

**Proposed Works to allow for the demolition of Friars Garth and its
replacement with nine apartments**

Friars Garth, The Parade, Epsom, Surrey, KT18 5DH

Design & Heritage Asset Statement

This report has been prepared by Nye Saunders Ltd, Chartered Architects to support the application submission on behalf of Latchmere Properties for the site at Friars Garth, The Parade Epsom.

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1. INTRODUCTION

- 1.1 This report has been prepared by Nye Saunders Ltd, Chartered Architects to support the application submission on behalf of Latchmere Properties for the site at Friars Garth, The Parade Epsom.
- 1.2 This report should be read in conjunction with the other drawings and documents comprising the planning application.
- 1.3 The proposed development comprises the demolition of Friars Garth and its replacement with nine two and three bedroom apartments.

2. PLANNING OVERVIEW

- 2.1 The statutory requirements and national and local planning policy provide a framework for the consideration of development proposal that affect the historic built environment. The Planning (Listed Buildings and Conservation Areas) Act 1990, provides the statutory requirements in the determination and assessment of development proposals in the historic environment. The National Planning Policy Framework (NPPF) sets out the Government's policies and requirements at a national level and the Planning Practice Guidance (NPPG) reflects the Secretary of State's views on the way policy should be applied. Matters of legal interpretation are determined in the Courts but the NPPF and the Practice Guidance set out clearly the Government's priorities and aspirations for planning nationally. The Historic England documents provide technical advice that is designed to explain and assist in the implementation of legislation and national policy. There is a clear hierarchy of statutory duty, policy and best practice and this has been used to inform the assessment of the application proposals that is included in this document.

3. PLANNING LEGISLATION AND POLICY

3.1 The Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.1.1. The relevant legislation that relates to the setting of heritage assets is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66(1) sets out the duty of the planning authority regarding the determination of applications for development that may affect the setting of a listed building. It states that;

- 3.1.2. In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 3.1.3. This means that although a development proposal may not affect the physical fabric of a listed building, it is possible to affect its character as a building of architectural or historic interest through development that may be located within its setting.

3.2 **National Planning Policy Framework (Ministry of Housing, Communities and Local Government, February 2019)**

- 3.2.1 The NPPF is the main document that sets out the Government's planning policies for England and how these are expected to be applied. It explains that the purpose of the planning system is support and deliver sustainable development. The Framework describes this as "meeting the needs of the present without compromising the ability of future generations to meet their own needs." To achieve this, the planning system has three overarching objectives. These are an economic objective, to help build a strong and competitive economy, a social objective to support strong and healthy communities and an environmental objective which seeks to contribute to protecting and enhancing our natural, built and historic environment.
- 3.2.2 The NPPF states that these objectives are interdependent but should be pursued in mutually supportive ways and paragraph 9 explains that these objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged.
- 3.2.3 Paragraph 11 emphasises that the Framework means that there is a presumption in favour of sustainable development.
- 3.2.4 Section 16 of the NPPF, Conserving and enhancing the historic environment. The policies seek to ensure that heritage assets are conserved in a manner appropriate to their significance. This broadly means that the more important the building, area or monument is, the greater the level of protection that is afforded those assets.
- 3.2.5 Paragraph 192 of the NPPF sets out the way in which local planning authorities should consider the impact of development on the historic environment. It states that;
- 3.2.6 In determining planning applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

This acknowledges the positive contribution the historic environment can make to the local economy and the character of an area and implies that its continued use should be supported and encouraged.

- 3.2.7 The NPPF policy states clearly that the more important the heritage asset, the greater the level of protection is given to that asset. This means that listed buildings are afforded the highest level of protection. Paragraphs 193 and 194 states that;
- 3.2.8 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 3.2.9 Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
- 3.2.10 Paragraph 194 notes that significance can be harmed or lost through development within the setting of a heritage asset. Paragraph 195 provides a test for assessing harm in relation to designated heritage assets: Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent; Paragraph 196 notes that where development will lead to less than substantial harm... this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

3.3 **National Guidance - Planning Practice Guidance (MHCLG)**

- 3.3.1. The Government published the Practice Guidance to accompany the NPPF policies in November 2016. It has been updated to reflect changes to the NPPF since this date. The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. The guidance states that the historic environment is an irreplaceable resource and that effective

conservation of heritage assets will deliver wider social, cultural, economic and environmental benefits. Conservation is defined within the guidance as, an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use to as yet undiscovered, undesignated buried remains of archaeological interest. (paragraph 2.)

