

**CONVERSION OF GARAGE AND
ALTERATIONS TO ADJACENT STORE**

**75-75A SOUTH STREET
EPSOM, SURREY KT18 7PY**

Heritage Statement and Impact Assessment

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1. INTRODUCTION, POLICY CONTEXT, AND QUALIFICATIONS

1.1 Introduction and Policy Context

1.1.1 This heritage statement examines the historical context of 75 South Street, Epsom – a Grade II listed house with an attached garage (originally a coach house and/or stable which has been partially converted to residential use) and No. 75A South Street, a small, separate, street-facing shop converted in 1997 to residential use and now used for storage.

1.1.2 The property was the subject of an application (21/00373/FLH) which was refused in May, 2021 on the grounds that insufficient supporting material was submitted to assess the impact of the proposals on the heritage assets. The current statement thus assesses the impact of revised proposals, prepared following reconsideration of the heritage impacts of the fully converting the garage to residential use, and altering 75A to improve its integration with the rest of the site.

1.1.3 Sections 2 and 3 of the report examine the building’s historical context, whilst Section 4 assesses the impact of the proposed works on the architectural and historical significance and setting of the heritage assets.

1.1.4 The analysis has been prepared in line with the guidelines and policies of Section 16 of the National Planning Policy Framework (NPPF) as amended in July, 2021, as well as relevant local authority policies. The NPPF aims to elicit a proportionate response to development which impacts on the historic environment, which it largely defines by its heritage assets. These include designated assets (listed buildings, conservation areas, and archaeological sites) as well as locally-identified elements which have not been statutorily designated.

1.1.5 The Framework requires applicants and Local Planning Authorities to identify relevant designated and non-designated heritage assets, and to establish the degree and nature of

their significance. The level of detail (para. 194) *“should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”*. The evidence base for this process is set out in paras. 194-195 of the NPPF, and this appraisal has been carried out on the basis of evidence which satisfies those policies.

- 1.1.6 Nos. 73 and 75 South Street were statutorily listed Grade II (Group Value) on 10 April, 1954 with the following description:

C17 - 18. Left hand part, low two storeys, red brick, two Yorkshire casements, parapet, old tile roof. Central doorway. Centre slightly taller, two storeys, two square sashes, central panelled door with hood. Parapet storeys, tiled roof. Right hand part projects, one storey, red brick with large small panel window continued round angle. Projecting flat canopy all round. Old pantile roof rising almost to height of centre.

- 1.1.7 The garage which is the subject of the current proposals is physically attached to the listed building and thus takes the same Grade II listing for purposes of listed building consent. The separate building at 75A South Street lacks a physical connection, but as a building which falls within the curtilage of the listed building is similarly treated as listed for purposes of consent.

- 1.1.8 The buildings lie within the Woodcote Conservation Area, designated on 16 April, 1982 and the subject of a Conservation Area Appraisal of August, 2010 which noted the listed status of Nos. 73-75 South Street, and identified the garage as a “positive” building which contributes to the character of the area.

1.2 Statement of Qualifications

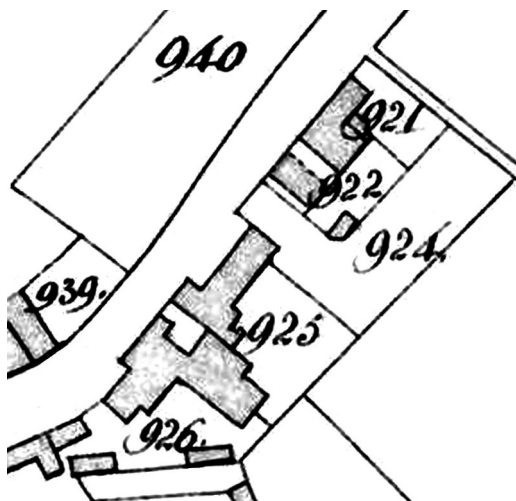
1.2.1 My qualifications for undertaking this analysis are based on my work and experience as a professional building and topographical historian who researches, documents, and assesses historic buildings. I hold a B.A. from the University of Ottawa (1974) and an M.Sc. in urban and regional planning from the University of Toronto (1976), and was first involved with architectural and urban history as a post-graduate, when my master's research examined criteria for designating historic buildings and sites. Since then I have spent some 45 years in the fields of planning, building preservation, and historical research, and for the past 37 years as an historian and advisor supporting professionals and owners dealing with historic buildings and sites.

