



Heritage Statement

40 Wheelers Lane, Epsom, Surrey KT18 7SA

Erection of a single storey rear extension

October 2021

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Project:	40 Wheelers Lane – Heritage Statement		
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Client:	Mr and Mrs Papworth-Smyth		

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1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Bluestone Planning to support a planning application submitted by Fluent Architectural Services on behalf of Mr and Mrs Papworth-Smyth.
- 1.2 This statement has been produced in accordance with section 16 of the National Planning Policy Framework (2021) (NPPF), the purpose of which is to identify the heritage assets affect by the proposed development, the significance of those assets and the impact of the development on that significance. This statement also seeks to undertake these assessments in accordance with the statutory tests provided in the Planning (Listed Buildings and Conservation Areas Act) 1990.

2 METHODOLOGY

- 2.1 This statement has been produced to assess the following elements:

- A review of current legislation, local and national planning policies relating to the historic environment;
- Identification of historic assets from Historic England's National Heritage List for England in order to establish any heritage assets affected by the proposed development whether within the site boundary or adjacent to the proposed development;
- Consideration of the form of the proposed development and the effect it would have on the setting and significance of the relevant heritage assets.

3 PROPOSED DEVELOPMENT

- 3.1 The proposal is to erect a single storey rear extension which would infill between the rear elevation of the main part of the property and the existing single storey rear projection.
- 3.2 The extension would have a lower roof level than the existing rear projection with the same pitch, and would be completed in matching materials to the existing property. It would not extend beyond the side elevations of the main part of the property.
- 3.3 The proposal would not alter the frontage of the property nor any existing boundary or landscape treatments.

4 UNDERSTANDING THE HERITAGE ASSETS

Site Context

- 4.1 40 Wheelers Lane is located centrally within the built-up area of Epsom to the southwest of the Epsom train station and to the east of Epsom Common. It is part of a grouping of semi-detached properties set out as two back-to-back 'L's facing onto triangular green spaces and following the corner of Wheelers Lane, where it turns from following the edge of Epsom Common to running parallel with the railway line. The site sits within the Stamford Green Conservation Area towards the eastern edge.





4.2 According to the Stamford Green Conservation Area Character Appraisal and Management Proposals (October 2007): -

"From the 7th century onwards, Epsom formed part of the land holdings of Chertsey Abbey. The first evidence for development of any size in the area is the enclosure of Woodcote Park as a hunting ground in the 12th century, and the first records for Horton Manor, close to Stamford Green, date to the same period. Medieval Epsom was a small place, containing little more than 300 inhabitants, who lived in small cottages around St Martin's Church, which is mentioned in the Domesday Survey. What is now Epsom Common was called the "waste" land, and was used to supply materials, such as furze and timber, for building, fencing, and other purposes."

"In the 16th century, squatters started encroaching even more on the edges of the Common, putting up temporary shelters which eventually became more permanent, often without the authority of the manorial courts. In 1549, an Act was passed legitimising some of these properties so they became freehold tenements. These encroachments were principally in two areas, at Woodford, and also at Stamford."

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passed legitimising some of these properties so they became freehold tenements. These encroachments were principally in two areas, at Woodford, and also at Stamford."

- 4.3 Epsom changed again in the late 1840s with the coming of the railway with a significant increase in development. A further wave of development occurred in 1890 and 1915 when 5 new mental hospitals were built on land sold off from the Horton Estate, and Stamford Green became the main conurbation for its workers and ancillary businesses employees.
- 4.4 Again, from the Stamford Green Conservation Area Appraisal: -

"In the 1920s, the first systematic development of new houses began with the construction of new properties facing Christ Church Road. The land around Hookfield Grove was sold and, by 1921, the first houses on the new estate were ready for tenants. The house was, however, retained and used as a hotel. Another new estate was started to the north-east of Clayfield Green in 1924, in the grounds of what was once Epsom Court Farm. The entrance to this estate still remains at the end of Meadway. In 1930 Wells House came up for sale, with 42 acres of land, which went to developers who hoped to get 500 new houses on the site. Wheelers Lane between West Hill and the Common was converted into a new street in 1931 and, in 1932, Epsom and Ewell Borough Council purchased Clay Hill Green, then in 1935, Epsom Common, from the Strange estate. Hookfield Grove was eventually demolished in 1958 and the site redeveloped for housing (Lindsay Close), but the mid-19th century lodge and stables still remain, facing West Hill. Today, the Common remains a formative influence on the lives of the many local inhabitants who enjoy its many footpaths and green spaces."