- 3.3.2. The guidance sets out to explain how proposals can avoid or minimise harm to the significance of a heritage asset or the wider historic environment. It states that a clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, or specialist investigation can help to identify constraints and opportunities arising from the asset and such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way. (paragraph 8)
- 3.3.3. It is crucial that the significance of a heritage asset is understood and consideration of this incorporated into decision making. Paragraph 7 of the guidance explains that heritage assets may be affected by, direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.
- 3.3.4. The guidance reiterates that the crucial issue in the assessment of proposals is whether development would cause substantial harm to the significance of the heritage asset (para 18) and explains that significance derives not only from a heritage asset's physical presence, but also from its setting. It states that, In general terms, substantial harm is a high test, so it may not arise in many cases. (paragraph 18) And further, that, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.
- 3.3.5. The guidance addresses the sometimes-confusing policy in the NPPF that relates to substantial or less than substantial harm as set out in paragraph 194 of the Framework. Paragraph 194 notes that where development will lead to less than substantial harm... the public benefits should be weighed against the loss.
- 3.3.6. The guidance does seek to explain the concept of "public benefits" and what are the practical implications of this test. In paragraph 20 of the guidance and its reference to paragraph 8 of the NPPF. It states that, Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or

accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

3.3.7. Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation

3.4 **Historic Environment Good Practice Advice in Planning**

3.4.1 On the 25th March 2015 Historic England (formerly English Heritage) withdrew the PPS5 Practice Guide. This document has been replaced with three Good Practice Advice in Planning Notes (GPAs), GPA1: Local Plan Making (March 2015), GPA2: Managing significance in Decision-Taking in the historic Environment (March 2015) and GPA3: The Setting of Heritage Assets (December 2017). A further document entitled GPA4: Enabling Development is yet to be adopted.

3.4.2 The GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

3.5 **GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)**

3.5.1 This document provides advice on numerous ways in which decision-taking in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. As advised in the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured staged approach to the assembly and analysis of relevant information which is as follows:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;

5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

3.5.2 The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process in informed decision-taking. The document sets out the recommended steps for assessing significance and the impact of development proposals upon it, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change. Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary.

3.6 **GPA3: The Setting of Heritage Assets (Second Edition; December 2017)**

3.6.1 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

3.6.2 As with the NPPF the document defines setting as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

3.6.3 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations

may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.

3.6.4 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

3.6.5 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.

3.6.6 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:

- 1) Identify which heritage assets and their settings are affected;
- 2) Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
- 3) Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
- 4) Explore ways to maximise enhancement and avoid or minimise harm; and
- 5) Make and document the decision and monitor outcomes.

3.7 **Historic England Advice Notes in Planning**

3.7.1 In addition to the above documentation, Historic England has published Historic England Advice Notes (HEANs) that provide detailed and practical advice on how national policy and guidance is implemented. These documents include: Conservation Area Appraisal Designation and Management (February 2019), HEAN2: Making Changes to Heritage Assets (February 2016), HEAN3: The Historic Environment and Site Allocations in Local Plans (October 2015), and HEAN4: Tall Buildings (December 2015). Also of relevance is Understanding Place, Historic Area Assessments published in April 2017.

3.8 **HEAN1: Conservation Area Appraisal Designation and Management (February 2019)**

