractive 18th-century boundary wall, the upper elements of the rear extensions (including the later inserted window on the kitchen extension), and planting within the site. Again, the site is an attractive addition to the conservation area here and, while the visible elements of the house are later additions, the boundary wall articulates the pre-19th-century history of the site (**plate 24**).
- 3.8 Moving into the site, Chessington House is significant as a larger, 'genuine' Georgian (as opposed to an earlier building that has been refronted), double-pile house. It has been the subject of progressive change and extension over time and, like almost all historical buildings, not all elements of the building contribute equally (or at all) to its heritage interest.
- 3.9 The building has local historical interest through its association with important local figures, including Albert W. Nicholls (1898-1987), Mayor of Epsom & Ewell (1944-45), although the most significant figures associated with the site, Nicholas Saunders the Elder (c.1530-87) and Younger (c.1563-1649, kt.1603), who were both Members of Parliament, predated the existing building.
- 3.10 That said, the building's principal heritage value lies in its architectural interest. Phase (i), the original 'Georgian box' represents the core of the building and possesses the greatest degree of architectural interest.
- 3.11 As I note in Section 2.0 above, the Victorian side extensions have diminished the integrity of the frontage as a Georgian composition but the original bays and character remain legible and despite the unsatisfactory visual effect of the fenestration being 'crowded' into the central bays, this remains an attractive elevation.
- 3.12 Indeed, the polite, Georgian character of the front elevation, which benefits from the presence of a formal front garden (albeit that the specific form of the front garden as it currently exists is of no heritage interest), remains legible.
- 3.13 The Victorian side extensions (Phase (iv)) are, in relative terms, of less significance than the original portion of the house but they represent an

important part of the history of the building. In aesthetic terms, they are more successful as relates to their side elevations than their impact on the frontage.

- 3.14 It is on the western side that the 1888 extension is most successful, the French window (the opening for which is original to this extension) illustrating the Victorian fashion to enhance links between houses and their gardens. Indeed, the 1888 extension has acted to render this side elevation essentially the 'garden front' of the building.
- 3.15 The western elevation as a whole emphasises the success of the iterative development of the building over time, with the constituent phases clearly distinguished from one another (even if the rear bay of the original building does now 'read' as a rear extension due to the prominence of the 1888 extension) but fitting comfortably together as a whole. The exception is the rear lean-to, which, although it clearly does not 'detract' from this elevation, makes little real contribution (**plate 10**).
- 3.16 While the western side of the building has a tidy, 'polite' character reflecting its status as the building's 'garden front', the eastern side has a more 'jumbled' character. This also reflects multiple phases of development but less care has been taken here, presumably relating to its historical, utilitarian function as a service yard.
- 3.17 The combination of roof forms and heights here is less satisfying than on the western side of the building. The 1980s' box dormer is perhaps the only element that actively 'detracts' from the interest of the building but the Edwardian bathroom extension is also a weak addition. While the brickwork is of good quality, the blank expanse of the upper element lacks any visual interest while the porch below is a dark space of only utilitarian value.
- 3.18 This is a pity, as the broadly-contemporary boot room extension to the east is a more satisfactory addition that, while distinct in form, provides an attractive secondary entrance to the building.
- 3.19 This extension, which was presumably erected as a boot room, is now used as the main entrance to the building, reflecting the car parking to the east, and, in

terms of the function of the building, this elevation now has a higher status than was historically the case.

- 3.20 In relative terms, the original, front portion of the building (Phase (i)) is of higher significance, followed by the 1888 side extensions and then the rear, kitchen extensions (Phases (ii) & (iv)). The Edwardian boot room extension (part of Phase (v)) is of lesser interest but not devoid of significance. The Edwardian bathroom extension (also part of Phase (v)) is of still lower interest while the late 19th-century lean-to (Phase (iii)) is a much-altered, utilitarian addition of no real interest.

4.0 THE APPLICATION PROPOSALS & THE HERITAGE ISSUES

- 4.1 The purpose of this section of the report is to examine the application proposals in light of the heritage significance of Chessington House as set out in Sections 2.0 & 3.0.