Heritage Assets

Stamford Green Conservation Area

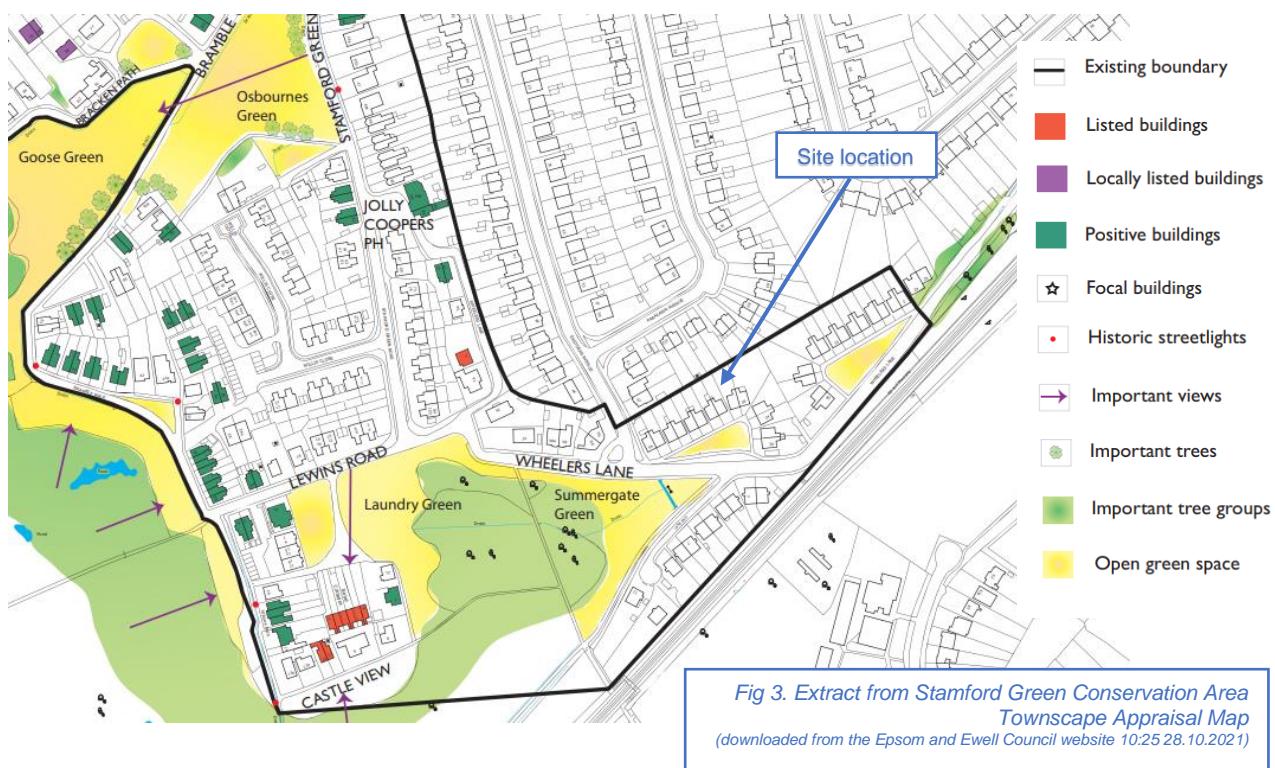
- 4.5 Due to the historic context set out above, Stamford Green Conservation Area is important as a record of the development of Epsom and Epsom Common and importantly the linkage between both these areas, specifically as the Conservation Area retains the patchwork of green open space and built environment that this area is specifically characterised by.
- 4.6 Although the property in question is on Wheelers Lane, it forms part of the much larger redevelopment of the area in the 1920s and 1930s, characterised by semi-detached

dwellings, and nos. 40 forms one of these pairs. The Conservation Area Appraisal notes that “*The houses face Summergate Green and two separate, smaller greens and although they are of no special architectural merit, they do retain a cohesive quality which is reinforced by the green open spaces.*”