- 3.8.1 This document provides guidance with regard to conservation area appraisal, designation and management. The Advice Note provides information that relates to conservation area designation, appraisal and management. It reiterates that the evidence required to inform decision making should be proportionate to the importance of the asset under consideration. The document also seeks to identify opportunities where conservation can help to deliver wider social, cultural, economic and environmental benefits and where there may be opportunities to draw on the contribution made by the historic environment to the character of a place. The guidance confirms that the approach set out in the HEAN document meets the statutory requirement to pay special regard to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 3.8.2 The document describes measures that can help manage change in a way that will conserve and enhance the character and appearance of conservation areas and contribute to sustainable development as outlined in the NPF. Conservation Area Management is described as a staged approach following the sequence of 'Appraisal', 'Designation', 'Management' and 'Review'. The identification of an area's significance is seen as a precursor to the appraisal process and the guidance outlines the key elements that may contribute to the special interest of a conservation area. The document sets out the different types of special architectural and historic interest which contribute to the significance and character of a conservation area, leading to its designation. These include:
- Areas with a high number of nationally designated heritage assets and a variety of architectural styles and historic associations and undesignated heritage (which may be identified as part of the appraisal)
 - Those linked to a particular industry or individual with a particular local interest
 - Where an earlier, historically significant, layout is visible in the modern street pattern
 - Where a particular style of architecture or traditional building materials predominate
 - The setting to the conservation area (the guidance includes a reference to GPA3 The Setting of Heritage Assets)
 - The quality of the public realm or a spatial element, such as a design form or settlement pattern, green or open spaces which are an essential component of a wider historic area.
- 3.8.3 The advice note further stresses the importance of the contribution of twentieth century buildings and argues that the twentieth century is often

the most undervalued and vulnerable period of building and landscaping.

- 3.8.4 Section 71 of the Planning (Listed Buildings and Conservations Area) Act 1990 places on LPAs the duty to produce proposals for the preservation and enhancement of conservation areas. This document provides guidance for the production of management plans, which provide a positive strategy for conservation areas.

3.9 **Local Planning Policy**

- 3.9.1 The Epsom and Ewell Local Plan policies are set out in the Core Strategy 2007, and the Development Management Policies 2015. The Core Strategy includes strategic policies for the whole borough. Those that relate to heritage, including the built heritage are set out in the section titled Conserving and Enhancing the Quality of the Built Environment.
- 3.9.2 Policy CS 5 states that, The Council will protect and seek to enhance the Borough's heritage assets including historic buildings, conservation areas, archaeological remains, ancient monuments, parks and gardens of historic interest, and other areas of special character.
- 3.9.3 The settings of these assets will be protected and enhanced. Epsom & Ewell Borough Council 24 High quality and inclusive design will be required for all developments.
- 3.9.4 Development should:
- create attractive, functional and safe public and private environments;
 - reinforce local distinctiveness and complement the attractive characteristics of the Borough;
 - make efficient use of land and have regard to the need to develop land in a comprehensive way.
- 3.9.5 Paragraph 1.7 of the Development Management Policies document states that, The purpose of the Development Management Policies Document is to:
- a) Support the strategic objectives and deliver the vision of the Core Strategy by promoting and enabling development that delivers the Spatial Strategy;
 - b) Along with the Core Policies, set criteria by which planning applications and site allocations will be considered and determined .
- 3.9.6 Policies that relate to the built heritage are set out in Section 3 Built Environment, of this document. Policy DM8 Heritage Assets relates to listed buildings and their settings and conservation areas. It states that We will resist the loss of our Heritage Assets and every opportunity to conserve and enhance them should be taken by new development.

- 3.9.7 Development proposals that involve, or have an effect upon Heritage Assets must establish the individual significance of the Asset as part of the application or consent process. As part of the assessment process the significance of the Asset will be taken into account (namely whether it is a designated Heritage Asset* or a non designated Heritage Asset) when determining whether the impact of any proposed development is acceptable.
- 3.9.8 Within Areas of High Archaeological Potential, as identified on the Proposals Map, or outside of these areas on any major development site of 0.4ha or greater, applicants are required to undertake prior assessment of the possible archaeological significance of the site and the implications of their proposals, and may be required to submit, as a minimum, a desk-based assessment to accompany any application. Where desk-based assessment suggests the likelihood of archaeological remains, the Planning Authority will require the results of an archaeological evaluation in order to inform the determination of the application.
- 3.9.9 We will from time to time review our Heritage Assets included on the Local Lists, with regard to the Historic Environment Record, in consultation with Surrey County Council .
- 3.9.10 A more broad policy relates to the quality of the existing townscape and approaches to the protection of existing character from harm, and the promotion of local distinctiveness. Policy DM9 Townscape Character and Local Distinctiveness states that,
- We will use the Conservation Area Appraisals and Environmental Character Study to guide the assessment of development proposals.
 - We will seek enhancement of the townscape through new development, particularly those areas with poorer environmental quality and where the character has been eroded or needs improving.
- 3.9.11 Planning permission will be granted for proposals which make a positive contribution to the Borough's visual character and appearance. In assessing this we will consider all of the following:
- compatibility with local character and the relationship to the existing townscape and wider landscape;
 - the surrounding historic and natural environment;
 - the setting of the proposal site and its connection to its surroundings; and
 - the inclusion of locally distinctive features and use of appropriate materials.