1.2.2 My work has included documenting topographical and building histories and offering professional advice as to the historical significance and listability of buildings and/or elements which are to be restored, renovated or converted. I have also written policies and text for conservation management plans, and in the 1980s and 1990s I held a continuing consultancy with the Crown Estate Commissioners for research into Regent's Park and Regency architecture. For some 15 years from 1995 I held similar commissions with the Royal Household Property Section for research into the occupied royal palaces.

2. HISTORICAL CONTEXT

2.1 Although a long-established road, the modern history of this stretch of South Street appears to date to the late 17th and early 18th centuries, the period when Woodcote Hall and Nos. 73 and 75 were rebuilt, and the Queen's Head public house was established (being first recorded in 1746).

2.2 The pub and the street-facing properties to the north were either not part of the Woodcote estate or were alienated at an early date. At the tithe settlement of 1842, Nos. 73 and 75 were owned by William Dendy and occupied by a builder, Henry Jay; the two men also held an adjacent plot of land - now the site of 1-2 Sweet Briar Lane - and the two properties remained in single ownership until 1955.

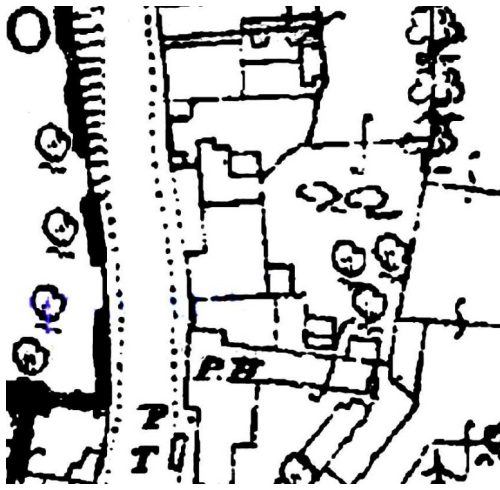


Tithe map, 1842

Plots 924 and 925 were owned by William Dendy and occupied by Henry Jay; 925 is the site of 73-75 South Street

2.3 The freeholds of 73 and 75 were registered separately in 1953, and sold in 1955 by the Rev. Patrick Duxbury Hewat to Ernest Stanley Fogg (the buildings having been statutorily listed in 1954). Later sales eventually led to the current ownerships of S.J. Molyneaux and Kirstie Rickwood at No. 73 since 2011, and Matthew Charles Pratt and Victoria Burgess at No. 75 since May, 2018.