The application proposals

- 4.2 The existing kitchen at Chessington House is undersized in relation to the dwelling. The application proposals are predicated on the desire to provide a kitchen that is proportionate to both the size of the building and the combined social/functional role of the kitchen in modern lifestyles.
- 4.3 In order to achieve this, it is proposed to remove the existing lean-to extension and post-war glass house at the rear of the property, replacing these with a glazed, flat-roofed extension, emphasising the connection between the house and the garden to the west.
- 4.4 The external overhang of the first-floor bathroom extension is to be infilled, with the utility room extended into this area and a WC added. The existing doorway between the dining room and kitchen is to be enlarged, creating a central doorway on the southern dining room wall.
- 4.5 Alongside this, it is proposed to recognise the existing use of the Edwardian boot room extension as the 'everyday' entrance to the building (a direct result of the parking provision and site entrance to the east) and to remove stud partitions in this area to create a more generous entrance/boot room.

The heritage issues

- 4.6 Before considering the heritage issues in detail, it is worth briefly noting that a pre-application submission was made to the Epsom & Ewell Council in 2018 to consider extension at the rear of Chessington House. This submission, which was made by a different professional team to that involved in the current submission, set out several different options for extension.

- 4.7 In her written feedback, the Council's conservation consultant raised concerns with widening the opening between the dining room and kitchen (which is considered in detail below) but, when considering extension, encouraged the applicant to investigate '*reworking of the rear lean-to element and possibly the infilling of the section to the south east which has an oversailing first floor above*'. This feedback also suggested the removal of the modern glasshouse as a means of increasing scope for extension at the rear of the property.
- 4.8 While the pre-application feedback clearly related to a different scheme (or series of schemes) by a different architect, the current scheme architects have sought to respond positively to this advice where relevant, designing the scheme around an extension in the location of the lean-to/glasshouse and the infilling of the area beneath the first-floor extension.
- 4.9 In this vein, the application proposals comprise two principal elements: alterations to the existing boot room and the formation of the kitchen extension.
- 4.10 The proposed demolition within the boot room comprises the removal of stud partitions and modern WC fittings from an area of limited heritage significance. The current layout of this area does not contribute meaningfully to the historical or architectural interest of this building, nor does the affected fabric. I therefore identify no 'harm' from this element of the proposals.
- 4.11 Moving onto the main element of the scheme, the kitchen extension, this will involve both elements of demolition and new building.
- 4.12 The widening of the existing door opening between the dining room and the kitchen will result in the removal of a small area of brickwork. The affected area of brickwork can reasonably be considered 'historical' fabric, forming part of the original rear wall of the property and part of the more significant phase (i) (see indicative block phasing plan at **Appendix 3**).
- 4.13 That said, the affected material is of limited significance being obscured brickwork of a sort well represented within the building (e.g. on the exposed elements of phase (i) such as the front elevation or the adjacent element of the western elevation). Moreover, the majority of the original rear wall will remain in

place, with its position (and, crucially, the distinction between the constituent phases) remaining wholly legible internally.

- 4.14 Indeed, the visible thickness of the affected wall (indicated by the depth of the reveal to the existing doorway; **plate 17**), will continue to emphasise the status of the affected area as a former external wall.
- 4.15 The width and placement of the proposed opening is intended to reflect the placement of the existing window opening in the adjacent family sitting room, which has a similarly axial relationship with the central stack.
- 4.16 Taking all this into account, the removal of this small area of obscured brickwork would not materially diminish the 'special architectural or historic interest' of Chessington House as a multi-phase house with a Georgian core.
- 4.17 Moving onto the proposed kitchen extension, this will involve the replacement of modern kitchen fittings and the removal of: the late 19th-century lean-to (phase (iii)); the lower parts of the southern/eastern kitchen walls (phase (ii)); and the lower part of the later southern wall of the utility room (part of phase (v)).
- 4.18 The lean-to is a utilitarian, late Victorian addition that has been substantially altered and makes no meaningful contribution to the significance of this listed building.
- 4.19 The rationale behind the removal of the lean-to and the associated portion of the rear kitchen wall is to form a kitchen of appropriate size for the building. An internal distinction between the kitchen and the new phase of building will be clearly expressed through a change in ceiling height and the westwards projection of the new extension.
- 4.20 There will also be some loss of phase (ii) fabric in the form of the lower part of the eastern wall as part of the infilling of the 'overhang' here, although this eastern wall has already been altered (note that the window opening here is a later insertion, probably associated with the first-floor extension, as revealed by the lack of queen closers and the lintel, which matches that on the adjacent Edwardian extension).