4. ASSESSMENT OF SIGNIFICANCE

4.1 Site Assessment

- 4.1.1 The application site is located to the south of Epsom High Street off the gyratory system in central Epsom. The site is on the south side of The Parade which leads from Ashley Road to Worple Road. The most prominent building on The Parade is the offices of Epsom and Ewell Borough Council, which the site sits directly opposite.
- 4.1.2 On the south side of The Parade to the west of the application site the road starts with a former bank building, three stories in height which has been extended and converted into flats. Moving east, the next building is a very large block of flats known as The Old Court House. Alongside the site is The Pines, a grade 2 listed building used as offices and a medical centre. The site itself is occupied by a 1930s detached house and its garden (Friars Garth). Wrapping round Friars Garth is a development of town houses in a traditional style known as The Cressinghams. Further east The Parade is a mix of houses, of various dates dating from the mid 20th Century back to the 19th Century comprising some detached and some terraced houses. On the north side of The Parade the street starts with a modern shopping centre (Spread Eagle Walk) built alongside the Spread Eagle public house, which is followed by the Premier Inn a large three storey building recently built in the style of a Georgian terrace. Directly opposite the application site is the Epsom and Ewell Borough Council offices built in the 1950s and a generous two stories with a pitched roof and further extended in the 1980s with a large three storey addition. Next, to the east is Greenwood Court, a large four storey block of flats, before one reaches a green space between The Parade and Dulshott Green.
- 4.1.3 To the rear of the site lies the Cressinghams, and beyond is Ashley Court – a three storey block of flats dating from the first half of the 20th Century. Beyond that is Swail House – offices for Action for Blind People comprising a large modernist extension to an 18th Century Villa (Worple House).
- 4.1.4 The grain of development moves from dense and urban through to more sub-urban to the east with the site located closer to the urban end of the transition.

5. ARCHITECTURAL AND HISTORICAL APPRAISAL

5.1 Architectural and Historical Development

- 5.1.1 The name Epsom is thought to have derived from the name of a Northumbrian princess, Ebba who held lands in the area prior to The Conquest. By the time of the Domesday Survey, the name had been corrupted to form Ebbasham, which subsequently became the present day Epsom.
- 5.1.2 At the time of the Survey, the Saxon settlement was centred on what is today, the area around the main High Street, between South Street to the

east, and Waterloo Road to the west. The town did not develop significantly further until the 16th century, when Henry VIII built Nonsuch Palace, just to the north east. However, two factors contributed significantly to Epsom's development beyond a small market town. The first is the discovery of the springs that were later to become the source of Epsom Salts and led to the establishment of Epsom as a spa town in the 17th century. The second was the establishment of horse racing on the Downs to the south of the town.

5.1.3 Pevsner states that Epsom is richer perhaps in Late Stuart, Queen Anne and Georgian houses than any other place in Surrey. The spring wells were discovered in 1618 after a local farmer noticed that his cattle healed faster if bruised or injured if they had been in contact with the spring waters. The success of the spa peaked during the reign of Charles II and attracted visitors from all over Europe, in addition to King himself and his court.

5.1.4 The first recorded race was held on the Downs in 1661, although in some sources racing is recorded as dating from the 1640s. Epsom is referenced in the diary of Samuel Pepys in 1663 and Charles II is said to have been a racegoer there. By 1684, Epsom had a clerk of the course and from 1730 was hosting twice yearly race meetings. The fame of the racecourse was cemented in 1780 when The Derby was run for the first time and became the most famous horse race in the world.