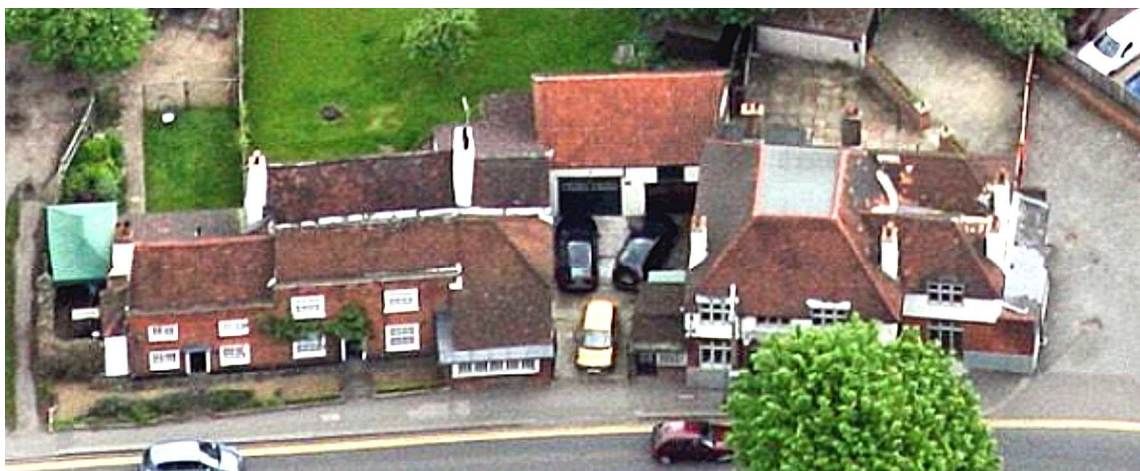
2.4 In spite of ownership changes, the building footprints shown on Ordnance Surveys from 1880 to the present day appear to be virtually unchanged. Consent was granted for the windows and doors of No. 75 to be replaced with timber “slimite” double-glazed windows and a door to match those at No. 73, and an agreed change of use for No. 75A from retail to residential is recorded in 1997, but it is unclear when the garage was partially converted to a two-level annex and single garage.



1880 Ordnance Survey



Current Block Plan



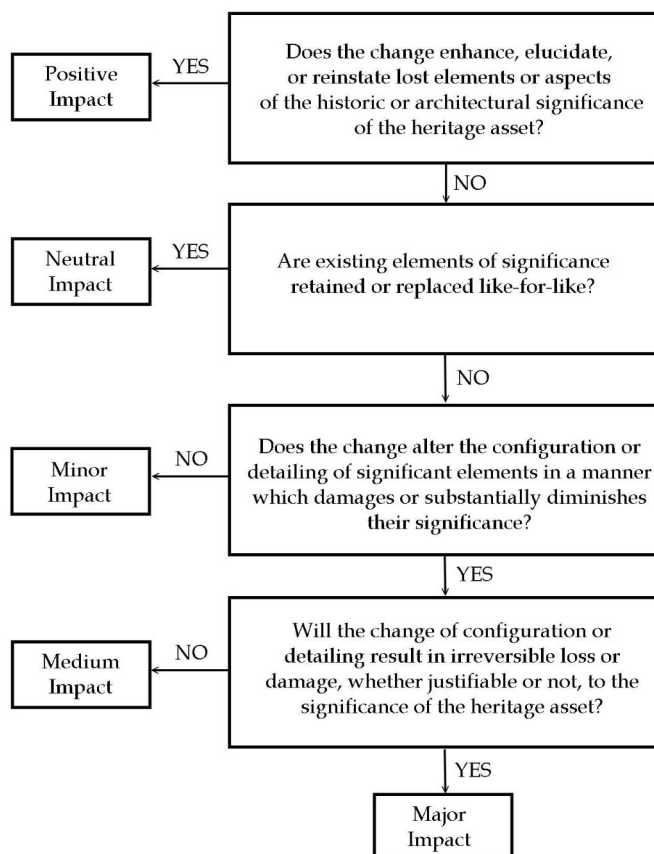
Aerial view (*Bing maps*)