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- 4.21 The infilling of the over-hang will resolve one of the poorest-quality elements of the building, continuing the elevation in a simple, attractive form. The use of brick facing will prevent the new infill having a discordant relationship with the existing element above but a simple cornice will allow one to easily distinguish between these, meaning that the phasing of the building will remain legible.
- 4.22 As demonstrated by the visualisations submitted as part of this application, the extension has clearly been designed with the hierarchy of the eastern elevation in mind, 'stepping' down from the two-storey elements to the north. As well as through the use of the cornice and flat roof, the glazed eastern elevation of the extension will allow this to be clearly read as a sympathetically-positioned and proportioned later addition.
- 4.23 Moving to the western, garden elevation, the proposed extension has been designed to remain a distinct but subservient addition to the 'garden front' of the building.
- 4.24 Through its use of a flat roof and glazing, the building will be clearly discernible as an 'honest' addition, allowing the building to be 'phased' at a glance.
- 4.25 That said, the extension's low height and position at the rear of the property allows it to be 'read' as a subservient addition, building on the existing clear hierarchy from the front to the back (north to south) of this elevation. This subservient character is aided by the simple form of the proposed addition.
- 4.26 The glazed character of the extension's western elevation will enhance the link between the house and the garden that is an existing element of the character of this elevation (e.g. the use of a French window on the 1888 extension).
- 4.27 In my view, the design therefore represents a logical stage in the evolution of this multi-phase building, 'fitting in' while being clearly distinguishable as a product of its own time.
- 4.28 As such, the proposed extension would be an appropriate addition to this significant listed building.

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- 4.29 Having considered the effects of the proposed works on Chessington House itself, it is worth briefly considering the effects on public views from within the Ewell Village Conservation Area.
- 4.30 However, as views onto the existing building from outside the site to the south (**plate 24**) only take in the top elements of the existing rear extensions, it is unlikely that there will be any visibility of the proposed extension from here, with the extension set behind the boundary wall and associated planting.
- 4.31 That said, if there is any glimpsed visibility of the top elements of the extension over the boundary wall, this would merely comprise glimpses of an attractive modern addition and, in my view, would not be 'harmful' to the character and appearance of the conservation area.
- 4.32 Finally, it is worth noting that the more significant views towards the site from Spring Lane to the north will clearly remain unaffected by the proposals.
- 4.33 Taking this all into account, it is my considered view that the proposals would serve to 'preserve' what is significant about Chessington House as a listed building, its setting, the setting of nearby listed buildings, and the character and appearance of the Ewell Village Conservation Area.

5.0 CONCLUSION

- 5.1 For the detailed reasons set out in the main body of this report and in the accompanying Design & Access Statement, I am firmly of the view that, taken as a whole, the application proposals are compatible with the significance of Chessington House as a designated heritage asset.
- 5.2 Equally, I remain of the opinion that the proposals will serve to 'preserve' what is significant about the settings of this and nearby listed buildings and the character and appearance of the Ewell Village Conservation Area.
- 5.3 As such, I am of the view the proposals are compliant with both local and national policy on the conservation and enhancement of the historical built environment, including the guidance set out in the NPPF and its accompanying PPG, and, most importantly of all in heritage planning terms, passes the statutory tests set by Sections 16, 66, & 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

PLATES



Plate 1. The formation of the rear, first-floor extension also resulted in the southwards extension of the earlier closet wing at ground-floor level



Plate 2. Chessington House from Spring Lane



Plate 3. The front elevation of Chessington House from within its garden



Plate 4. The eastern side elevation of Chessington House with the 1888 extension to the right



Plate 5. The early 1990s' garage



Plate 6. Several extensions interact towards the rear of the eastern side of the building



Plate 7. The early 20th-century rear extension over-hangs the kitchen



Plate 8. The lean-to at the rear of the property



Plate 9. The modern glasshouse at the rear of the property



Plate 10. View towards the rear of the property from the garden to the west



Plate 11. The western element of the 1888 extension addresses the garden, with its French window providing a direct link between house and garden