5.1.5 Pevsner describes the height of Epsom's fashionableness as between 1690 to 1710. In 1684 a daily coach service was established from London to Epsom during the racing season. By 1710, its popularity had declined somewhat, both with regard to the number of people visiting the spa, and less so with regard to the racing which lost some of its frenzy, but remained popular during the season. However by this time, as Pevsner describes, the London merchants and their families had become accustomed to spending the summers in Epsom and continued the practice. Daniel Defoe provides a vivid account of Epsom at this time in his account of his journeys through Britain, as part of his three volume travel book, *Tour Through the Whole Island of Great Britain* which was published between 1724 and 1727. The extract that relates to Epsom is found in Letter 2, Part 3.

nobility and gentry go to Tunbridge, the merchants and rich citizens to Epsome;they look as if they had left all their London thoughts behind them, and had separated themselves to mirth and good company; as if they came hither to unbend the bow of the mind, and to give themselves a loose to their innocent pleasures; I say, innocent, for such they may enjoy here, and such any man may make his being here, if he pleases.....

As, I say, this place seems adapted wholly to pleasure, so the town is suited to it; 'tis all rural, the houses are built at large, not many together, with gardens and ground about them; that the people who come out of their confined dwellings in London, may have air and liberty, suited to the design of country lodgings.

Defoe's descriptions provide a vivid account of the carnival atmosphere of Epsom during the summer season. His descriptions of the town during the winter are however, equally evocative,

In the winter this is no place for pleasure indeed; as it is full of mirth and gayety in the summer, so the prospect in the winter presents you with little, but good houses shut up, and windows fasten'd; the furniture taken down, the families remov'd, the walks out of repair, the leaves off of the trees, and the people out of the town; and which is still worse, the ordinary roads both to it, and near it, except only on the side of the Downs, are deep, stiff, full of sloughs, and, in a word, impassable; for all the country, the side of the Downs, as I have said, only excepted, is a deep stiff clay; so that there's no riding in the winter without the utmost fatigues, and some hazard, and this is the reason that Epsom is not (like Hampstead or Richmond) full of company in winter as well as summer.

- 5.1.6 Little notable development took place in Epsom between the mid 18th century and the arrival of the railway in 1847. The town grew in a modest fashion along the main High Street and southwards along Church Road towards Reigate. The construction of the railway however meant that the town developed rapidly to accommodate the growing commuter population and subsequent development as a shopping centre for the surrounding area.
- 5.1.7 The Pines, no 2 The Parade, Epsom was constructed as a grand detached house in the early or mid 18th Century and sat within large gardens on the edge of the centre of Epsom. The land between The Pines and the centre of Epsom was largely undeveloped as was the land on the opposite side of The parade. To the east along the Parade were a small number of detached houses set in large plots. As Epsom developed in the 19th Century, more houses were built along the south side of The Parade further to the east, but the land to the west remained undeveloped with the exception of the London and County Bank building on the corner of The Parade and Eagle Road.
- 5.1.8 By 1913 four detached houses had been built on the north side of The Parade, but the immediate surroundings remained unchanged. By 1934 development was happening along Eagle Road with the Petty Sessional Court and Methodist Church being built on land immediately to the west and Ashley Court (a block of flats) and other detached houses being built further south. Friars Garth, was also built around this time on land immediately to the east with a further house built to the rear of Friars Garth on the land now occupied by The Cressinghams. In the 1950s The Town Hall was built immediately opposite The Pines in a style typical of the time and the Epsom County Court was built immediately to the west. The environs of the Pines were becoming more urban and less residential. In the early years of the 21st Century, Epsom County Court was replaced with a large four storey block of flats occupying almost the entire plot. To the west of Friars Garth and occupying land once part of the rear garden of

The Pines, the housing development of The Cressinghams was built, which completely erases any trace of the once expansive gardens of The Pines.

- 5.1.9 The Pines itself has been significantly altered over its history, with very little of the original house being apparent, as summarised in the listing schedule. The Pines is significant only due to its age, and the vestiges of its original details both internal and external which have survived. The current setting of the building is dramatically different from the 18th Century, with all remains of the boundary walls which once marked out the gardens of the house long since erased by the surrounding development of Epsom.