3. SUMMARY CHRONOLOGY

Late 1600s	Origin of a number of buildings in this area: No. 73 South Street known as "London House" by 1680; Woodcote Hall built; road known as "New Inn Lane" when pub of that name was established at 77 Dorking Road.
Mid 1700s	First record of Queen's Head P.H. (1746); No. 75 ("Paisley House") recorded; Woodcote Hall rebuilt.
1841-1842	No. 75 and adjacent land to north (924 and 925 on tithe map) owned by William Dendy, and occupied by Henry Jay, a builder.
1847	Sale of Woodcote Hall (Further sales in 1889, 1913 - when Rosebery Park was given to the council - 1927, and 1973.)
1880	Ordnance Survey. No significant change to building footprints to present day.
1953	Nos. 73 and 75 registered as separate freeholds (15/12/1953).
1954	Nos. 73-75 statutorily listed. C17-18. Left hand part, low two storeys, red brick, two Yorkshire casements, parapet, old tile roof. Central doorway. Centre slightly taller, two storeys, two square sashes, central panelled door with hood. Parapet storeys, tiled roof. Right hand part projects, one storey, red brick with large small panel window continued round angle. Projecting flat canopy all round. Old pantile roof rising almost to height of centre.
1955	Land for 1-2 Sweet Briar Lane sold by Patrick Duxbury Hewat and others to New Ideal Homes (09/05/1955); Nos. 73 and 75 appear to have been sold by Hewat and others to Ernest Stanley Fogg (18/07/1955), reserving various rights.
1981	No. 73 sold by Ernest Stanley Fogg to Nicholas Kenward and Pamela Kenward. (05/11/1981). Reserved rights re: right-of-way and access to lay and maintain water pipes serving No. 75.
1982	Woodcote Conservation Area designated (16/04/1982).
1990	One-way traffic introduced in South Street following construction of the Ashley Centre and Ashley Avenue.
1997	Change of use consent for 75A South Street from (A1) retail to (C3) residential (27/01/1997).
2010	Woodcote Conservation Area Appraisal adopted.
2011	No. 73 sold to Stuart John Molyneaux and Kirstie Rickwood (11/02/2011). Consent granted to replace 20th-century windows and door of 75 South Street with timber "slimlite" double-glazed windows and door to match neighbours (26/07/2011); Queen's Head public house closed.
2018	No. 75 South Street purchased by Matthew Charles Pratt and Victoria Melissa Burgess (29/05/2018).

4. HERITAGE IMPACT OF PROPOSED ALTERATIONS

4.1 The impacts of the proposed changes on the historic and architectural significance of the relevant heritage assets have been assessed on a five-point scale, using the following interrogatory sequence:



4.2 The layout of the courtyard of No. 75 and the general appearance of the three buildings which enclose it - the listed house, the attached garage, and the stand-alone former shop at No. 75A - have remained largely unchanged for over 140 years. As noted in the Conservation Area Appraisal of 2010, the listed buildings and the garage - the latter identified as a "positive" building in the appraisal - contribute individually and as a group to the character of the conservation area.