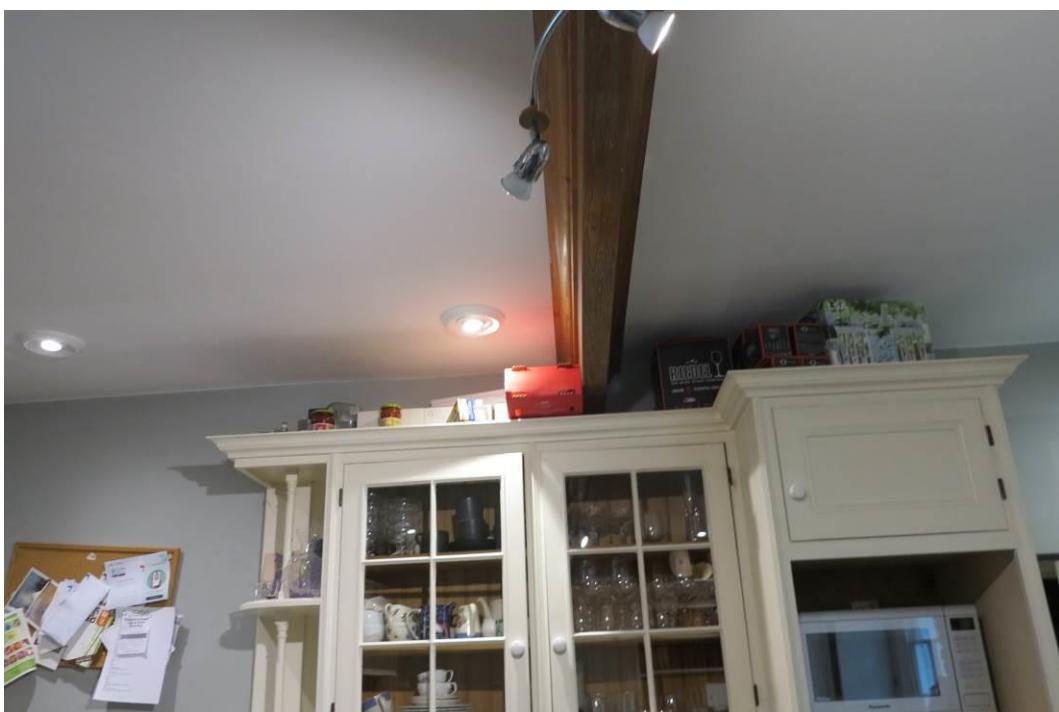


Plate 12. Modern ceiling timber in the kitchen



Plate 13. The exposed fireplace and chimneybreast in the kitchen



Plate 14. General view of the kitchen



Plate 15. The interior of the lean-to, with recently-blocked opening



Plate 16. General view of the dining room



Plate 17. The doorway between the kitchen and dining room

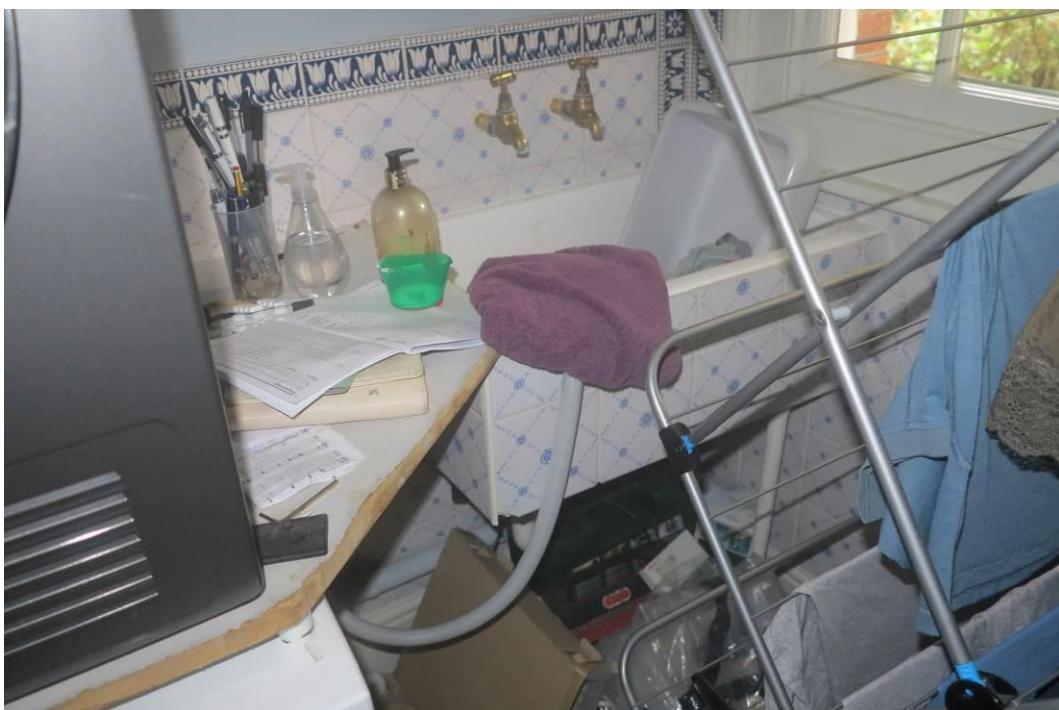


Plate 18. Sink and tiles in the utility room



Plate 19. Doorway between the hall and utility room



Plate 20. Four-panel door to boot room



Plate 21. General view of boot room



Plate 22. General view of boot room



Plate 23. General view of boot room



Plate 24. The site as seen from Gabrand Walk to the rear

APPENDICES

APPENDIX 1

Listed building description

CHESSINGTON HOUSE

[Be the first to contribute](#)

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1232065

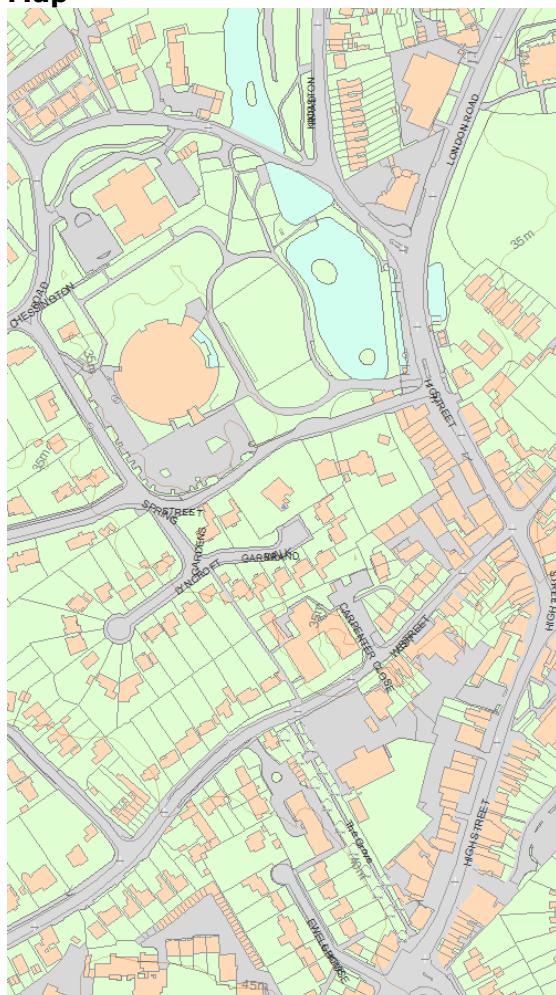
Date first listed:

10-Apr-1954

Statutory Address:

CHESSINGTON HOUSE, SPRING STREET

Map



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number 102006.006.

Use of this data is subject to [Terms and Conditions](#).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1232065.pdf \(opens in a new window\)](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 30-Jun-2020 at 17:37:48.

Location

Statutory Address:

CHESSINGTON HOUSE, SPRING STREET

The building or site itself may lie within the boundary of more than one authority.

County:

Surrey

District:

Epsom and Ewell (District Authority)

National Grid Reference:

TQ 21875 62629

Details

EWELL 1. 1086 SPRING STREET (South Side) Chessington House TQ 2162 21/132
10.4.44. II

2. Early C18. Two storeys, red brick, 3 sash windows. Band between storeys, cornice and parapet. Central Doric columned open pedimented doorcase with radiating fanlight, C19 conservatory over. Mansard old tile roof with three flat topped dormers. Extensions of 1888 to right and left in same plane, similar style, flat topped roofs. Interior: Original staircase; North East lower room with stone or marble chimney piece; and various other features.