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- 6.1.2 On the south side of The Parade to the west of the application site the road starts with a former bank building, three stories in height which has been extended and converted into flats. Moving east, the next building is a very large block of flats known as The Old Court House. Alongside the site is The Pines, a grade 2 listed building used as offices and a medical centre. The site itself is occupied by a 1930s detached house and its garden (Friars Garth). Wrapping round Friars Garth is a development of town houses in a traditional style known as The Cressinghams. Further east The Parade is a mix of houses, of various dates dating from the mid 20th Century back to the 19th Century comprising some detached and some terraced houses. On the north side of The Parade the street starts with a modern shopping centre (Spread Eagle Walk) built alongside the Spread Eagle public house, which is followed by the Premier Inn a large three storey building recently built in a pastiche of a Georgian terrace. Directly opposite the application site is the Epsom and Ewell Borough Council offices built in the 1950s and a generous two stories with a pitched roof and further extended in the 1980s with a large three storey addition. Next, to the east is Greenwood Court, a large four storey block of flats, before one reaches a green space between The Parade and Dulshott Green
- 6.1.3 To the rear of the site lies the Cressinghams, and beyond is Ashley Court – a three storey block of flats dating from the first half of the 20th Century. Beyond that is Swail House – offices for Action for Blind People comprising a large modernist extension to an 18th Century Villa (Worple House)
- 6.1.4 The grain of development moves from dense and urban through to more sub-urban to the east with the site located closer to the urban end of the transition.

7. HERITAGE ASSETS AND ASSESSMENT OF SIGNIFICANCE: LISTED BUILDINGS : THE PINES

7.1 The Pines

7.1.1 The list entry for The Pines is set out below:

TQ 2060
30/250

EPSOM
THE PARADE (south side)
No 2 (The Pines)

(Formerly listed as No 1 (The Old Pines))

II

Early or mid C18, much altered. Rendered. Modern hipped tile roof. Two storeys, with two bay attic storey. Eaves cornice rendered over. Parapet with recessed panels. Five ranges of sashes with glazing bars, cased on ground floor, one blocked on first floor, all with recessed panels below them. Doorcase with fluted Tuscan columns, pediment, and five-panel door, with oblong fanlight. Three storey late C19 extension to west, and one storey early C19 extension to east. Rear elevation has three storeys and four ranges of sashes. Giant pilasters (two central ones truncated after first floor). Moulded eaves cornice and parapet.

Interior has remains of original staircase on top floor, with closed string and turned balusters. One panelled room on ground floor, containing two round arched cupboards with keystones, pilasters and fielded panels.

Listing NGR: TQ2093960698

7.1.2 The listing description states that The Pines is a building dating from the early to mid 18th Century. However, it does not provide any description of its significance, only its appearance for identification purposes.

7.1.3 The Pines meets the selection criteria for inclusion on the statutory list by virtue of its age and rarity. Almost all buildings constructed between 1700 and 1840 are listed. The Pines was once an attractive building, but much of its architectural style has been lost through the addition in the nineteenth and twentieth centuries of large extensions to both sides and to the rear and the application of cementitious render which conceals all the original stone or stucco classical detailing. The use of the classical form and comparatively large size indicates it was built as a house for a reasonably wealthy owner, which reflects the social history of Epsom at the time of its construction. Epsom became a fashionable spa town in the 17th and 18th Centuries and even after the use of the spa declined, it was still a popular and fashionable place for London professionals and merchants to settle.