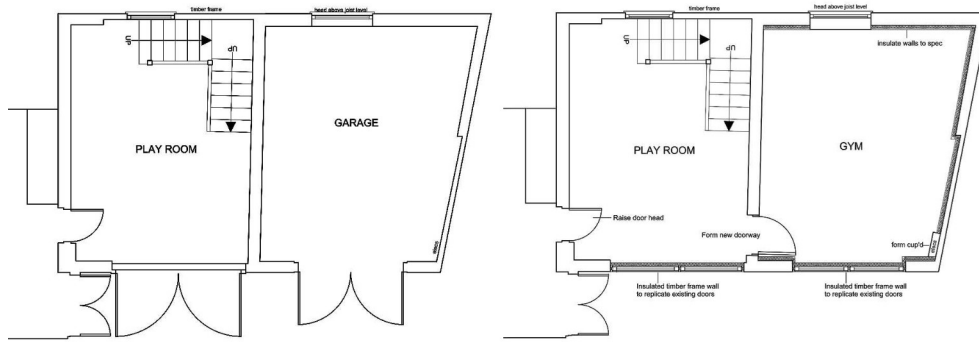


Garage elevation to courtyard

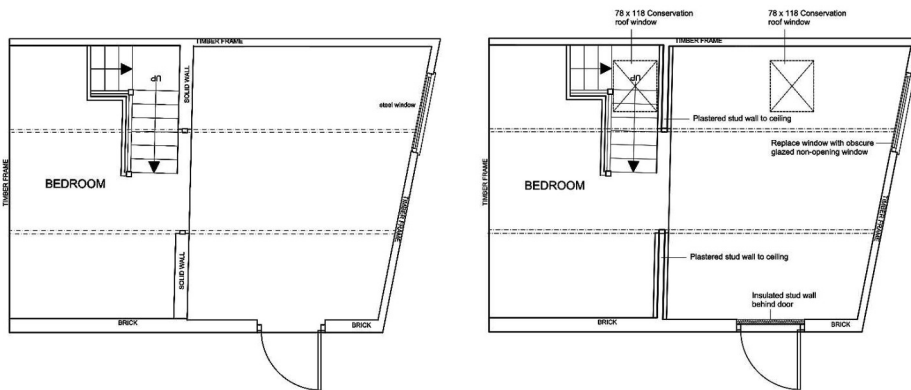


Garage, Ground and First Floor as existing

- 4.2 The date when the garage was partially converted to an annexe is unclear, but both that conversion and the current proposal retain the two sets of double doors on the ground floor and the first-floor loft door, all three of which speak to the building's origins as a coach house/stable with a loft. The proposals for the ground floor would insulate and block the doors internally, but the retention of the outer doors would protect the building's contribution to the setting of the listed house and the character of the conservation area.



Ground Floor, Existing and Proposed



First Floor, Existing and Proposed



Garage Elevations, Existing and Proposed

4.3 Internally, a door would be opened between the two ground-floor rooms, and the two first-floor rooms would be separated by infilling the openings above the two partial solid dividing walls with plastered stud walls. Roof lights are proposed in order to provide natural light to the staircase and first floor.

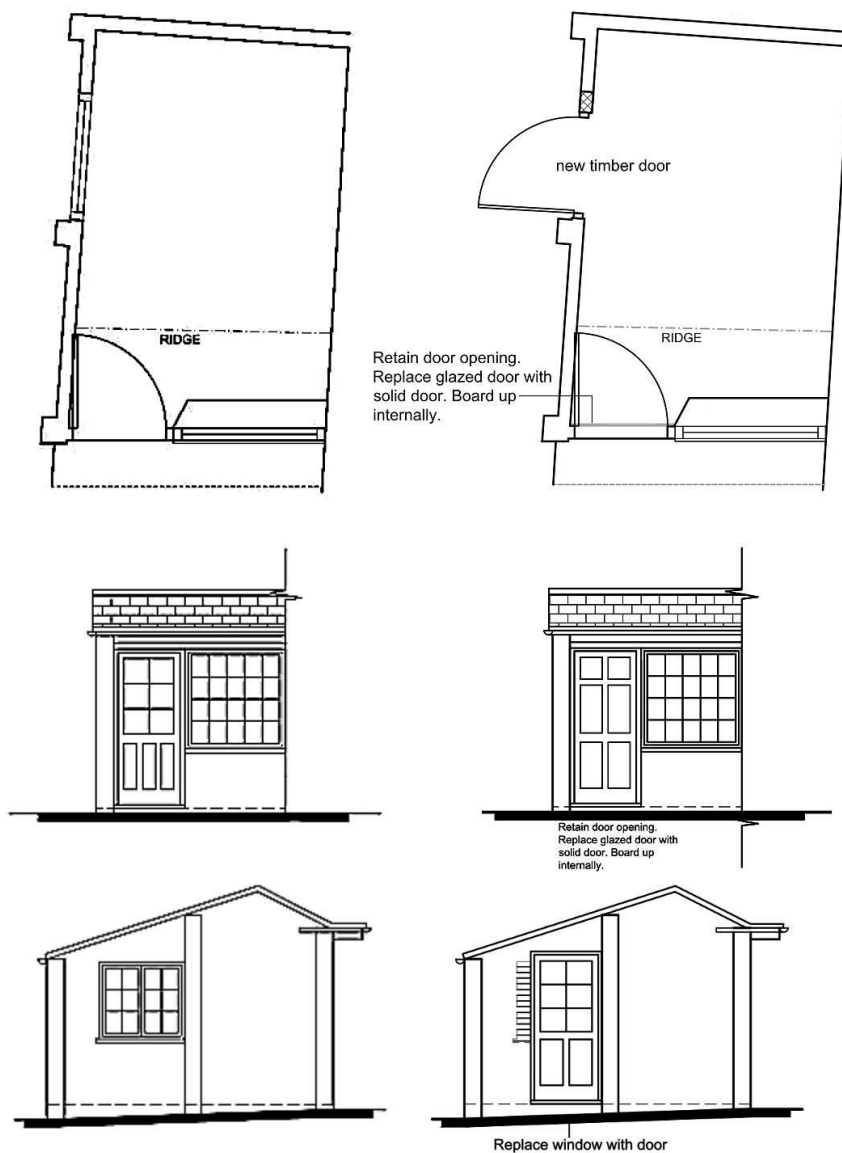
4.4 The previous proposal for roof lights on the front and rear roof slopes impacted upon the view of the garage and the courtyard from the street, and adversely affected the character of the conservation area. The revised proposal restricts the lights to the rear roof slope, limiting their visibility to the private garden of the house and reducing any harm to the appearance of the building and the character of the conservation area to less than substantial – an impact which is justified on the grounds of the reasonable aim of providing natural light to the first-floor.

