

## Heritage Statement

85 Church Road, Epsom is an unlisted building within a Conservation Area.

The semi detached property is one of 16 houses (8 blocks) constructed around 1895 (based on maps produced around that year Document 8) assumed constructed by the same builder. They are all similar and are residential. There is no commercial property in this section of Church Road.

The property is at the outer edge of the Church Street Conservation Area (Document 9). Property behind the house are not in a Conservation Area and are mixed, more recently built with modern coloured brickwork, some houses and some maisonettes and are all with tiled roofs. They have been built in what was previously market gardens and are of varying ages (Document 10).

The property in this Church Road section have front gardens and on street parking. Only one house currently has off street parking with a driveway. Residents Parking is on the side of the road fronting the property. There is a pavement between the front boundary and the road. Opposite the property is the graveyard of St Martins Church. The graveyard boundary is part trees and hedges, generally kept above 1m high. There is no pavement on the opposite side of the road and because of on street parking for 24 hours (Residents Parking) the roadway is an effective single carriageway.

The majority of the properties have original wooden sash windows. The house adjoining number 85 has original windows to the front as does no 85. One property has replacement UVPC windows at the front and some property have replaced wooden frames at the front with frames made of wood with what appears as glass set in beading,

not putty. The property with UVPC windows is highlighted on the Councils Character Appraisal and Management Proposals, December 2010, as being a good example of a property (Document 11).

Some houses have had their slate roof replaced. These slates have slightly different colouring or different textures. At least one property has slates laid horizontally (rather than the norm for this road of vertical slates) and some have had a few slates replaced giving a patchwork effect. One house has non rectangular/ square slates. Some houses have slates in a "club" shape pattern. 85 Church Road had the roof changed pre 2002 and was/is roofed in tiles.

No 85 in common with the majority of houses has a wooden front fence in keeping with how it may have originally been built. Some houses have imitation stone type walls. A few houses have changed the wooden fence to brick walls.

The rear of the property has houses with tiled roofs. No 85 has a flat roof on an extension (Document 12). No 83 has a rear extension with a Spanish slate roof. Not all houses have rear extensions.

The houses have slate to the bay window roof. No 85 has a tiled roof pre dating 2002.

The work undertaken was to replace an existing tile roof with the same on a like for like basis. There is no overall change to the original state or look of the property and no adverse impact visually to the area. There is no harm done to the area in the replacement.