7.2 The setting to the listed building

- 7.2.1 The setting to the listed building is constrained by the compact townscape that surrounds it. The once expansive gardens are now reduced to a small forecourt and rear carpark, which significantly reduce the ability to experience the house in its original setting. This is only possible from The Parade to the front of the property, but even from there the 18th Century house is dominated by its later extensions and the loss of carved detailing homogenises the original house with the later extensions, to the extent that it is not apparent to the uninformed observer that The Pines is of some age and historic importance.
- 7.2.2 The views from the upper windows of the Pines is one of urban development, with the views to the rear interrupted by the houses of The Cressinghams, and the view to the front which was once over open land, dominated by the council offices. Any perception of the once expansive gardens surrounding the house has long since been lost.
- 7.2.3 As described in the preceding paragraphs, the public setting of the house within an urbanised environment contributes very little to the significance of the listed building.
- 7.2.4 From with the application site (Friars Garth) none of the original house of The Pines, can currently be perceived, as it is almost entirely subsumed by later extensions to the side and rear. The main flank elevation is blank and part 19th and part 20th century in date. This view does not illustrate the historic character of the building therefore and the erosion of the former grounds of the house means there are no specimen trees or remnants of estate planting that might have given further visual clues as to the age or architectural sophistication of the house. This aspect of the setting of the listed building makes a neutral contribution to the significance of the listed building.
- 7.2.5 Whilst the experience of the listed building from within the site is limited or negligible it is possible to conclude that the application site does form part of the setting to the listed building because of the historic links between the site and the listed building. However, the site makes no contribution to the significance or special interest of the listed building.
- 7.2.6 It should be noted that the application site and The Pines do not sit within a designated Conservation Area. The setting is therefore not considered of historic importance to the degree that would require Conservation Area protection.

8. PROPOSALS AND ASSESSMENT OF IMPACT

8.1 Development Proposals

- 8.1.1 The application proposals comprise the demolition of the existing building and the redevelopment of the site with a single new building containing nine flats.
- 8.1.2 The application site is L shaped, being wider at the rear than the front, which leaves a 6.8m wide gap between the new building and the flank wall of The Pines which is comparable with the separation distance between the existing Friars Garth and The Pines. The proposed building does sit further forward than the existing house, but respects the building line set up by The Pines and the first house of The Cressinghams.
- 8.1.3 Following feedback on the architectural style of the previous scheme (application number 20/01229/FUL) from Lance Penman (Conservation Officer) and John Robinson (Planning Officer), a more conservative Georgian style has been adopted for the proposed building. Brick walls with correctly proportioned sash window openings reflect the style of The Pines and many other houses of which Characterise the development of Epsom in the eighteenth and nineteenth centuries.
- 8.1.4 A central portico on the front (north) façade formalises the entrance to the building, with its roof being utilised to create private outdoor space for the front two first floor apartments. The portico will be formed from reconstituted stone
- 8.1.5 The proposed building follows the classical proportions and detailing of a fine Georgian Building, incorporating details such as correctly recessed sash windows which form the appropriate deep reveals characteristic of a Georgian building. The walls will be high quality facing brickwork with reconstituted stone detailing to the parapets. The visible slopes of the roof will be formed in natural slate with correctly detailed dormers. The front elevation features two modern inset balconies, which will be detailed in a minimal style, which will not detract from the classical detailing, and the oblique view from street level will mean they visually recede.
- 8.1.6 The design is of a high quality and harmonises with that of The Pines without seeking to be a direct copy.

8.2 Assessment of Impact

- 8.2.1 The principal issue in the assessment of the application proposals from a heritage perspective is the likely impact on the significance and special interest of the listed building The Pines.

8.3 The impact of the application proposals on the setting of the listed building

- 8.3.1 Section 7. above describes the history and development of The Pines and its grounds. It demonstrates that what is seen and experienced on site today is a much diminished setting that no longer includes formal grounds, trees, planting or outbuildings which were formerly associated with the building. As described above, the setting of the listed building comprises its immediate curtilage, comprising the forecourt and rear parking court. The public setting to the north along The Parade, allows a wide view of the front elevation of the original building, where it can be seen within a streetscape which is much altered and mixed in character. Both parts of the setting contribute to significance to a small degree. The building may be seen and appreciated and its architectural character understood, albeit in a limited way due to the additions and changes to the building itself, but its historic development may be understood through documentary references only.
- 8.3.2 There is a limited view of the listed building from within the application site, and this is almost entirely of the 19th and 20th Century additions to the side and rear. It is concluded that the application site may be considered to be within the setting of the listed building because of its historic and functional connection to the wider land holdings of The Pines, before its grounds were sold and subdivided for new development. However, this is not readily appreciable on site today and the connection between the two is very limited. The contribution that the application site makes to the setting and therefore significance of the listed building is neutral.