Summary of Impacts – Garage – Exterior

- Replace external garage doors with fixed doors to replicate existing, and seal first-floor loft access door
Impact: External appearance unchanged; Neutral
- Replace steel side window with obscure-glazed, non-opening window
Impact: External appearance unchanged; Neutral
- Insert conservation roof lights in rear roof slope
Impact: Minor

Summary of Impacts: - Garage - Interior

- Open ground-floor doorway in central stud wall to connect rooms
Impact: No visible change to external appearance; Neutral
- Raise height of ground-floor door connecting to house
Impact: No visible change to external appearance; Neutral
- Insulate ground-floor walls of existing garage, and insert insulated stud wall behind closed first-floor loft access door
Impact: No visible change to external appearance; Neutral
- Infill the openings above the two partial solid dividing first-floor walls with plastered stud walls to fully separate the first-floor rooms
Impact: The stud walls are a reversible alteration; Neutral



75A South Street – Proposed Plan and Elevations

4.4 No. 75A South Street sits on the south side of the courtyard against the Queen’s Head public house, and was used as a shop until the 1990s. Permission was granted in 1997 for a change of use from A1 (retail) to C3 (residential), and the building has since been used for storage.

4.5 Although now used exclusively for private purposes by the owners of 75 South Street, access to the building is both insecure and awkward: not only is access restricted to a door from the public footpath, but there is no access from the courtyard when the street gates

are closed. The revised proposal closes up but retains the door to the street to respect its contribution to the character of the conservation area, but alters the side window to a door to provide direct access from the courtyard.

Summary of Impacts: 75A South Street

- Alter side window to door to enable direct and secure access from the courtyard when the street gates are closed
Impact: Minor
- Close up but retain door opening to the street
Impact: Retains and protects the building's contribution to the setting of the listed building and the character of the conservation area; Neutral

5. SUMMARY AND CONCLUSION

5.1 The revised proposal to fully convert the garage to ancillary residential use is a reasonable alteration which retains the building's existing appearance. Its contribution to the setting of the listed building, its courtyard, and the character of the conservation area, remains unchanged.

5.2 Altering the side window of the store at 75A South Street to a door from the courtyard resolves the current awkward and insecure access from the public footpath without adversely impacting upon the character of the courtyard or of the conservation area.