Listing NGR: TQ2187562629

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

407380

Legacy System:

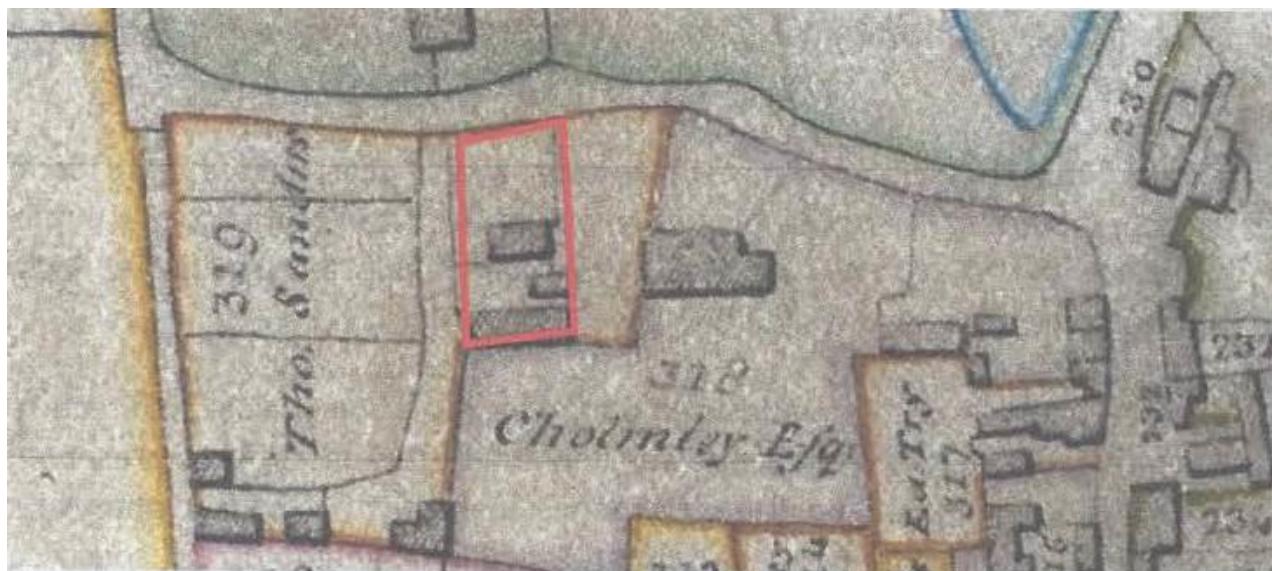
LBS

Legal

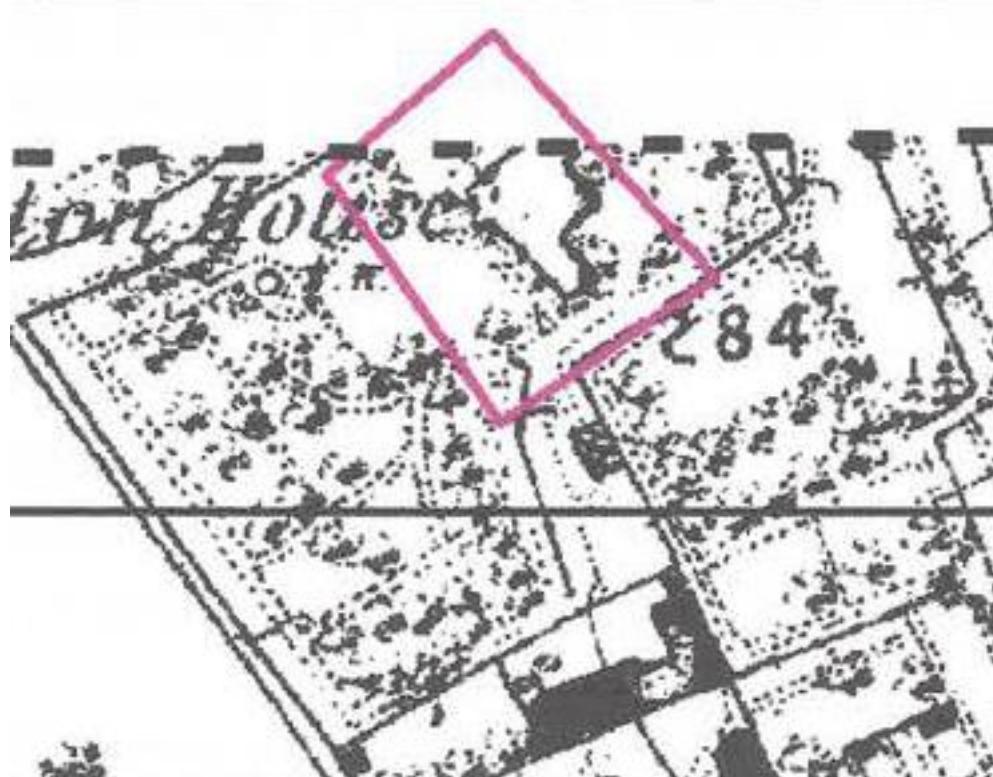
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Appendix 2
Historical maps reproduced from Turley's 2018 Heritage Statement



