

CAPPADOCIA RESTAURANT
96-98 High Street, Epsom, Surrey KT19 8BJ
REPLACEMENT SIGNAGE, AWNING & BARRIER SEATING AREA

Heritage and Design Access Statement

Early 17th Century House, with 2 doors to front, 3 storeys, 6 upper floor windows.

Tile roof, stone walling with parapet having a moulded coping and moulded band.

The shop front is of traditional design with a continuous timber cornice.

Timber moulded doors with glazed panels to main entrance.

ASSESSMENT

The proposed building is in a Conservation area, and is Grade II Listing

The property was occupied by Cafe Rouge and we do not have any information on record regarding its economic impact on the area.

It is proposed to replace the signage from Cafe Rouge to Cappadocia Restaurant and the giant parasols with 3 free standing Awnings and maintain barrier seating through the installation of freestanding raised flower beds . There are no proposed changes to the existing access routes.

EVALUATION

Given the general commercial make up of this site and building we do not foresee any detrimental impact in the proposed change of signage or detrimental effect to the Conservation area.

PROPOSAL/ SETTING

The proposals are in effect the same as the former Cafe Rouge restaurant. The works proposed generally consisting of a decorative nature in making good render repairs to match the existing together with the replacement of signage to the main street elevation. It is not envisaged that the signage will have a detrimental impact on the conservation area or historical fabric of the building.

CONTEXT/ SIGNIFICANCE

No change of use or significant external changes are proposed and therefore general contextual issues are not deemed to be affected.

CONSULTATION

No consultation has been carried out due to nature of the proposed works.

AMOUNT OF IMPACT/ DEVELOPMENT

The unit is remaining as existing and therefore not an issue in this instance.

LAYOUT

Again, the unit would generally remain as existing and therefore not an issue.

SCALE

The unit would generally remain as existing and it is therefore not an issue.

LANDSCAPING

The unit would generally remain as existing with retained hardstand and therefore not an issue.

APPEARANCE

The unit will remain generally as existing apart from the addition of the new signage and slightly larger awning replacing the previous giant parasols and therefore not considered an issue. Furthermore the proposed freestanding planters filled with low maintenance planting will provide a softened feel to the current hard landscape

SUSTAINABILITY

The proposals are generally minor to the façade in terms of decoration and signage replacement and the awning proposed formed from aluminum extruded section, arguably the most sustainable building material due to its high recyclability. Furthermore the proposed freestanding planters are to be constructed from sustainably source timber.

ACCESSIBILITY

The unit would generally remain as existing and this is therefore not effected.