

16 February 2021

HERITAGE STATEMENT

For

Reinstatement of original windows at 3 Grove House, The Grove, Epsom, KT17 4DJ

This statement forms part of a planning & listed building application for the replacement of 2 windows of a ground floor flat, partly to restore elements of the existing dwelling.

It is based on formal pre-planning advice received from Epsom Ewell Borough Council – it is not a standalone document and must be read with the additional documents which constitute the principle information.

1. INTRODUCTION

This Heritage Statement has been prepared to support an application for Listed Building Consent and Full Planning Permission for the replacement of 2 non-original Crittal windows, which are no longer fit for purpose at the property, with double hung single-glazed timber sashes.

The application property is a ground floor flat (Flat 3) in a two storey detached building with habitable roof space including dormer windows to the front. This building is a Grade II Listed Building is located within The Grove in the Church Street Conservation Area and is covered by an Article 4 direction.

The building has been subdivided into flats; the property is well set back from the highway and has a generous front garden area, which is part used as car parking area, while the rest is green lawn area with a number of matured trees to the front, screening the building from view.

The proposal is based on the pre-application advice and report received from Ade Balogun (Planning Officer at Epsom District Council) and the Borough's Conservation Area Officer who have been kept informed of the proposal and scope of the intended works.

2. PROPOSAL

The proposed works comprise the reinstatement of 2 double hung single glazed timber sash windows as follows:

1. Two Crittal metal casement windows in the front elevation in the old part of the building to be replaced with double hung single-glazed timber sashes. The windows will be traditionally constructed with internal glazing bars.

3. IDENTIFYING THE HERITAGE ASSET

Grove house is Grade II listed and dates from the late 18th century. Listing NGR: TQ2134960717

The description of the listing states.

'Late C18. Two storeys and attic, cemented. 2 – 5 – 2 windows, the centre ones sashes contained in a semi-circular bow over a segmental bayed fluted Doric columned porch, with triglyph frieze and cornice. Central door semicircular fanlight, bands. Windows of house otherwise standard steel casements. Cornice, parapet, capping. Slate roof with seven round topped dormers. Two storey additions each end, modernised.'



The Grove Epsom

Image from Brayley' Topographical History of Surrey 1844

The building has a semi circular first floor bow over a segmented bayed fluted Doric columned porch. There are two projecting wings likely to have been built in the late 19th century and a slate roof with round topped dormers. The property has been included on the list of buildings of special architectural or historic merit since 1974 and lies within the Church Street Conservation Area. The building is located on the east side of the The Grove, a quiet residential cul-de-sac, it is set back from the road in its own leafy grounds. The building was converted into 9 flats sometime between the first and second world wars.



4. ASSESSMENT OF IMPACT AND MITIGATION

a. Visual amenity/design

The proposed works would be to the ground floor flat 3, which includes replacing existing two front elevation window serving the sitting room area.

The front elevation windows will be replaced with traditionally constructed double hung single-glazed timber sashes and will be designed in the style of the portico windows, which are the original windows (6 over 6 configuration).

The proposed windows dimensions including the width and height will remain as that of the existing windows.

Many of the other flats have had window replacement works carried out, and none of the original windows survived, where the council has approved many new windows including the aluminium.

Following consultation with the Borough's Planning Officer and Conservation Area Officer, it was considered that on balance, the proposal for new windows is considered acceptable. In this instance, the more recently installed Crittal windows will be replaced with the original timber sashes, which will restore the building to its original look – see attached pictures.

b. Impact on residential amenity

Policy DM10 requires development to have regard to the amenities of occupants and neighbours, in terms of privacy, outlook, sunlight/daylight, noise and disturbance.

Given the existing relationship between the application site and neighbouring sites, the proposed work in its current location and settings, the Planning Officer deemed that it would

not give rise to any issue of overlooking or loss of privacy, loss of natural light, overbearing or sense of enclosure are prevented or avoided upon any neighbouring properties.

5. CONCLUSIONS

The Pre-Application Report (Case Number: 20/00487/PREAPP) prepared by Epsom & Ewell Borough Council and further discussions with the planning and conservation officer has concluded that either slim glazing in a traditional construction or single glazing would be acceptable, given its location and setting with the Conservation Area and its historical values. In addition, the proposed works would be a vast improvement on the front elevation which currently has Critall windows which are not the original building windows by replacing with traditionally constructed double hung timber sashes matching the windows on the portico.