1802 inclosure map



1869 1:2500 scale OS map



1896 1:2500 scale OS map



1913 OS 1:2500 scale map

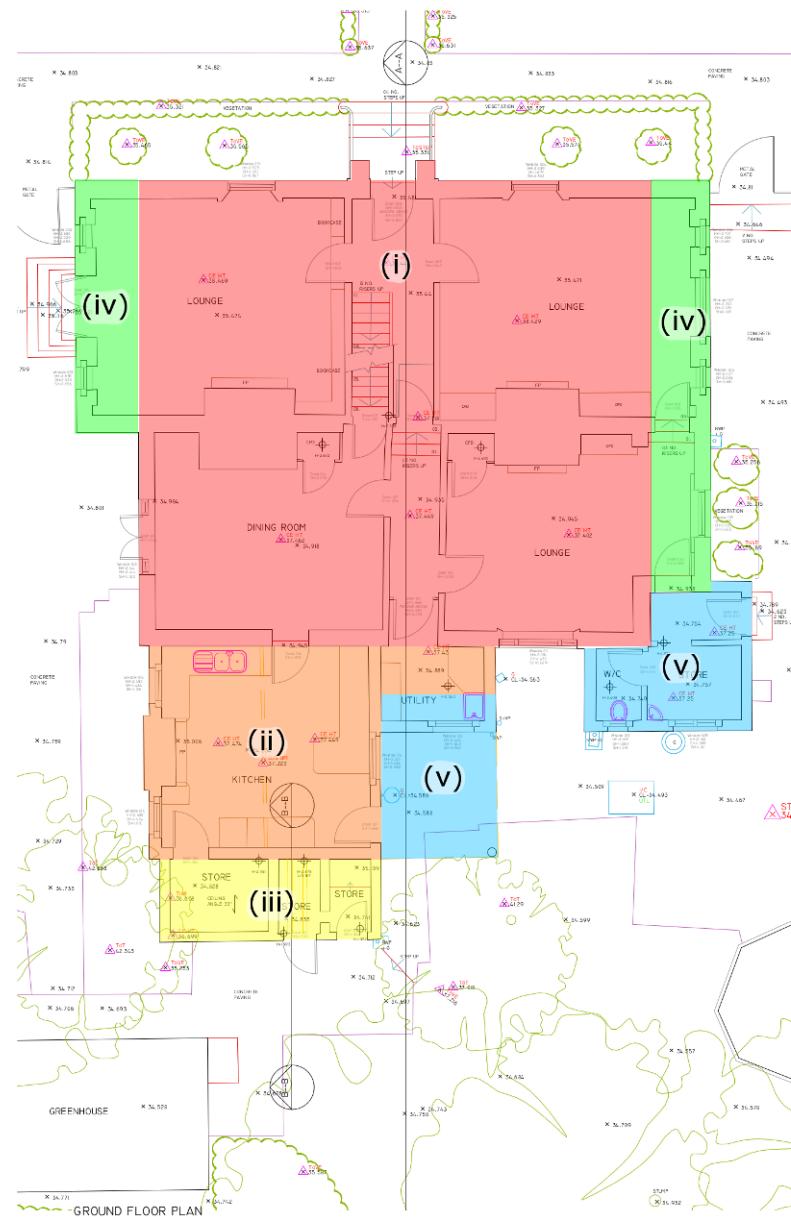


1974 1:1250 scale OS map



1990 1:2500 scale OS map

Appendix 3 Indicative block phasing plan



- i) the original early 18th-century 'Georgian box';
- ii) the mid-19th-century rear projection incorporating the kitchen;
- iii) the late 19th-century lean-to;
- iv) the 1888 side extensions to the original 'Georgian box';
- v) the Edwardian boot room extension and first-floor bathroom extension (including the southern extension of the earlier closet wing).