- 4.7 As the application site is within the Conservation Area it can be concluded that development on it **could impact on the historical significance of Stamford Green Conservation Area.**

Listed Buildings

- 4.8 There are number of listed and locally listed buildings within Stamford Green, however they are all at a distance to 40 Wheelers Green and separated by a high level of development, namely 1920s and 1930s housing stock similar to that of nos. 40, see figure 3. To that effect, therefore, it is considered that development on the application site would have **no impact on the historical significance of the setting of any of the listed or locally listed buildings within the area.**



5 ASSESSMENT

- 5.1 As set out in part 4 of this statement the proposal is only consider to have impact on a singular heritage asset, and that is the Stamford Green Conservation Area. Taking into context the statutory obligation, there is a need to carry out a balancing exercise of judging harm against other planning considerations as required under the National Planning Policy Framework (NPPF). Paragraphs 200 and 201 of the NPPF define the levels of harm as substantial or less than substantial. The National Planning Practice Guidance (NPPG) provides guidance on assessing harm in relation to these definitions and gives the following example:

"In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting".

- 5.2 The NPPG quantifies substantial harm (NPPF paragraph 200) as total destruction while partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all. Anything less than total destruction needs to be evaluated on its own merits, for example, the removal of elements to an asset which themselves impact on its significance may therefore not be harmful to the asset. The NPPG advises works that 'are moderate or minor in scale are likely to cause less than substantial harm (NPPF paragraph 201) or no harm at all'. However, it is important to consider each development in its own context as the NPPG also identifies that minor works have the potential to course substantial harm to the significance of an asset.
- 5.3 Paragraphs 200 and 201 refer to 'public benefit' as a means to outweigh the loss of or harm to a designated heritage asset. The NPPG identifies that public benefit may follow many developments and as such this benefit could be anything that delivers economic, social or environmental progress, which are the dimensions to sustainable development defined by NPPF Paragraph 8. The NPPG states, '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 should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be of genuine public benefit'.

5.4 Although, there is no defined list of public benefits, examples of public benefit for a designated heritage asset may include:

- The restoration of a listed building.
- The improved setting of a listed building.
- The enhancement of a conservation area.

5.5 This policy stance is also reflected in the Epsom and Ewell Borough Council, Development Management Policies Document (September 2015) policy DM8: -

“Policy DM8 Heritage Assets

We will resist the loss of our Heritage Assets and every opportunity to conserve and enhance them should be taken by new development.

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.*

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.

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.”

* Designated Heritage Assets comprise the following: Scheduled Ancient Monuments; Listed Buildings; Registered Parks and Gardens and Conservation Areas. Nondesignated Heritage Assets identified by the Council are those buildings and structures identified as being of local importance and veteran trees.

5.6 Taking the above paragraphs, and specifically the Conservation Area Appraisal extract, as shown in paragraph 4.7, relating to the application site, the proposed development would be entirely to the rear of 40 Wheeler Lane and would not be visible from the green to the front of the property. It is therefore considered the proposal would **conserve and**

protect the character and appearance of Stamford Green Conservation Area and therefore would not harm, either substantially or less than substantially, the historical importance of this heritage asset.

- 5.7 There is, therefore, no need to consider the public benefit of the proposal as there is not harm to mitigate.

6 CONCLUSION

- 6.1 Paragraph 195 of the National Planning Policy Framework (2021) advises Local Planning Authorities that the 'particular significance', including setting, of any heritage asset is assessed. This assessment has concisely described the heritage assets affected by the proposed works and assessed the significance of these assets and has been that the proposed development will preserve the heritage assets in question and will not harm their significance.
- 6.2 The proposal could have an impact on the character and appearance of the Stamford Green Conservation Area, but on assessment it was considered the proposal would not materially alter the appearance or views of the green to the front of the application site and so would not impact the historical significance of heritage asset.
- 6.3 In conclusion, the proposed works would not be contrary to the heritage related legislation, national or local planning policies and therefore, it is requested the proposed development be approved.